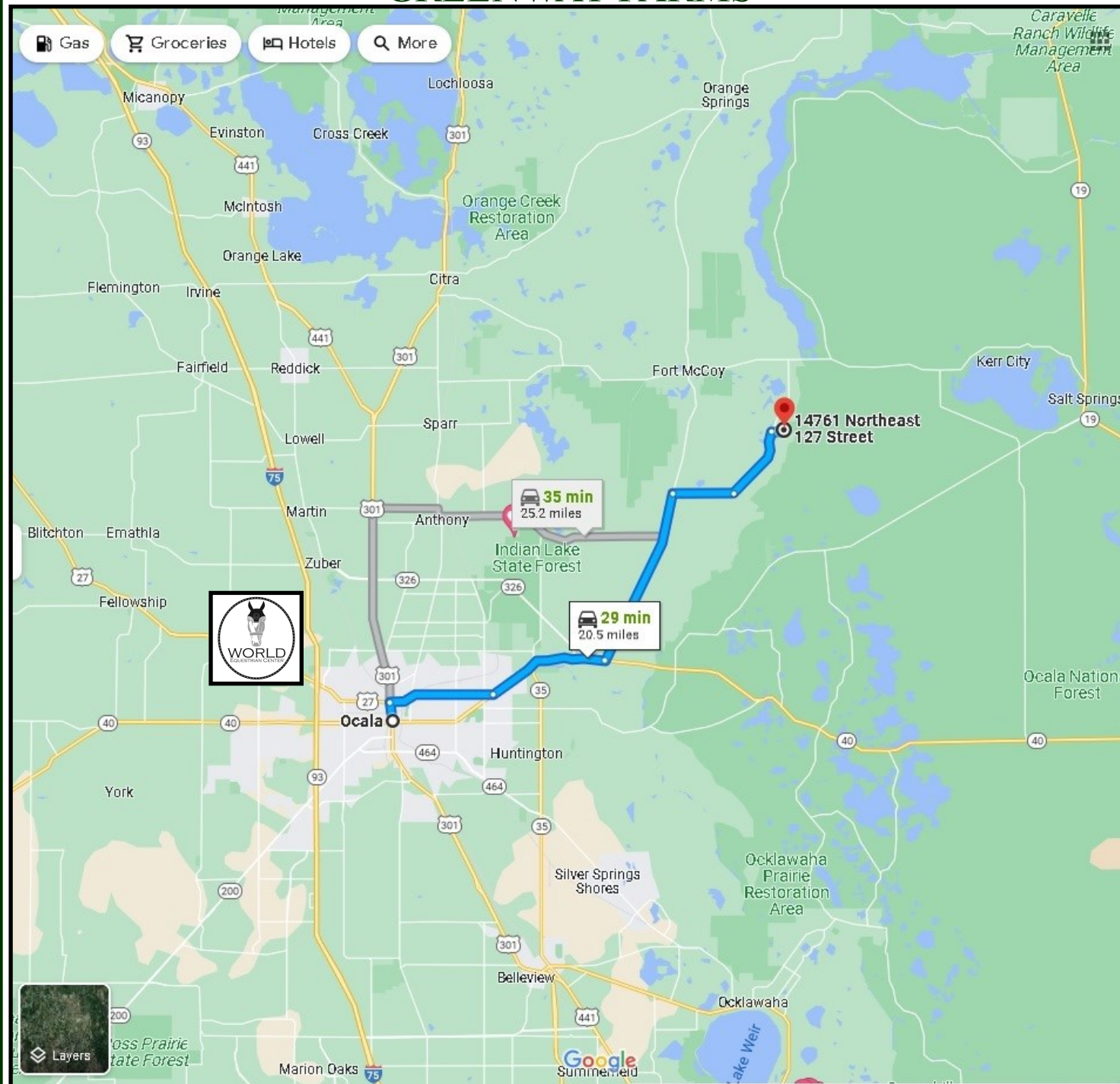


DIRECTIONS

GREENWAY FARMS



FROM OCALA:

- East on Silver Springs Boulevard (SR 40) to Hwy 315;
- North on Hwy 315 for 6.5 miles to NE 105 Street;
- Right on NE 105 Street for 2.1 miles then veer Left onto NE 150th Ave Rd;
- Take NE 150th Ave Rd for 2.7 miles to Property entrance on Right.

14761 NE 127TH STREET, FORT MCCOY, FL 32134

GREENWAY FARMS

10[±] TO 20[±] ACRE FARM SITES

FORT MCCOY, NE MARION CO., FLORIDA



ANIMAL & NATURE LOVER'S TAKE NOTICE!!!

- 10[±] to 20[±] acre farm sites with stunning rolling hills, huge timber and serene grass ponds!
- Property Borders Cross FL Greenway to the South & new Trail entrance!
- 20 minutes from Ocala located off paved road but most lots front winding dirt road.
- 5 minutes from Ocklawaha River, 10 minutes from Ocala National Forest, 30 minutes to St. Johns River
- There are a total of 10 parcels to choose—multi lot packages also available with up to 10% discount.
 - Phase II is currently in the approval process and is expected to be complete within 60 days
- 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 and 10% DOWN.

Adjustments to property lines / boundaries may be required, subject to pricing adjustments. Final layout and approvals expected within 60 days.

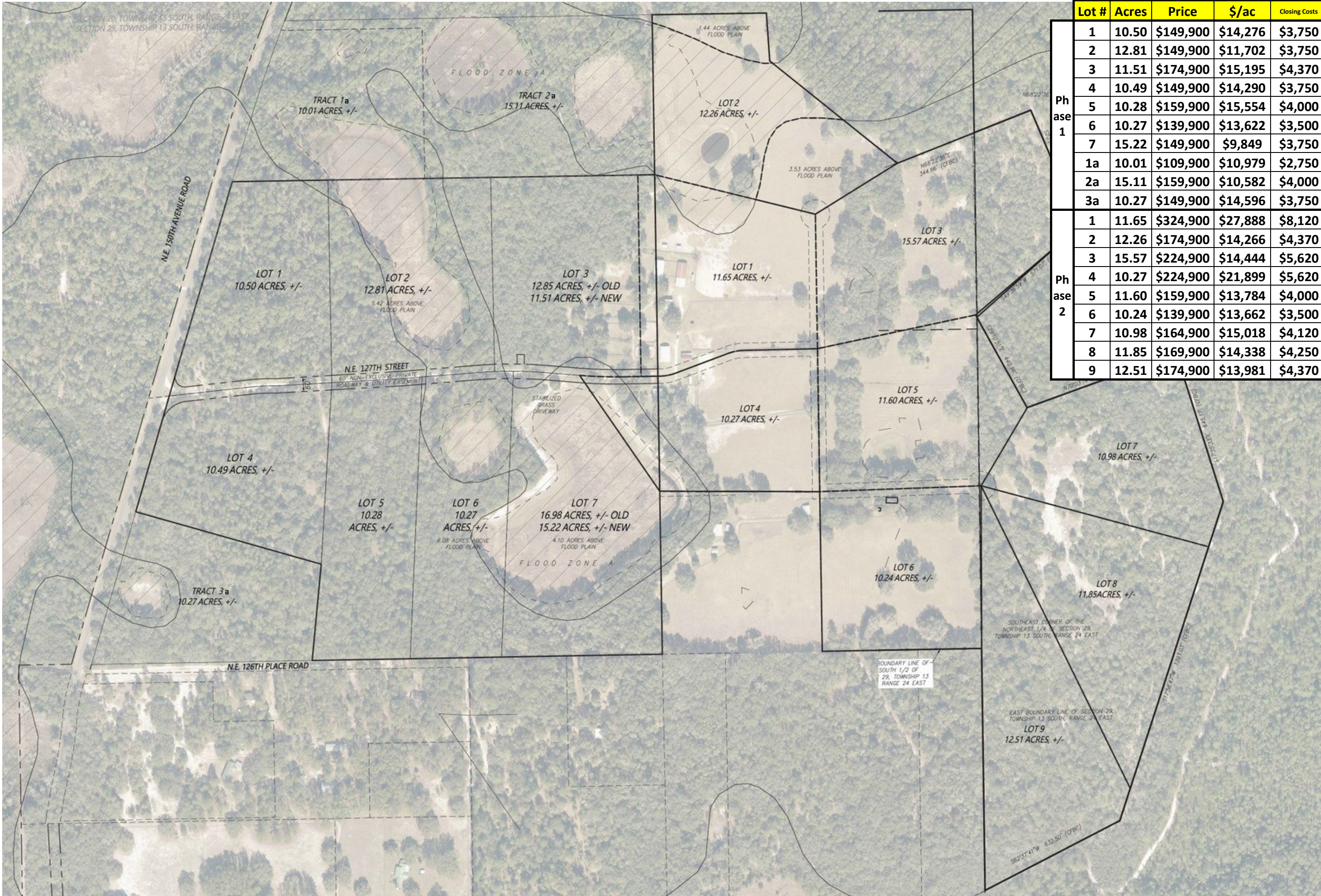
Data contained herein is for informational purposes only. Buyer must perform their own inspections on the land being offered for sale in this brochure.



Phone: (352) 401-3755

Mobile: (352) 362-5226

www.mcbrideland.com



	Lot #	Acres	Price	\$/ac	Closing Costs	Monthly Payment
Phase 1	1	10.50	\$149,900	\$14,276	\$3,750	\$1,851
	2	12.81	\$149,900	\$11,702	\$3,750	\$1,851
	3	11.51	\$174,900	\$15,195	\$4,370	\$2,160
	4	10.49	\$149,900	\$14,290	\$3,750	\$1,851
	5	10.28	\$159,900	\$15,554	\$4,000	\$1,975
	6	10.27	\$139,900	\$13,622	\$3,500	\$1,728
	7	15.22	\$149,900	\$9,849	\$3,750	\$1,851
	1a	10.01	\$109,900	\$10,979	\$2,750	\$1,366
	2a	15.11	\$159,900	\$10,582	\$4,000	\$1,975
	3a	10.27	\$149,900	\$14,596	\$3,750	\$1,851
Phase 2	1	11.65	\$324,900	\$27,888	\$8,120	\$4,012
	2	12.26	\$174,900	\$14,266	\$4,370	\$2,160
	3	15.57	\$224,900	\$14,444	\$5,620	\$2,777
	4	10.27	\$224,900	\$21,899	\$5,620	\$2,777
	5	11.60	\$159,900	\$13,784	\$4,000	\$1,851
	6	10.24	\$139,900	\$13,662	\$3,500	\$1,728
	7	10.98	\$164,900	\$15,018	\$4,120	\$2,263
	8	11.85	\$169,900	\$14,338	\$4,250	\$2,098
	9	12.51	\$174,900	\$13,981	\$4,370	\$2,160