

# HAMMOCKS & HIGHLANDS @ ORANGE CREEK

## 10 ± TO 20 ± ACRE FARM SITES

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



### GREAT MINI-FARM LAND OPPORTUNITY!

- 10± to 20± acre farm sites with beautiful fields and frontage on Orange Creek!
- Several Springs scattered throughout the property, RECREATIONAL WONDER!
  - 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
- There are a total of 17 parcels to choose—multi lot packages also available with up to 10% discount.
- Zoning: A1 / Land Use: Rural Lands - minimal taxes with agriculture exemptions (approx. \$1.56/acre).
  - Minor Deed Restrictions to protect property values... NO HOA (mobiles & animals welcome).
  - OWNER FINANCING AVAILABLE SEE BELOW AND ATTACHED FOR DETAILS

*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. Owner Financing Terms are based off a 10 year amortization with a 3 year balloon at 10.9% Interest.*

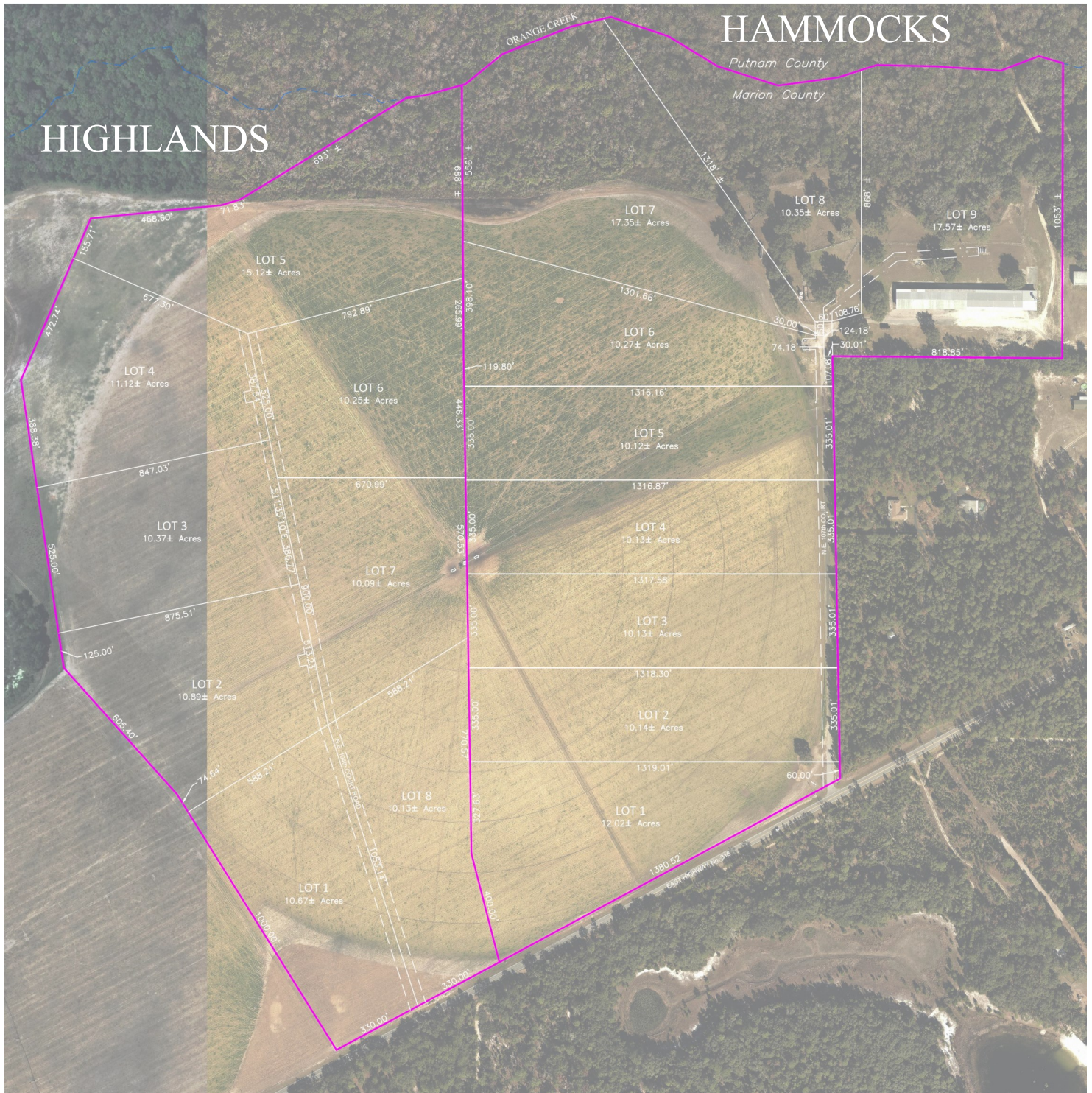
Data contained herein is for informational purposes only. Buyer must perform their own inspections on the land being offered for sale in this brochure.



**Phone: (352) 401-3755**

**Mobile: (352) 362-5226**

**[www.mcbrideland.com](http://www.mcbrideland.com)**



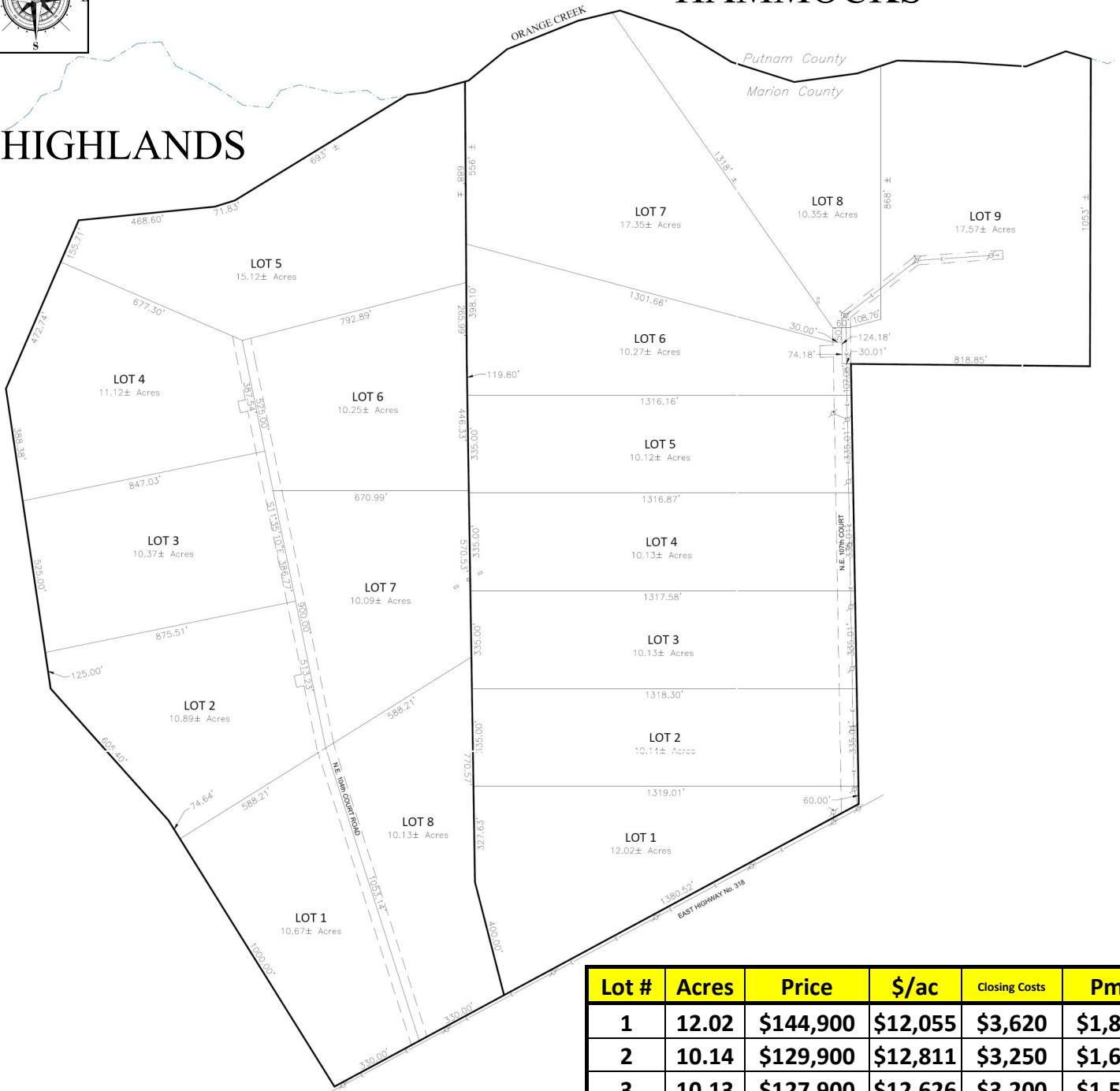
Lot #	Acres	Price	\$/ac	Closing Costs	Pmt
1	10.67	\$134,900	\$12,643	\$3,370	\$1,677
2	10.89	\$134,900	\$12,388	\$3,370	\$1,677
3	10.37	\$129,900	\$12,527	\$3,250	\$1,616
4	11.12	\$139,900	\$12,581	\$3,500	\$1,739
5	15.12	\$174,900	\$11,567	\$4,370	\$2,171
6	10.25	\$130,900	\$12,771	\$3,270	\$1,628
7	10.09	\$129,900	\$12,874	\$3,250	\$1,616
8	10.13	\$129,900	\$12,823	\$3,250	\$1,616

Lot #	Acres	Price	\$/ac	Closing Costs	Pmt
1	12.02	\$144,900	\$12,055	\$3,620	\$1,801
2	10.14	\$129,900	\$12,811	\$3,250	\$1,677
3	10.13	\$127,900	\$12,626	\$3,200	\$1,591
4	10.13	\$127,900	\$12,626	\$3,200	\$1,591
5	10.12	\$127,900	\$12,638	\$3,200	\$1,591
6	10.27	\$139,900	\$13,622	\$3,500	\$1,739
7	17.35	\$184,900	\$10,657	\$4,620	\$2,295
8	10.35	\$147,900	\$14,290	\$3,700	\$1,838
9	17.57	\$499,900	\$28,452	\$12,500	\$6,184



# HAMMOCKS

## HIGHLANDS

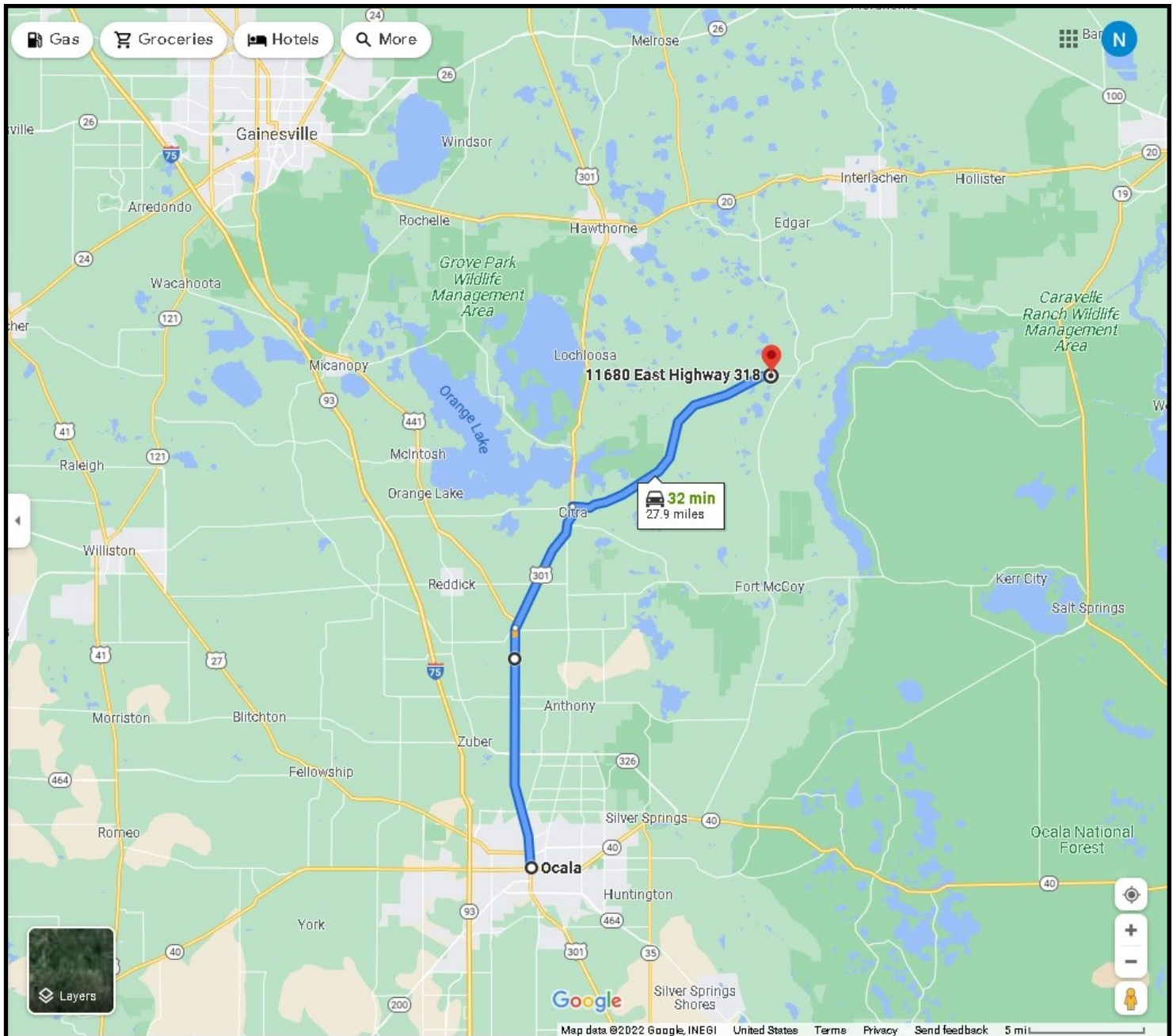


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# DIRECTIONS

**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**