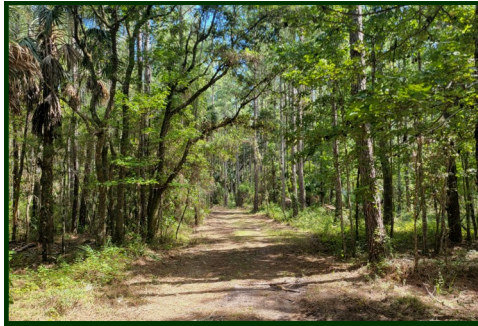


BURBANK LOOP - 112 TO 277[±] ACRES

FORT MCCOY, NE MARION CO., FLORIDA



OUTDOORSMAN'S PARADISE

- Huge Pine Timber with century old Live Oak Hammocks create perfect habitat for all kinds of wildlife and beauty only Old Florida woods can provide!
- Great location ONLY 15 minutes from Ocala City Limits yet tucked away in the Country... convenience and solitude unparalleled for this type of property.
- Tax ID #15987-000-00 Zoning: A1 / Land Use: Rural Lands (1 unit per 10 acres) / RE Taxes = \$1k
- Recent Timber Cruise (June 2022) indicates total timber value of \$689,195!! GREAT INVESTMENT!
 - Over 1.3mile of Paved Road Frontage - Division Potential (BUY ALL OR PART)
 - OWNER FINANCING - 30% Down, 10% Interest, 10 yr Amortization, 3 yr Balloon
Payments (277ac) = \$19,216 / Payments (112ac) = \$8,814

277AC = \$7,486 / ACRE (\$2,077,223)

112AC = \$7,899 / ACRE (\$884,688)

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.

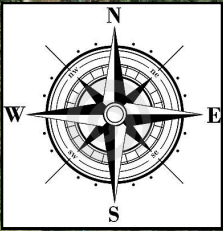
Data contained herein is for informational purposes only. Buyer must perform their own inspections on the land being offered for sale in this brochure.



Phone: (352) 401-3755

Mobile: (352) 362-5226

www.mcbrideland.com



NE 100TH ST

NE 97TH PL

NE 91ST TER

NE 92ND AVENUE RD

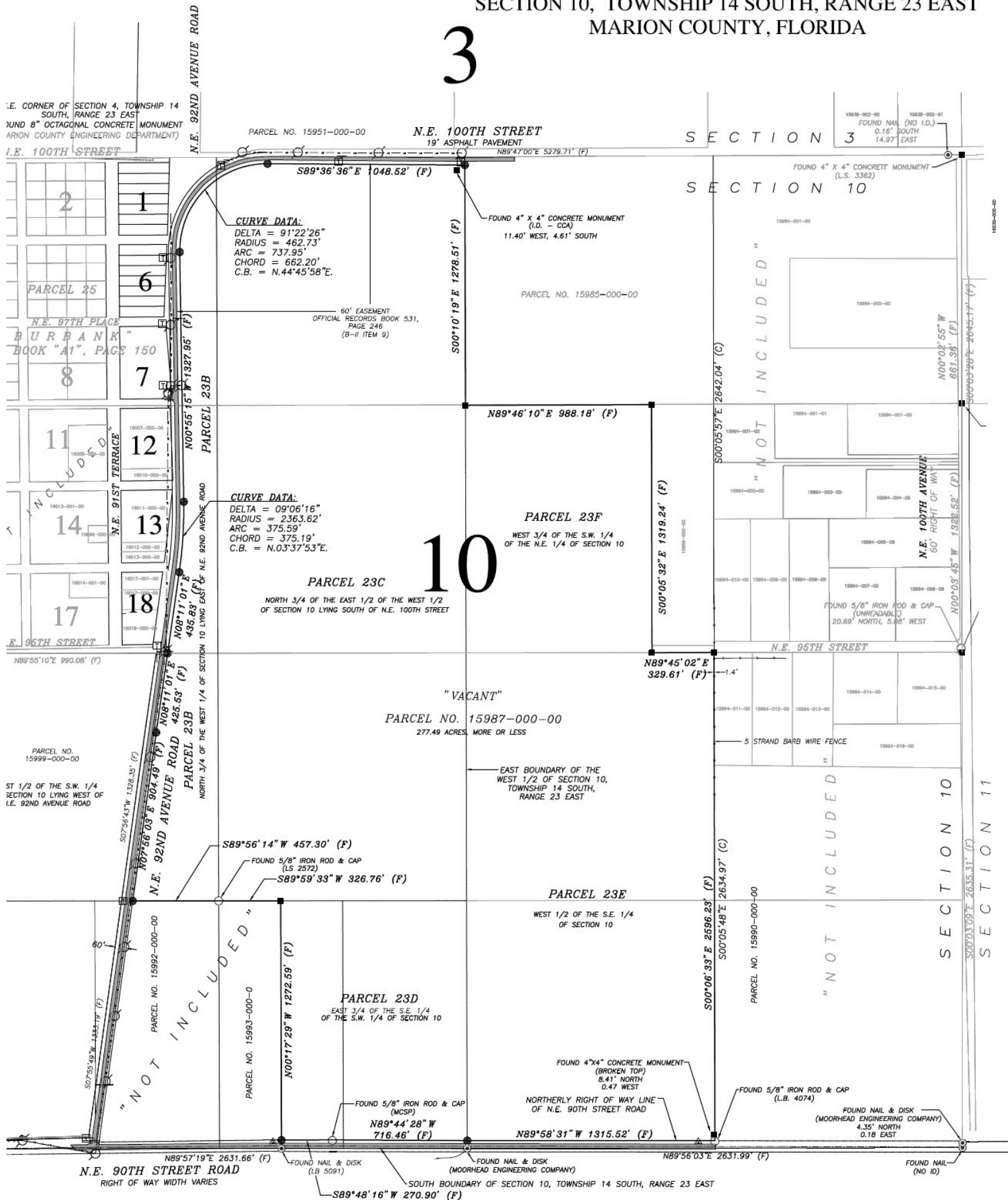
NE 95TH ST

112 AC.

NE 100TH AVE

NE 90TH ST RD

3



Timber Type Map Marion County, FL



Legend


 Boundary

 Roads

Stands

Stand

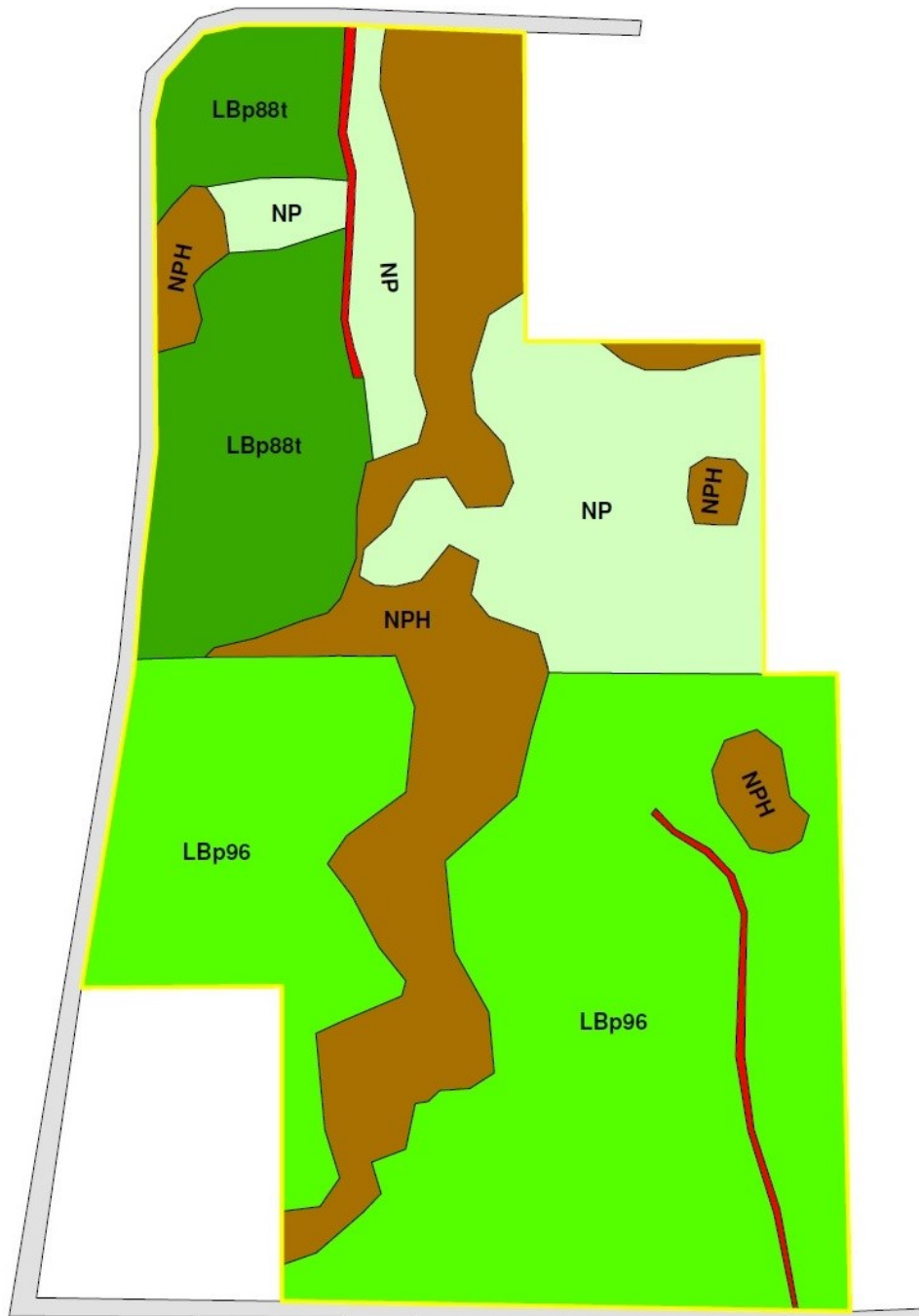
 LBp96 - 130.53A

 LBp88t - 39.35A

 NP - 46.51A

 NPH - 58.85A

 Wds Rds - 2.53A



Updated: June 21, 2022
A.W. Powers Forestry, Inc.

2,640 1,320 0 Feet

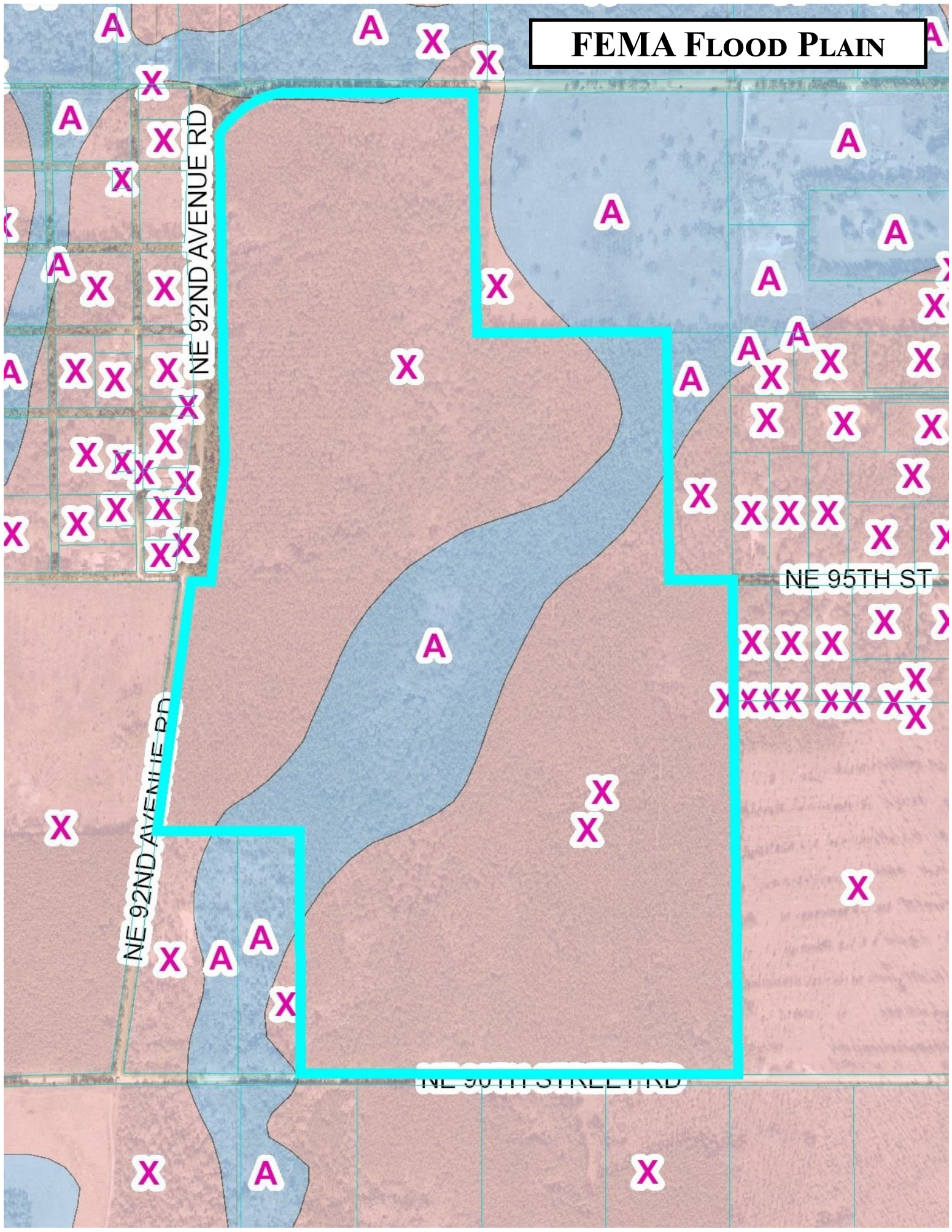
FEMA FLOOD PLAIN

NE 92ND AVENUE RD

NE 92ND AVENUE RD

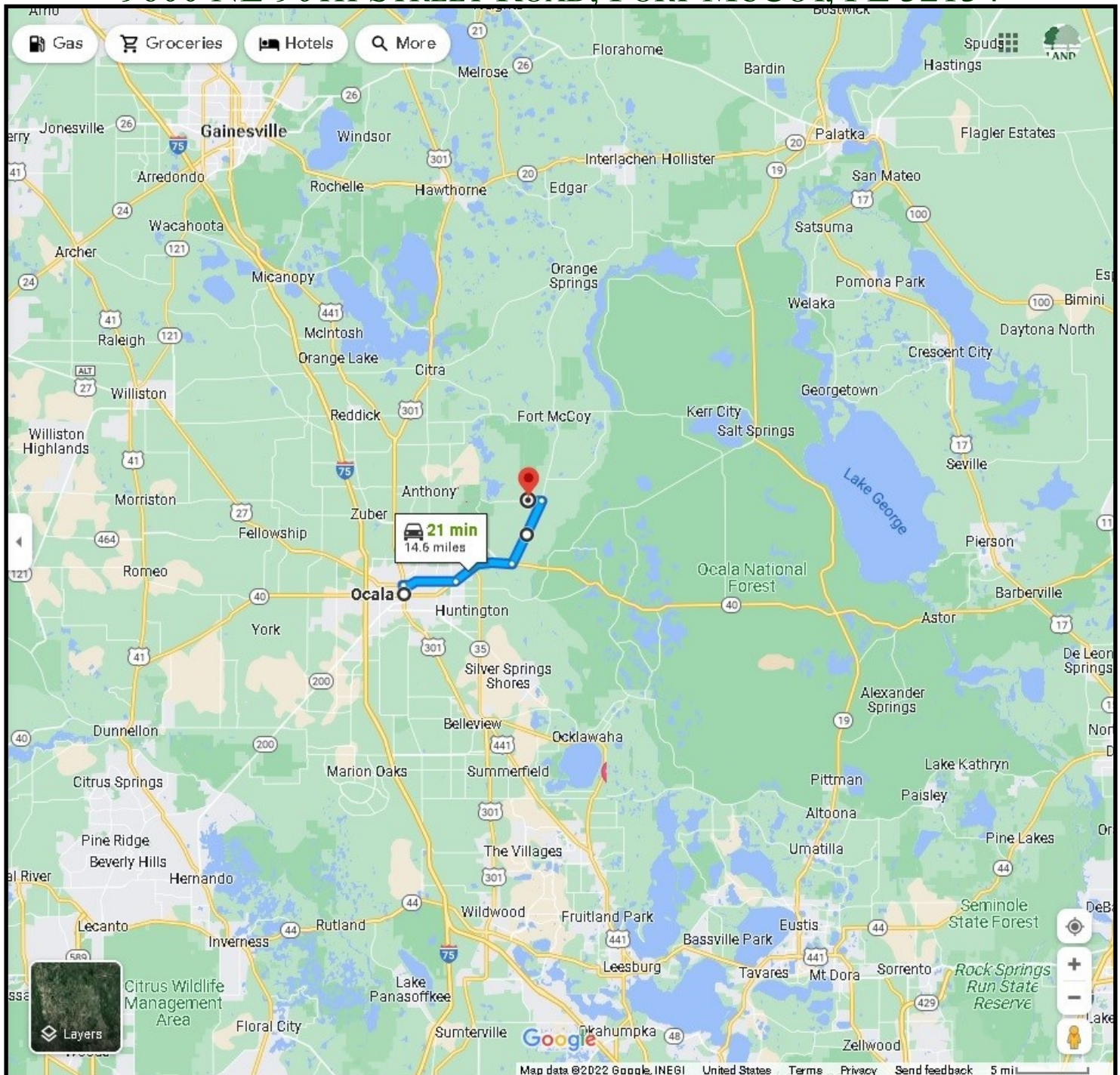
NE 95TH ST

NE 90TH STREET RD



DIRECTIONS

9600 NE 90TH STREET ROAD, FORT MCCOY, FL 32134



FROM OCALA:

- East on SR 40 (aka Silver Springs Boulevard)
- North (Left) on Hwy 315 for approx. 5 miles to NE 90th St. Rd.
- Left on NE 90th St. Rd. for less than 1/2 mile to property on Right (North side of Road).

**ADDRESS SHOWN ABOVE IS FOR DIRECTIONS ONLY AND IS NOT THE
ACTUAL ADDRESS FOR THE PROPERTY - CALL FOR DETAILS.**