

LAND FOR SALE

RED RIFLE RANCH at LAKE CYPRESS

PIERSON, FL
496 +/- ACRES

OFFERED AT

\$3.9 million
\$7.8k/ACRE

Experience an authentic Florida.

Red Rifle Ranch at Lake Cypress, located in North Volusia County, is an outdoor enthusiast's paradise! Boasting nearly 500 acres of sprawling land on a natural ridge, Red Rifle Ranch is the perfect property for hunters, ranchers, or recreationists who enjoy the simple and remote lifestyle of the Sunshine State.

Unique to Red Rifle Ranch are the multiple water bodies on site, including the premier water feature, Lake Cypress, a 17+/- acre sand bottom, spring-fed*, crystal-clear lake, fully-contained on the site (private to Red Rifle Ranch).

Red Rifle Ranch at Lake Cypress offers dramatic elevation changes and rolling landscapes, distinctive to this area of Central Florida, and is home to a variety of ecosystems including Cypress heads, flatwoods, pine scrub, and Long Leaf Pine plantings. This property is a Certified Tree Farm and provides lush habitats for sustainable growth. Because of the commitment to conservation and proper management, Red Rifle Ranch at Lake Cypress contains robust populations of Florida wildlife including a vast range of Florida species.

Experience authentic Florida at Red Rifle Ranch at Lake Cypress!

*Believed to be spring-fed. Contact broker for details.

PRESENTED BY:

John A. Evans, Sr.
Founder/Broker



An outdoor paradise.

Hobby farmers, conservationists, ranchers, hunters, fishermen/women and outdoorsmen/women: TAKE NOTICE! This sprawling jewel of Florida land has the potential for many agricultural capacities. Considered a trophy property Red Rifle Ranch at Lake Cypress offers stunning landscapes and endless opportunities for buyers seeking exceptional quality in land features and land beauty.

LOCATION

1030 Phelps Lane
Pierson, Florida 32810
North Volusia County

SIZE

496 +/- acres

WATER BODIES

Red Rifle Ranch breaks the mold of proximal recreational tracts by featuring a plethora of exclusive and quality water. This property proudly boasts 2 lakes and 4 ponds. The focal point of Red Rifle Ranch is Lake Cypress a 17+/- acre sand bottom, spring-fed* and high-banked lake, and is fully encompassed within property boundaries. Both lakes and all ponds are exclusively enjoyed and completely private to the ownership of Red Rifle Ranch. Experience world-class fishing among large populations of Largemouth Bass, Bream, Specs, and other indigenous freshwater fish that patrol these waters. As a well-managed and maintained property, water-quality is superb and rated highly among land enthusiasts.

Spend warm Florida days swimming, boating, or paddling, or simply relax and sunbathe on the floating swim platform. The dock and verandah are western-facing, and the perfect spot to wind down and view incredible Florida sunsets.

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OUTDOOR ACTIVITIES AND WILDLIFE

Red Rifle Ranch has been groomed and managed to create prolific hunting conditions and healthy wildlife populations. This includes deer, tortoise, Florida Black Bear, and the highly-coveted Osceola Turkey. Regarded as trophy a species, the Osceola Turkey serves bragging rights for hunters of all levels, and Red Rifle Ranch is teeming with these quality birds. In addition, Lake Wood Duck offers seasonal duck hunting and current ownership has reaped large harvests.

There are multiple food plots on property with existing stands. All management efforts have produced more abundance of game, with higher quality animals.

NOTABLE FEATURES

After a long day on Red Rifle Ranch, retreat to the comfort of a new 4 – bedroom, 3 – bath home with outdoor living space, fire pit/outdoor grill, and areas to enjoy family, friends and fellowship. Built in 2020, this home is well-maintained, spacious, and perfect for entertaining guests or relaxing with family. All furniture/furnishings are included in the sale.

Red Rifle Ranch offers a significant amount of sale upgrades, including (but not limited to):

- 2 comfortable, clean, and well-maintained travel trailers with metal roof structures and decking to accommodate overflow guests
- All ranch equipment and ATVs, included in sale: tractor and implements, 4-wheelers, dirt bike, Polaris Ranger, etc. (ask for complete list).
- Two- 2" wells on site.
- Home is on septic.
- Power at main home-site and along Washington Avenue.
- Oak canopy tree house for family fun.
- Miles of cleared paths for all-terrain vehicles and "trail riding".



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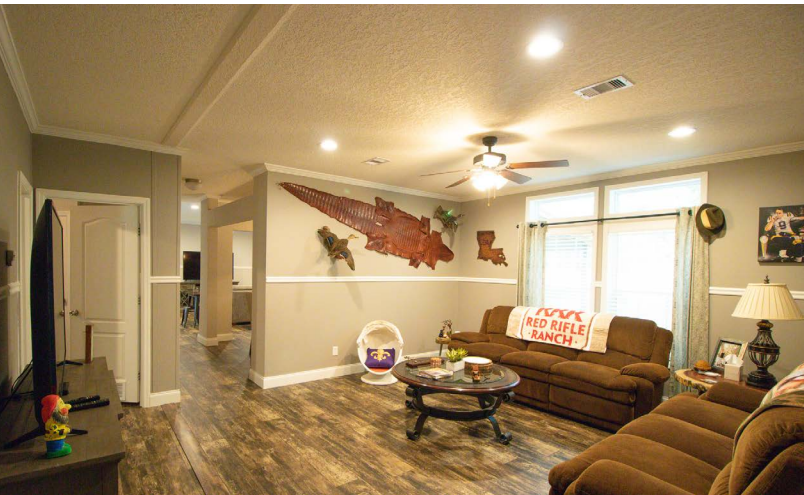
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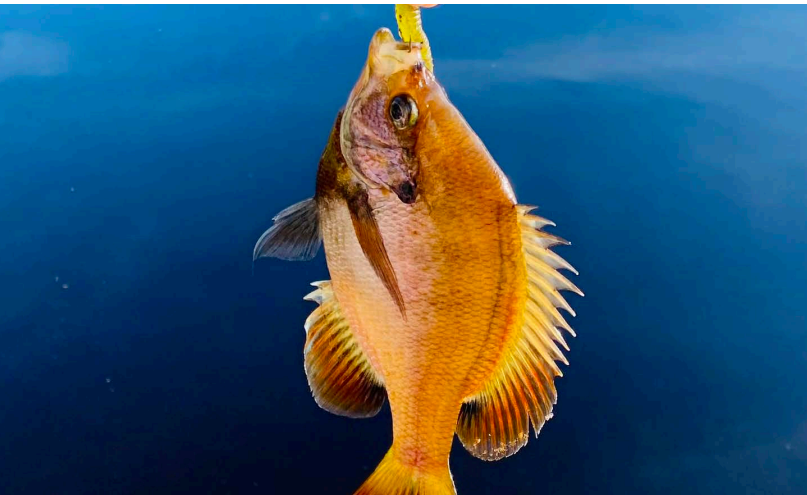
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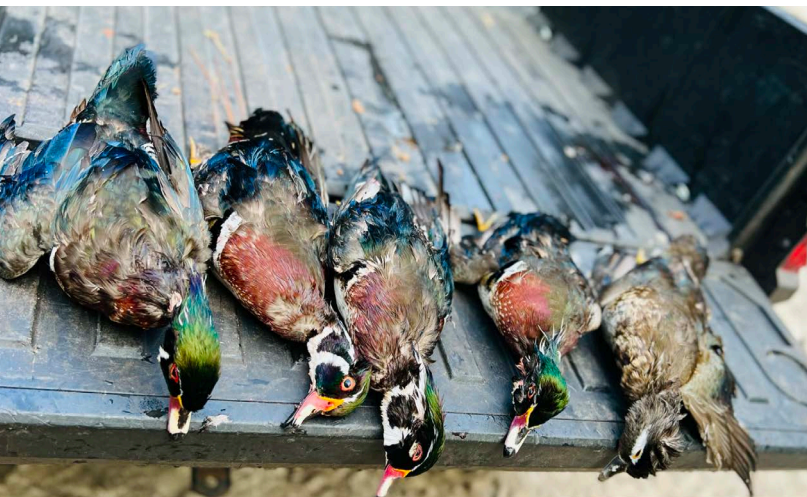
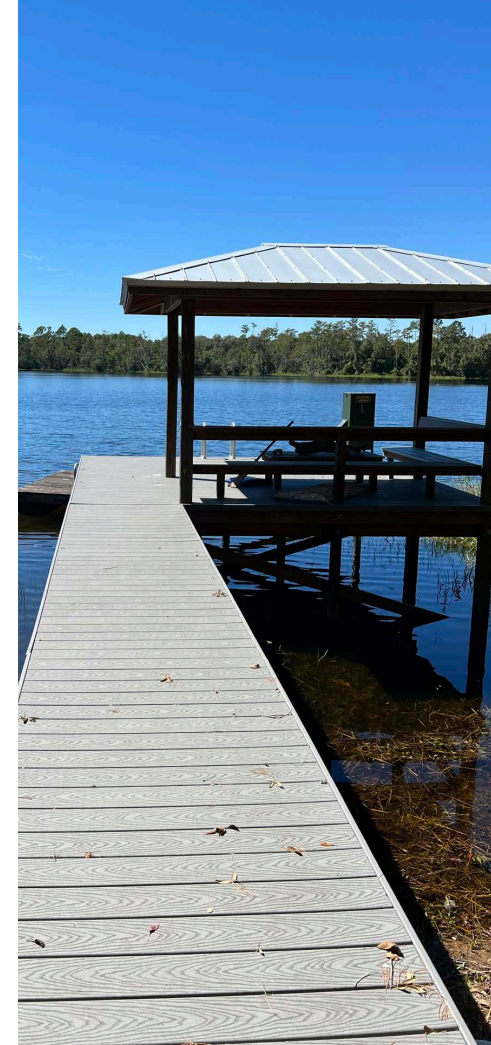
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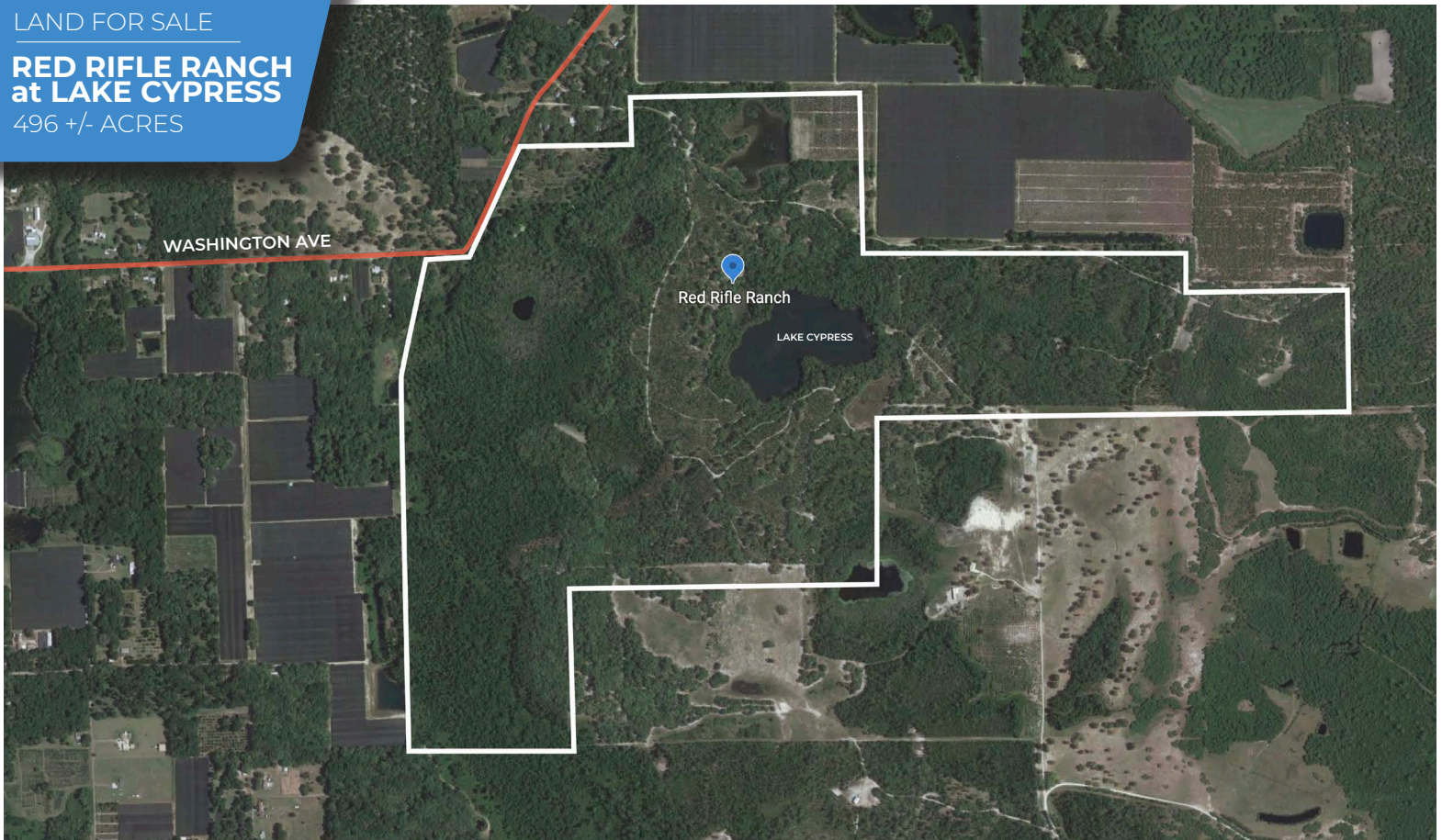
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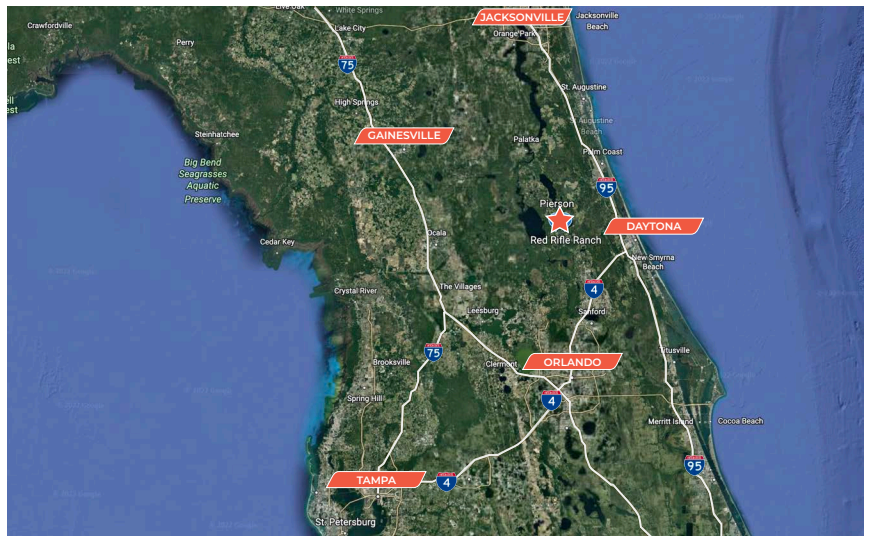
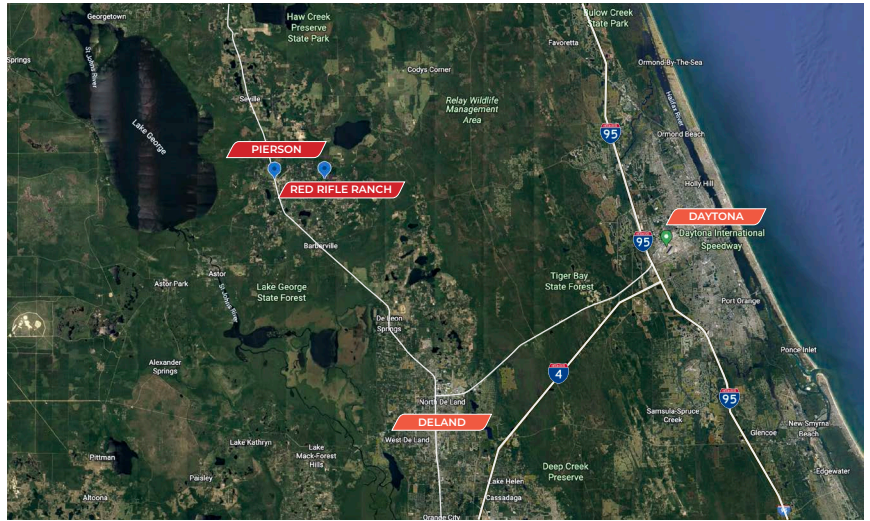
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IDEALLY LOCATED

Red Rifle Ranch is conveniently located within short distances to major cities, airports, and thoroughfares.

- ◆ 1 hour from Orlando
- ◆ 2 hours from Tampa
- ◆ 40 minutes to Daytona
- ◆ 55 minutes to Daytona Beach
- ◆ 1 hour to Ocala
- ◆ 1 and half hours to Jacksonville



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MoonBeam Land Company is your premier brokerage for Florida Agri-Real Estate and Commercial Land sales. Backed by seven generations of Florida heritage, MoonBeam Land Company is the expert in Florida land, real estate investments, and advisory. Led by John A. Evans, Sr., Licensed Real Estate Broker, our market experience spans 13 years yielding more than \$430 million in transactional volume on nearly 62,000 acres of land sales throughout the state.



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