

LAKE MARION LAKEFRONT HUNTING & RECREATION

KENANSVILLE, FL | OSCEOLA COUNTY

130 ± ACRES TOTAL



Great Hunting! Deer, Turkey, Hogs
Abundant Game from the Adjacent Three Lakes Wildlife Management Area

Private Seaplane Base
Registered with the FAA

Clay Motocross Track
Professionally Built



This is a beautifully wooded tract adjacent to the Three Lakes Wildlife Management Area. All of the west boundary is adjacent to state-owned land that only allows foot traffic/ no hunting and drives game to this property.

The tract has 1,900 feet of lake frontage on Lake Marian, an eight mile long lake that is one hour south of Orlando. It is part of the Kissimmee and Alligator Chain-of-Lakes and part of the Kissimmee Basin Fishing Trail. The Kissimmee Basin Fishing Trail includes eighteen Bass lakes and reservoirs and over 50,000 acres of fantastic fresh-water fishing. Lake Marian is well-known for Bass and Crappie fishing.

The lakefront includes a 400 foot composite construction dock with a private, **registered seaplane base.** A **professionally built clay motocross track** is located on the property. Also great for side-by-side ATV's!

The 2,000 SF metal building with two bedrooms and 1 bath is used to store motocross bikes and four-wheelers. Bikes are not included in the sale.

Acreage: 130.2 ± acres

Sale Price: \$1,450,000 (**Price Reduced!!**)

County: Osceola

Site Address: Canoe Creek Road, Kenansville, FL 34739

Lake Frontage: 1,900 ± feet on Lake Marian

Road Frontage: 475 ± feet on Canoe Creek Road (CR 523)

Water Source: Well, small pond, Lake Marian

Wells: (1) 4-inch well with electric power unit

Fencing: Barbed wire

Soil Types: Myakka and Basinger Fine Sands

Land Cover: Native woods and Bahia grass

Uplands/Wetlands: 112 ± acres uplands • 18 ± acres wetlands

Grass Types: Bahia

Zoning/FLU: AG

Structures: 40' x 50' very nice, well-maintained metal building with 2 bedrooms and 1 bath (2012)

Current Use: Recreation

Potential Uses: Motocross biking, 4-wheeling, hunting, fishing, camping, potential hunting leases

Game Populations: Deer, turkey, hogs

Conservation Easement: None, however, the property is a great candidate for a CE

Taxes: \$759 (2016)

Amenities:

- **Seaplane base** registered with the FAA.
- **Clay motocross track**, professionally built, that is also great for side-by-side ATV's.
- **Great hunting** - adjacent to the Three Lakes Wildlife Management Area allowing no foot traffic, no hunting, that drives game to this property.



Adjacent to Three Lakes Wildlife Management Area
(Area Not Hunted, Foot Traffic Only)



80FA Lake Marian Seaplane Base
Kenansville, Florida, USA

Under Airport Code 80FA
Private use. Permission required prior to landing.
www.airnav.com/airport/80FA

Seaplane dock cubes can be rearranged for float seaplanes.



Parcel ID: 123032000000100000

GPS: -81.07865, 27.89422

Driving Directions:

- From St. Cloud, go southeast on Cane Creek Road for 30 miles to the property on the right.
- From Yeehaw Junction, go north on US 441 about 14 miles to Canoe Creek Road, go west on Canoe Creek about 6 miles and property is on the left

6 ± Miles to Kenansville

20 ± Miles to Yeehaw Junction

20 ± Miles to Florida's Turnpike Entrance

**Adjacent to the
Three Lakes Wildlife Management Area**

**All of the West Boundary is
Adjacent to State-Owned Land!**

**That Portion of the Management Area Only
Allows Foot Traffic and No Hunting.**





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Great Hunting! Deer, Turkey, Hogs

Abundant Game from the Adjacent Three Lakes Wildlife Management Area

Recreation, Fishing, Camping

Cattle Grazing, Motocross Biking, 4-Wheeling/ATVs

Property includes a professionally-built clay MOTOCROSS bike track in the northwest corner!



Great track for side-by-side 4-wheeler & ATV racing too!

Well-maintained building to house motocross bikes, tools, supplies, 2BR/1BA.



Bikes and ATVs not included in the sale.



114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

1,900 ± Feet of Lakefront on Lake Marian!

*Private, Registered Seaplane Base
Professionally Built Motocross Track, Storage Building
130 ± Acres • Great Hunting • Abundant Game*

Lake Marian Lakefront Hunting & Recreation

Kenansville, FL • Osceola County

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