

New Listing

Orange Lake Acres

CITRA, NE MARION CO., FLORIDA



- **Gorgeous Old Florida Woods with enormous Live Oaks, Palms, Pines, Cypress & more!**
- **Paved Road frontage on Hwy 301... only 25 minutes from Ocala & Gainesville.**
 - **This consists of two separate parcels**
- **Agriculture zoning so bring the animals & create your perfect mini-farm.**
- **OWNER FINANCING AVAILABLE**

FIXED MO. PAYMENTS BASED ON 10 YEAR AMORTIZATION WITH A 3 YEAR BALLOON AT 10.9%

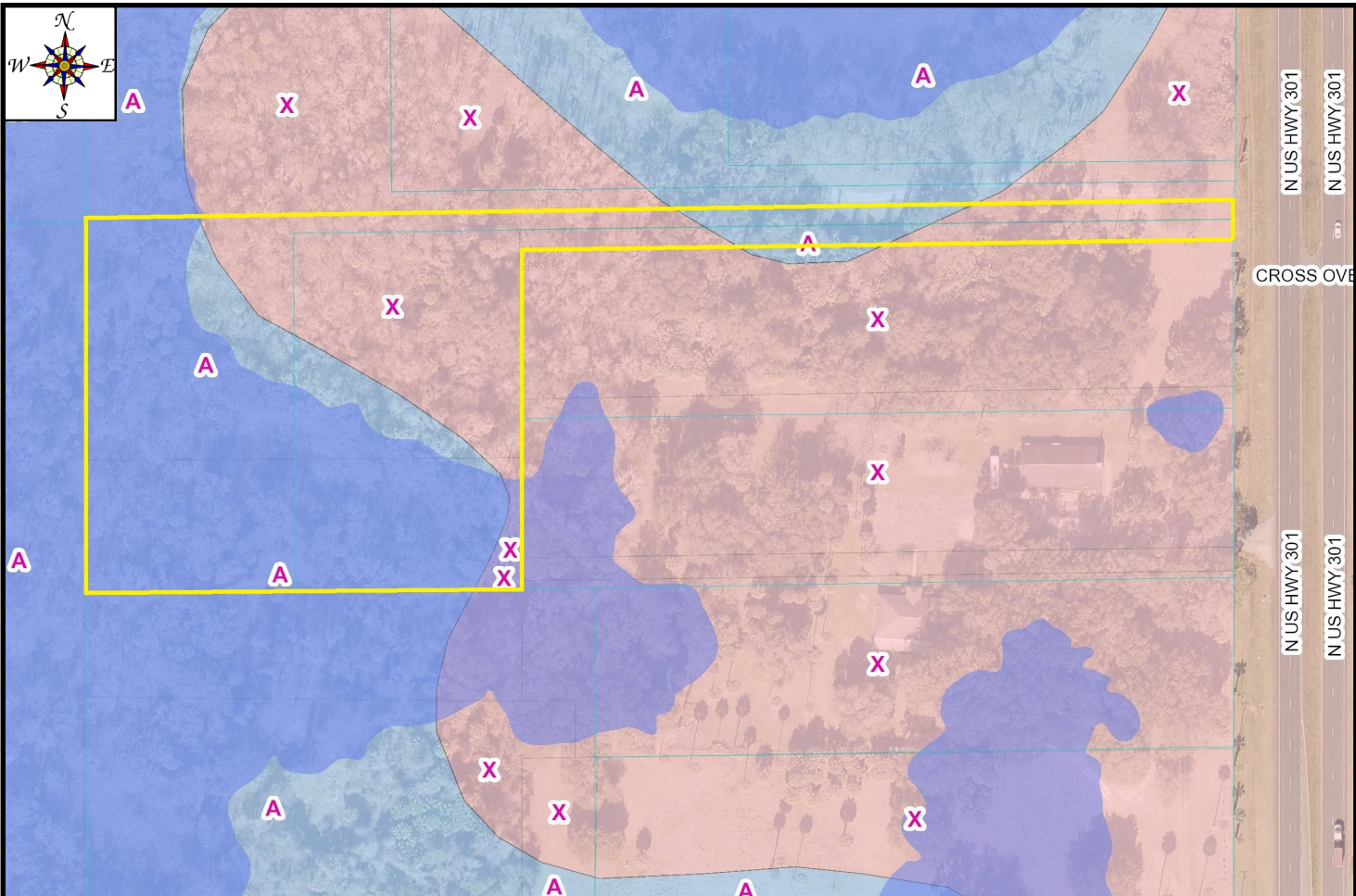
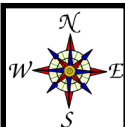
Lot #	Acres	Price	Down Pmt	Mo. Pmt	Closing Costs (estimate)	RE Taxes (estimate)
123/124	4.8	\$64,900	\$6,500	\$812	\$950	\$950

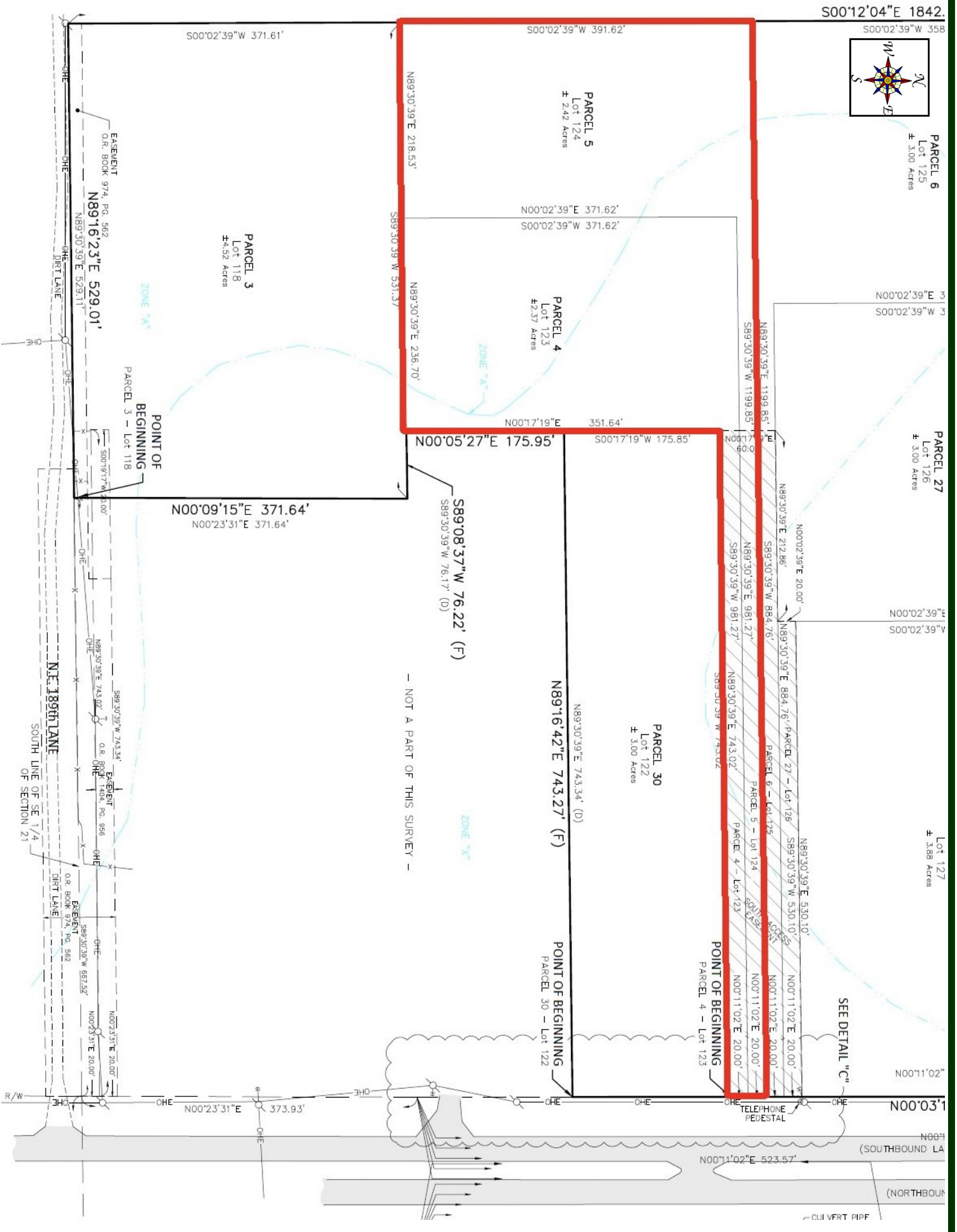
Buyer pays all Closing Costs on Owner Financed Purchases (includes Doc Stamps on Deed & Mortgage, Intangible Tax on Mortgage, Title Insurance, \$100 Loan Fee, \$10/mo. Collection Fee).

www.mcbrideland.com

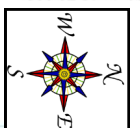


Phone: (352) 401-3755
Fax: (352) 401-3757
Mobile: (352) 362-5226





S00°12'04"E 1842.5'



PARCEL 6
Lot 125
± 3.00 Acres

PARCEL 5
Lot 124
± 2.42 Acres

PARCEL 3
Lot 118
± 4.52 Acres

PARCEL 4
Lot 123
± 2.37 Acres

PARCEL 27
Lot 126
± 3.00 Acres

Lot 127
± 3.88 Acres

PARCEL 30
Lot 122
± 3.00 Acres

EASEMENT
O.R. BOOK 974, PG. 562
N89°16'23"E 529.01'

POINT OF BEGINNING
PARCEL 3 - Lot 118

N00°09'15"E 371.64'
N00°23'31"E 371.64'

S89°08'37"W 76.22' (F)
S89°30'39"W 76.17' (D)

N89°16'42"E 743.27' (F)
N89°30'39"E 743.34' (D)

POINT OF BEGINNING
PARCEL 30 - Lot 122

POINT OF BEGINNING
PARCEL 4 - Lot 123

SEE DETAIL "C"

TELEPHONE
PEDESTAL

(SOUTHBOUND LANE)

(NORTHBOUND LANE)

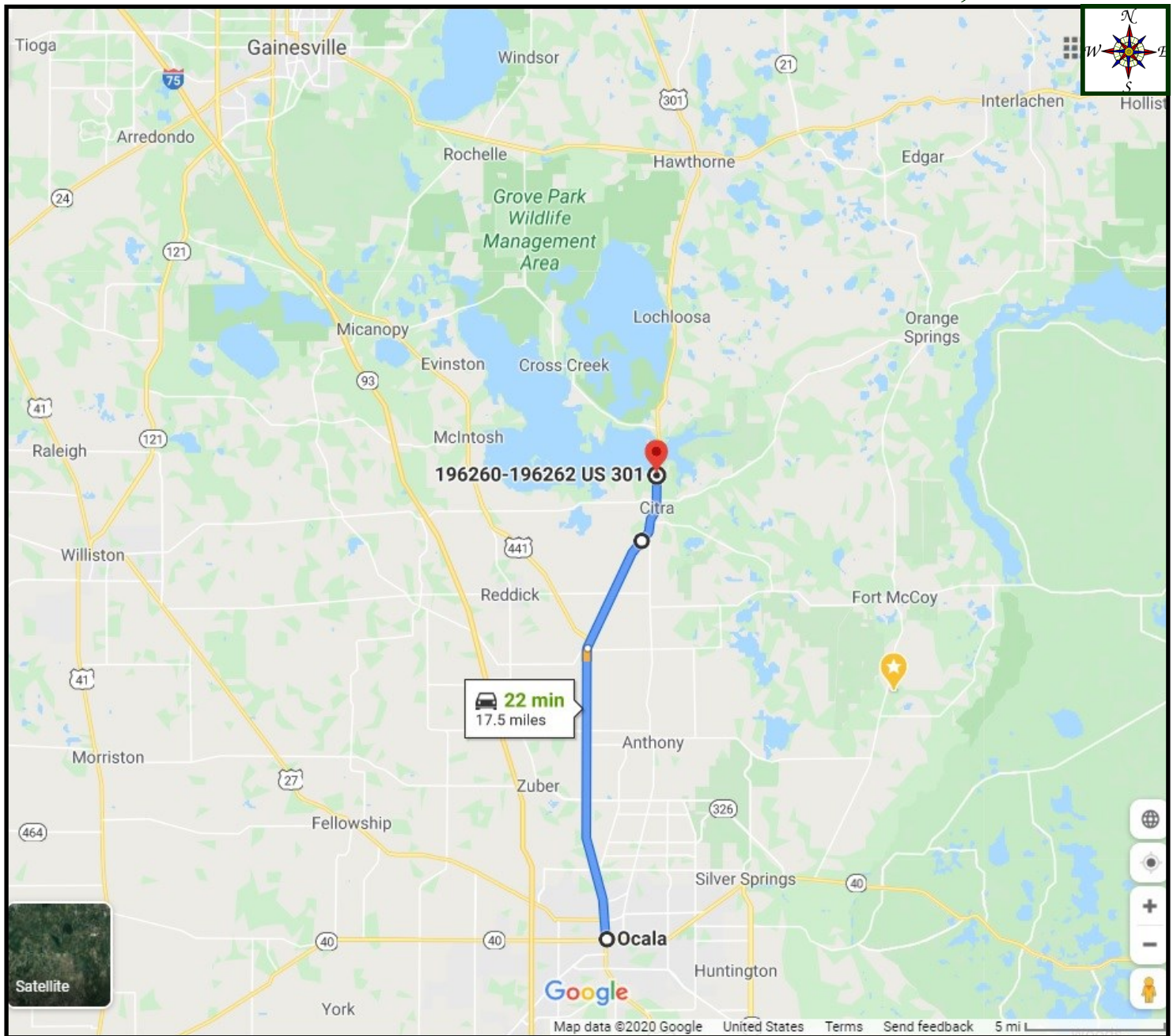
CUI VERT PIPE

- NOT A PART OF THIS SURVEY -

N.E. 189th LANE
SOUTH LINE OF SE 1/4
OF SECTION 21

DIRECTIONS

ORANGE LAKE ACRES • CITRA • NE MARION Co., FL



FROM OCALA:

- NORTH ON US HWY 301 (VEER RIGHT AT THE 441/301 SPLIT HEADING TOWARDS CITRA)
- GO THROUGH THE STOP LIGHT AT HWY 318 IN CITRA TO NE 189TH LANE (WHICH IS A LITTLE OVER 1/2 MILE AND IS JUST PAST KALLI'S TOWING).
- PROPERTIES BEGIN ON BOTH SIDES OF HWY 301 ONCE YOU PASS 189TH LANE.

ADDRESS FOR GOOGLE MAPS - 196260 US 301, CITRA, FL 32113

THIS IS NOT THE PROPERTY'S PHYSICAL ADDRESS!!! CALL FOR DETAILS