

HAMMOCKS & HIGHLANDS @ ORANGE CREEK

10 ± TO 20 ± ACRE FARM SITES

FORT MCCOY / ORANGE SPRINGS, NE MARION CO., FLORIDA



INVESTORS AND DEVELOPERS TAKE NOTICE!

- 10± to 20± acre farm sites with beautiful fields and frontage on Orange Creek!
- 17 parcels totaling 196± acres APPROVED AND READY FOR SALE with many improvements already in place (2 paved entrances / 1 paved road approx. ½ mile / 1 limerock road approx. ½ mile / 35,000 SF Metal Barn with 3 enclosed bays, Office with full Bath / 3 phase electric to 9 parcels / Cow Pens / 2 x 4" wells, 1 x 12" well, 1 x 1" well / Bridge over Orange Creek
- Great location off Hwy 318 between Citra and Orange Springs
- 30 minutes from Ocala and 30 minutes from Gainesville, GREAT LOCATION!
- 5 minutes from Horseshoe Lake, 5 minutes from Ocklawaha River, 10 minutes from Ocala National Forest, 30 minutes to St. Johns River and 1 hour to St. Augustine Beach
- Zoning: A1 / Land Use: Rural Lands - minimal taxes with agriculture exemptions (approx. \$1.56/acre).
- OWNER FINANCING AVAILABLE with as little as 10% DOWN

HIGHLANDS @ OC 88.64± ACRES 8 PARCELS \$884,600 (\$9,980/AC.)

HAMMOCKS @ OC... 108.09± ACRES 9 PARCELS \$1,309,900 (\$12,119/AC.)

ALL... 196.73± ACRES 17 PARCELS \$2,100,000 (\$10,675/AC.)

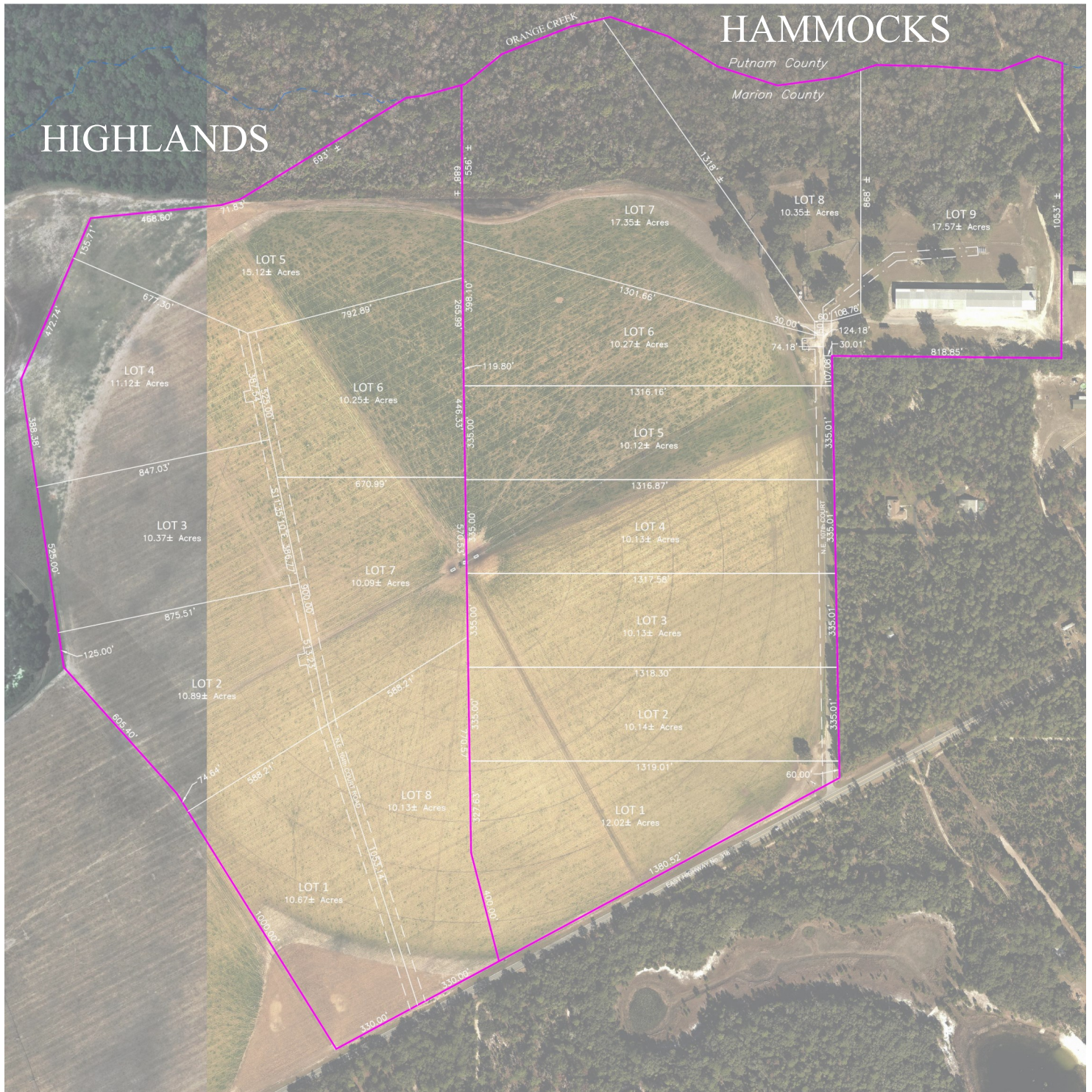
Data contained herein is for informational purposes only. Buyer must perform their own inspections on the land being offered for sale in this brochure.

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

Phone: (352) 401-3755

Mobile: (352) 362-5226

www.mcbrideland.com

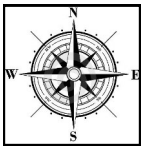


HIGHLANDS
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 8 PARCELS
 \$884,600 (\$9,980/AC.)

Lot #	Acres
1	10.67
2	10.89
3	10.37
4	11.12
5	15.12
6	10.25
7	10.09
8	10.13

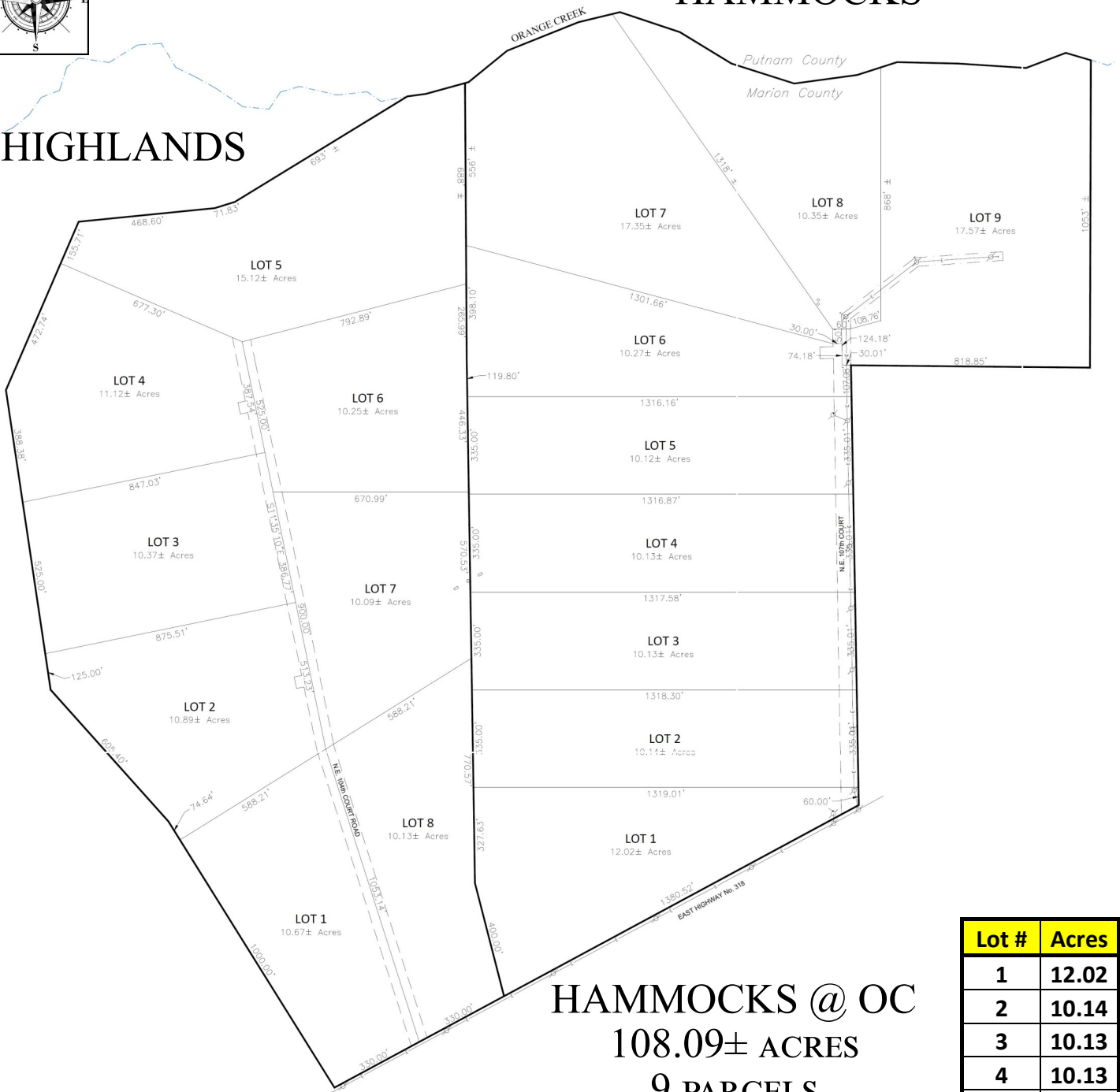
HAMMOCKS
 108.09± ACRES
 9 PARCELS
 \$1,309,900 (\$12,119/AC.)

Lot #	Acres
1	12.02
2	10.14
3	10.13
4	10.13
5	10.12
6	10.27
7	17.35
8	10.35
9	17.57



HAMMOCKS

HIGHLANDS



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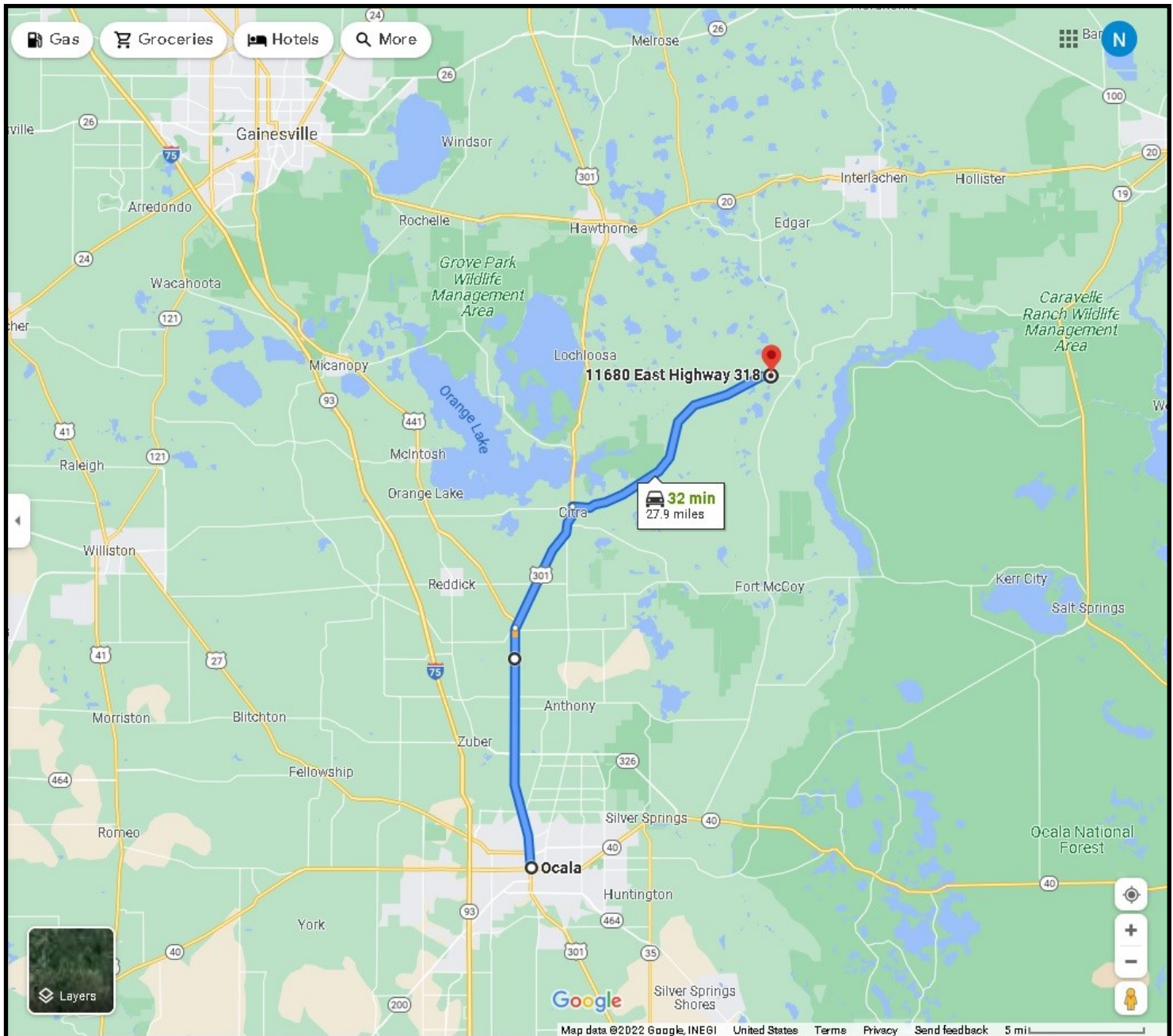
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DIRECTIONS

11680 E Hwy 318, Fort McCoy, FL 32134



FROM OCALA:

- North on Hwy 441/301
- Veer Right onto Hwy 301 heading towards Citra/Starke
- Right on Hwy 318 in Citra for 11.5 miles to property on Left.
- Property is directly across the street from the Freedom Faith Fellowship Church located at 11900 E Hwy 318, Fort McCoy, FL 32134

SHOWN BY APPOINTMENT ONLY

11680 E Hwy 318, Fort McCoy, FL 32134