

31[±] ACRES - CITRA, FLORIDA

CITRA, NE MARION CO., FLORIDA



OUTDOORSMAN'S PARADISE

GORGEOUS OLD FLORIDA LAND IN QUIET COUNTRY SETTING!

- **OUTDOORSMAN'S DREAM** property with **BEAUTIFUL WOODS & TONS of WILDLIFE!**
 - Tucked away in paradise, this land is perfect for anyone that loves the outdoors!
 - A1 zoning with rural land use - **NO DEED RESTRICTIONS** (mobiles & animals welcome)
- Property is a wonderful mix of gorgeous Oak Hammock & Pine thickets with one wet-weather pond.
 - Property is across Hwy 318 from Crones Cradle and Orange Creek Restoration Area.
 - Private easement access off NE 218th Lane Road (dirt road).
 - Tax Parcel ID #04466-000-00... 2022 RE Taxes estimate = \$98 (ag exempt)
- **OWNER FINANCING AVAILABLE...** 10% down, 10.9%, 10 yr amort., 3 yr balloon, Pmts = \$2,851

\$7,500 / ACRE (\$230,850)

Buyer pays all Closing Costs on Owner Financed Purchases (includes Doc Stamps on Deed & Mortgage, Intangible Tax on Mortgage, Title Insurance, \$100 Loan Fee, \$10/mo. Collection Fee. Total Estimate = \$5k

Data contained herein is for informational purposes only. Buyer must perform their own inspections on the land being offered for sale in this brochure.

 **McBRIDE**
LAND & DEVELOPMENT CO.
Licensed Real Estate Broker

Phone: (352) 401-3755

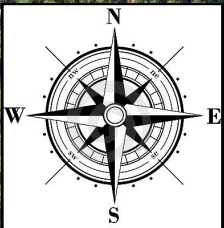
Mobile: (352) 362-5226

www.mcbrideland.com



NE 218TH LANE

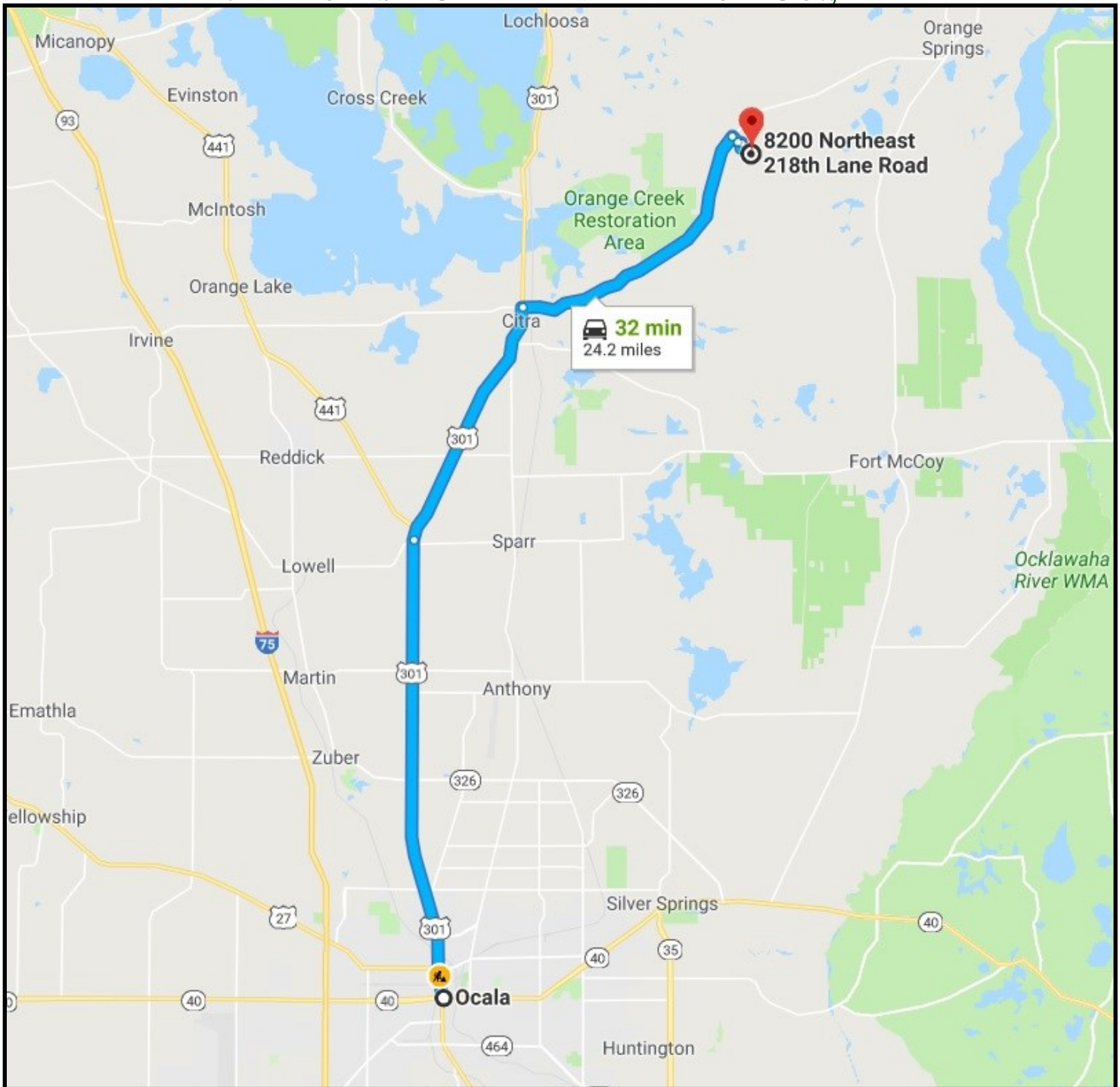
ACCESS EASEMENT



NE 217TH ST

DIRECTIONS

31± ACRES • CITRA • NE MARION CO., FL



FROM OCALA:

- TAKE US HWY 441/301 NORTH - VEEER RIGHT AT THE SPLIT TOWARDS CITRA/STARKE
- MAKE RIGHT ON HWY 318 AND TAKE FOR 7 MILES TO NE 77TH TERRACE ROAD.
- MAKE RIGHT ON NE 77TH TERRACE ROAD AND WAIT FOR FURTHER DETAILS.

LISTING AGENT MUST ACCOMPANY ALL SHOWINGS