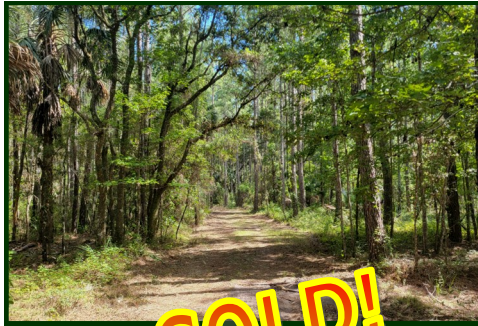


BURBANK LOOP - 10 TO 40[±] ACRES

FORT MCCOY, NE MARION CO., FLORIDA



56% SOLD!

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 on all 277 acres!!
- Paved Road Frontage - Division Potential (BUY ALL OR PART)
- OWNER FINANCING - 20% Down, 10% Interest, 10 yr Amortization, 3 yr Balloon (see attached pricing for details)

STARTING AT ONLY.... \$7,899 / ACRE

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.

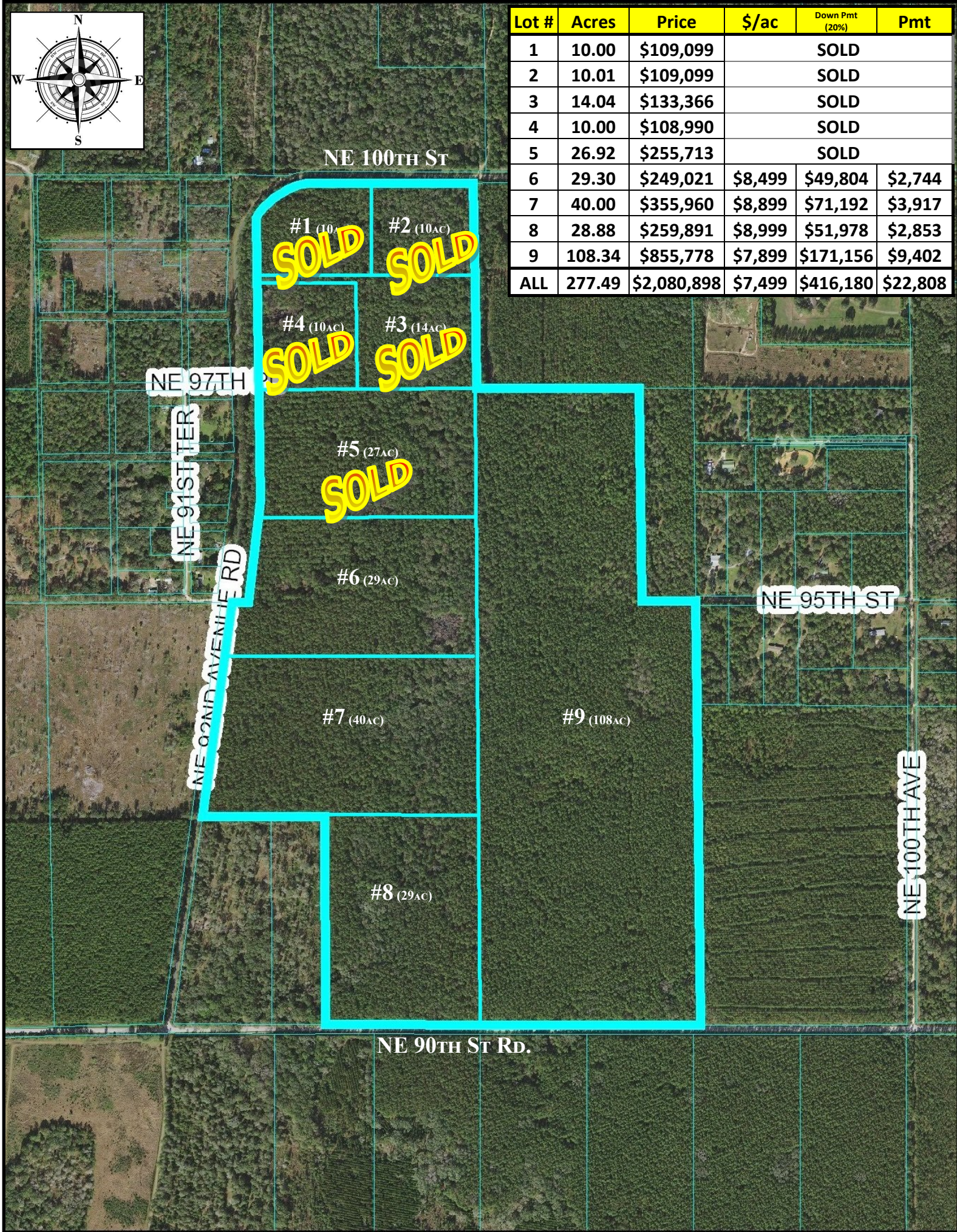
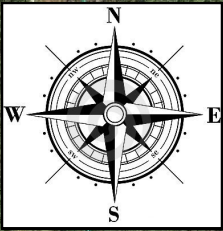
Data contained herein is for informational purposes only. Buyer must perform their own inspections on the land being offered for sale in this brochure.

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

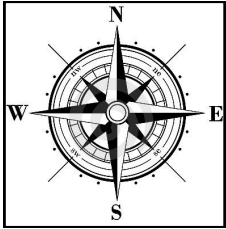
Phone: (352) 401-3755

Mobile: (352) 362-5226

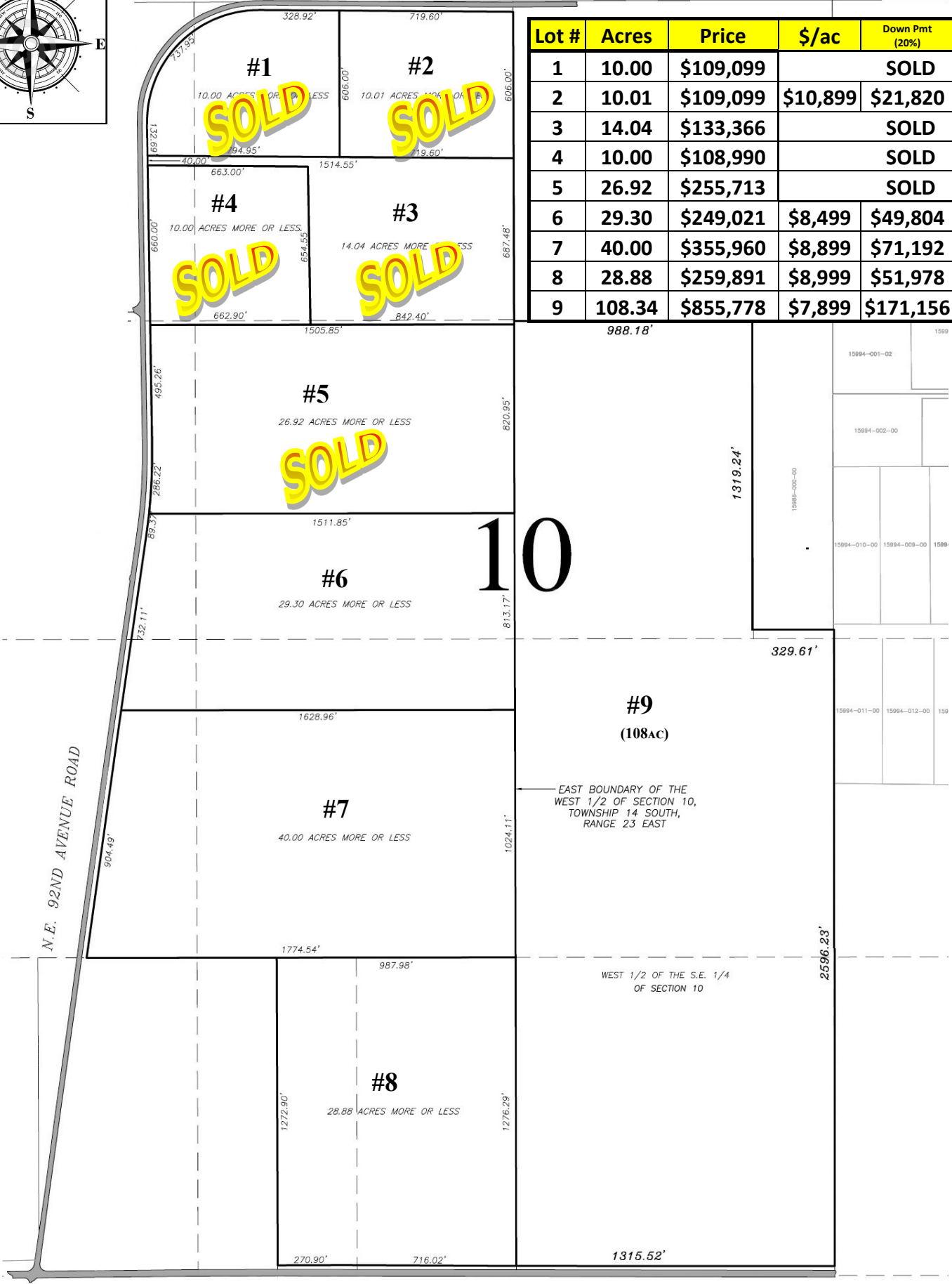
www.mcbrideland.com



Lot #	Acres	Price	\$/ac	Down Pmt (20%)	Pmt
1	10.00	\$109,099		SOLD	
2	10.01	\$109,099		SOLD	
3	14.04	\$133,366		SOLD	
4	10.00	\$108,990		SOLD	
5	26.92	\$255,713		SOLD	
6	29.30	\$249,021	\$8,499	\$49,804	\$2,744
7	40.00	\$355,960	\$8,899	\$71,192	\$3,917
8	28.88	\$259,891	\$8,999	\$51,978	\$2,853
9	108.34	\$855,778	\$7,899	\$171,156	\$9,402
ALL	277.49	\$2,080,898	\$7,499	\$416,180	\$22,808



NE 100TH ST



Lot #	Acres	Price	\$/ac	Down Pmt (20%)	Pmt
1	10.00	\$109,099	SOLD		
2	10.01	\$109,099	\$10,899	\$21,820	\$1,207
3	14.04	\$133,366	SOLD		
4	10.00	\$108,990	SOLD		
5	26.92	\$255,713	SOLD		
6	29.30	\$249,021	\$8,499	\$49,804	\$2,744
7	40.00	\$355,960	\$8,899	\$71,192	\$3,917
8	28.88	\$259,891	\$8,999	\$51,978	\$2,853
9	108.34	\$855,778	\$7,899	\$171,156	\$9,402

N.E. 90TH STREET ROAD

FEMA FLOOD PLAIN

NE 92ND AVENUE RD

NE 92ND AVENUE RD

NE 95TH ST

NE 90TH STREET RD

#1

#2

#4

#3

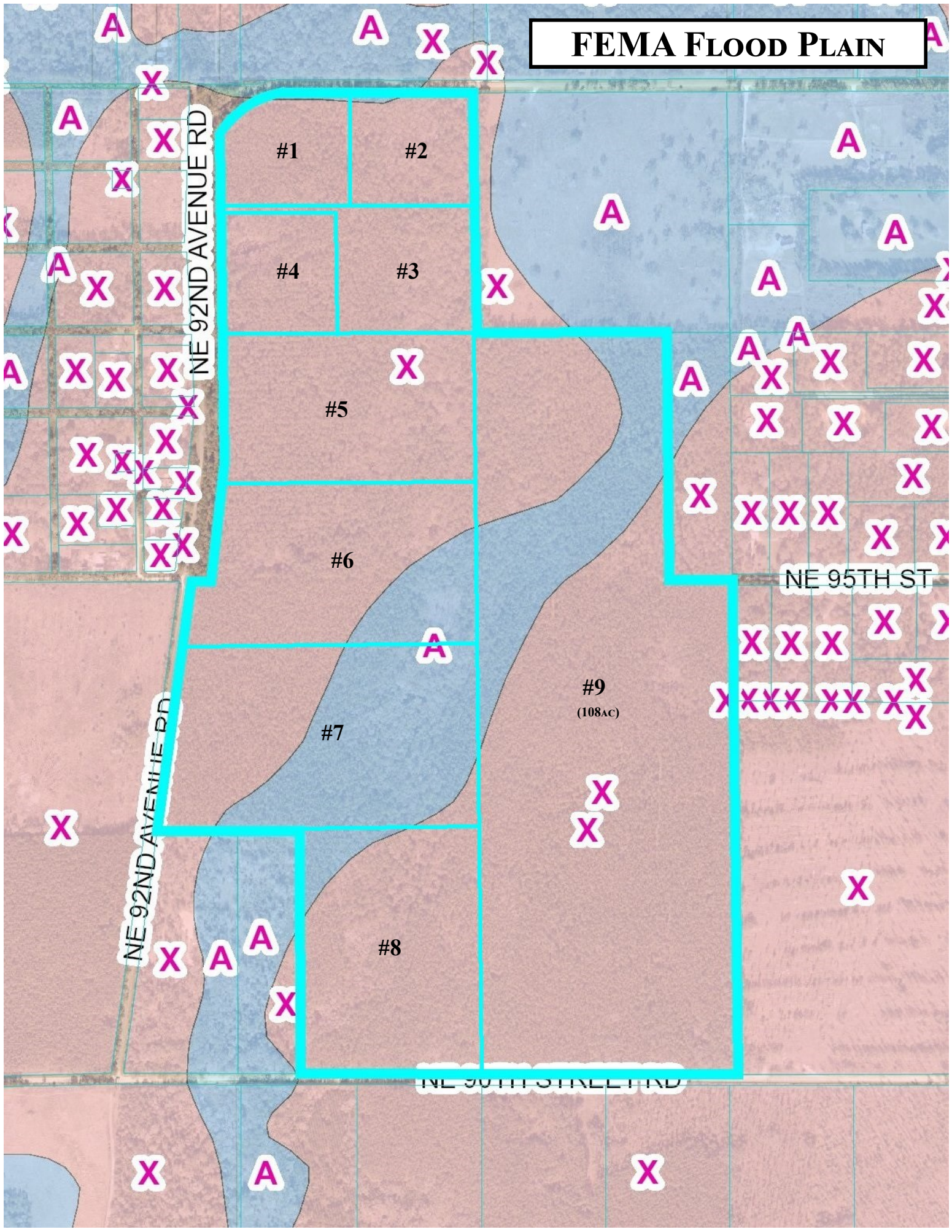
#5

#6

#7

#8

#9
(108ac)



Timber Type Map Marion County, FL



Legend


 Boundary

 Roads

Stands

Stand

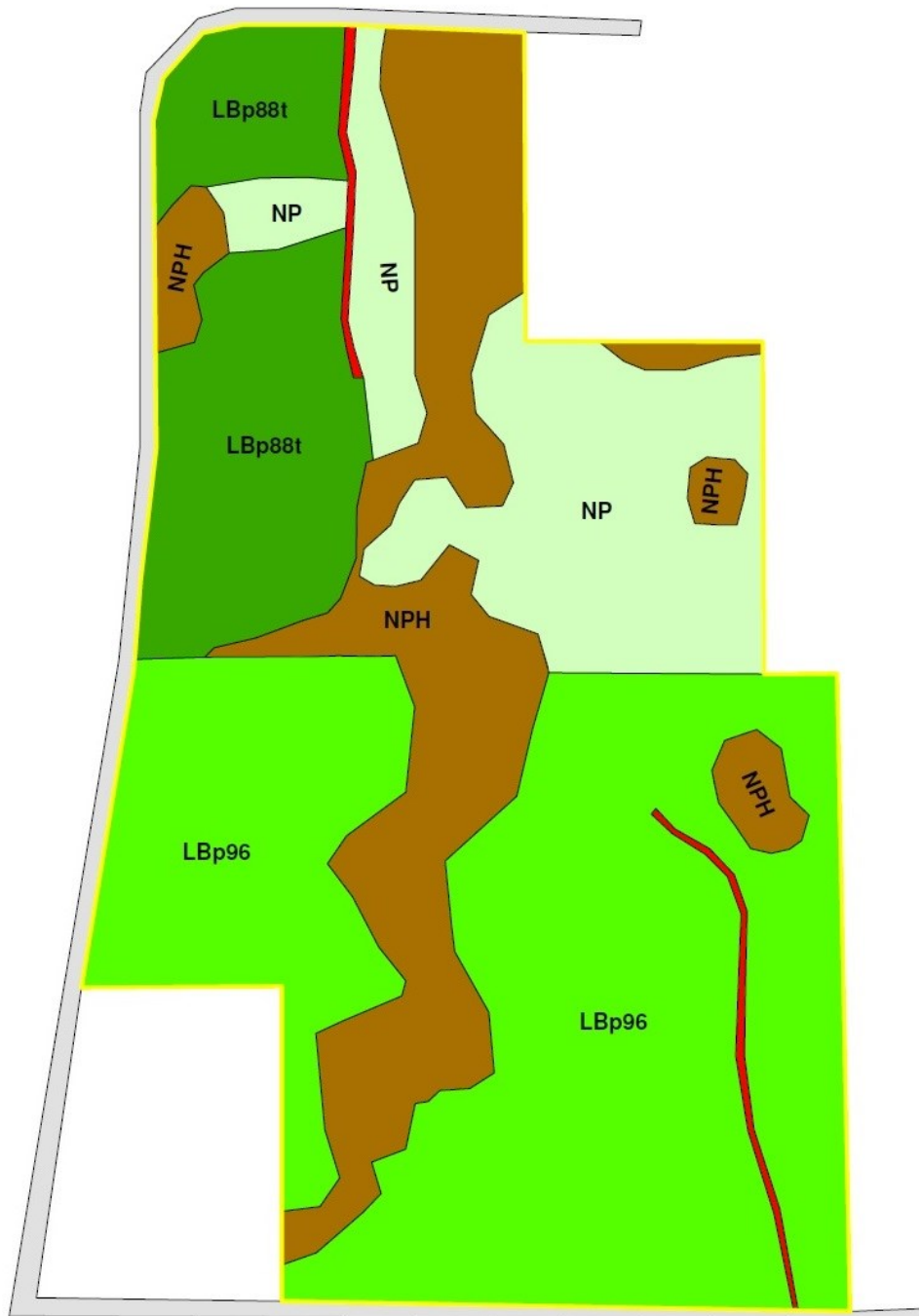
 LBp96 - 130.53A

 LBp88t - 39.35A

 NP - 46.51A

 NPH - 58.85A

 Wds Rds - 2.53A

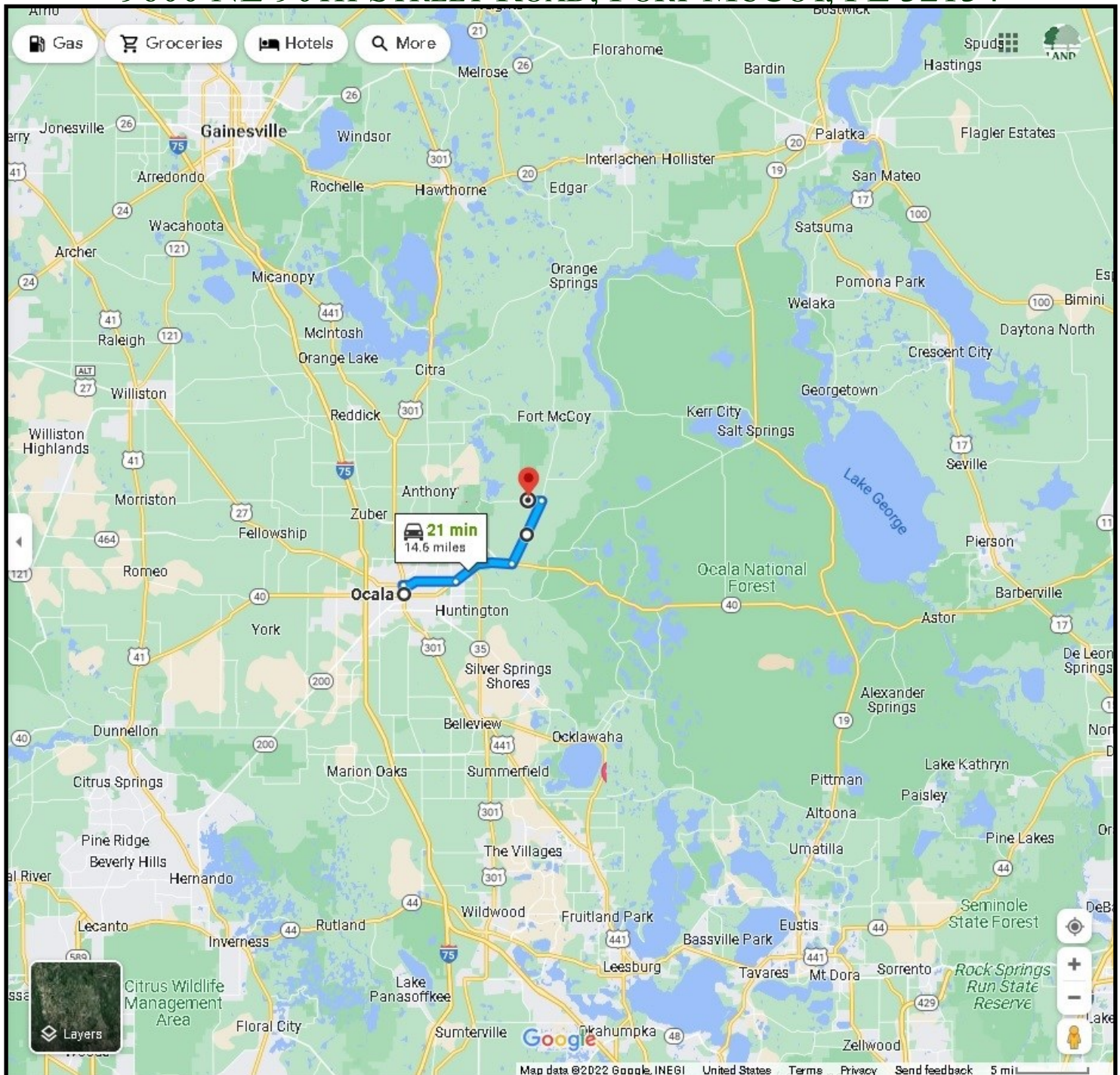


Updated: June 21, 2022
A.W. Powers Forestry, Inc.

2,640 1,320 0 Feet

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.**