

LAND FOR SALE

OAK HOLLOW LANE

OVIEDO, FL
12.5 +/- ACRES

**PRICE REDUCTION
NOW \$1,750,00**

OFFERED AT

\$2,201,500
\$140k/ACRE

Rare Central Florida Gem.

Oak Hollow Lane in Oviedo, Florida is an incredibly rare rural enclave property in Central Florida. This gem consists of 12.5 acres of sprawling pastures lined with Oak trees perfect for quiet living, just minutes from city conveniences. This property is perfect for estate, hobby farms, equestrian, cattle, and other allowable agricultural uses.

Build your custom dream home in the desirable Seminole County. Enjoy fishing and boating opportunities with private lake access, and enjoy deer and other Florida wildlife that call this property home!

PRESENTED BY:

John A. Evans, Sr.
Founder/Broker

OAK HOLLOW LANE

~~\$2,201,500~~
\$140k/ACRE

LOCATION

5805 Oak Hollow Lane
Oviedo, FL 32765
Seminole County

SIZE

12.5 +/- acres

- One mile to 417/426 Interchange - ease of access to Central Florida
- Publix, Walmart, and other major retailers in immediate proximity
- Downtown Orlando only 20 minutes from property
- Historic Downtown Oviedo within 10 minutes
- Luxurious Winter Park only 15 minutes away
- Seminole County school system

LAKE FRONTAGE

This property features approximately 215' of lake frontage (the lake is not named).

FLU/ZONING/DEED RESTRICTED

This property is low density residential/agricultural. However, the current deed restriction limits property to 2 homesites (1 unit/5 acres).

Schedule showing today; by appointment only!



Every attempt is made to provide accurate information on properties offered for sale. MoonBeam Land Company, Inc. does not guarantee the accuracy. Offerings are subject to errors, omissions, prior sale or withdrawal without notice. Buyer should rely entirely on their own research, inspection of property, and records.

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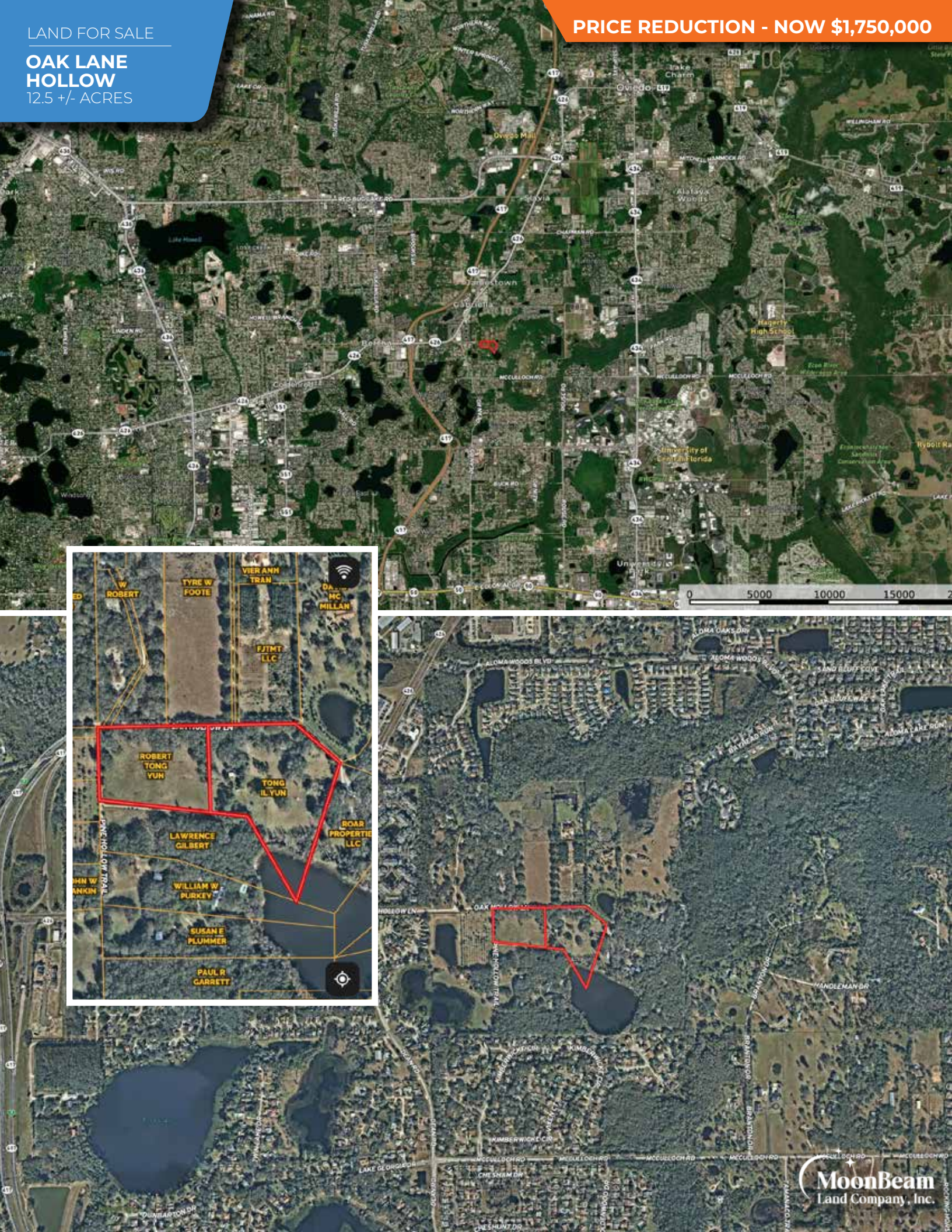


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SUBJECT TO AN EASEMENT for ingress and egress and utilities reserved unto grantor, his heirs, assigns, and successors in interest over and across a strip of land thirty (30) feet in width easterly of and adjoining the westerly boundary of the property herein conveyed, also being described as the West 30.00 feet of the property herein conveyed.

PROVIDED, HOWEVER, that it is hereby mutually agreed and stipulated by and between the parties that this Warranty Deed is subject to the conditions, limitations, restrictions and reservations entered into by and between the parties hereto for their mutual benefit, which are specified as follows:

1. The lot or parcel above described shall be used for residential purposes only by a single family. There shall not be erected or maintained on the property any kind of building other than one single family dwelling and suitable accessory buildings or ground improvements, such as garage, garden house and barns which are to be used by one family. No lot or parcel shall be subdivided into parcels comprised of less than five (5) contiguous acres. Only one residence shall be permitted per lot or parcel.

2. No mobile home or modular home construction shall be permitted or maintained for living or other purposes upon the property, nor shall any such constructions be stored upon it.

3. The following are the minimum building requirements for the erection of residential dwellings, and also the minimum site requirement.

- a. The minimum lot area for a building site for a single family residence shall be five contiguous acres.
- b. The minimum building requirement for the erection of a single family residential dwelling shall be one thousand five hundred (1,500) square feet, and the porches, garages, and carport areas of any such building shall be excluded from the computation in determining compliance with the minimum building requirements.

4. No commercial enterprises of any kind may be conducted on the property, and the farming or sale of poultry, pigs, worms, or dogs or their byproducts or offspring, is specifically forbidden, at either the wholesale or retail level.

THE ABOVE CONDITIONS, LIMITATIONS, RESTRICTIONS AND RESERVATIONS SHALL BE, AND EACH OF THEM, DEEMED TO BE COVENANTS RUNNING WITH THE LAND CONVEYED HEREIN. In the event of a breach of any of the restrictions set forth above, these restrictions may be enforced by Grantor herein or the affected owners of lots or parcels of land conveyed by Grantor under the same restrictions located in the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ (less S. 50 feet), W $\frac{1}{2}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ (less S. 50 feet), and NW $\frac{1}{4}$ of SW $\frac{1}{4}$ (Less NW $\frac{1}{4}$ thereof), Section 32, Township 21 South, Range 31 East, Seminole County, Florida.

AND THE GRANTOR does hereby fully warrant the title of said land, and will defend the same against the lawful claims of all parties whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its name, and its corporate seal to be hereunto affixed, by its proper officer duly authorized, the day and year first above written.

(CORPORATE SEAL)

Signed, sealed and delivered in the

NORTON ENGINEERING, INC.

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IDEALLY LOCATED

Oak Hollow is conveniently located within short distances to major cities, airports, and thoroughfares.

- ◆ One mile to 417/426 interchange
- ◆ 20 minutes from Orlando
- ◆ 10 minutes to Downtown Oviedo
- ◆ 15 minutes to Downtown Sanford
- ◆ 20 minutes to Winter Park
- ◆ 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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Founder/Broker

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