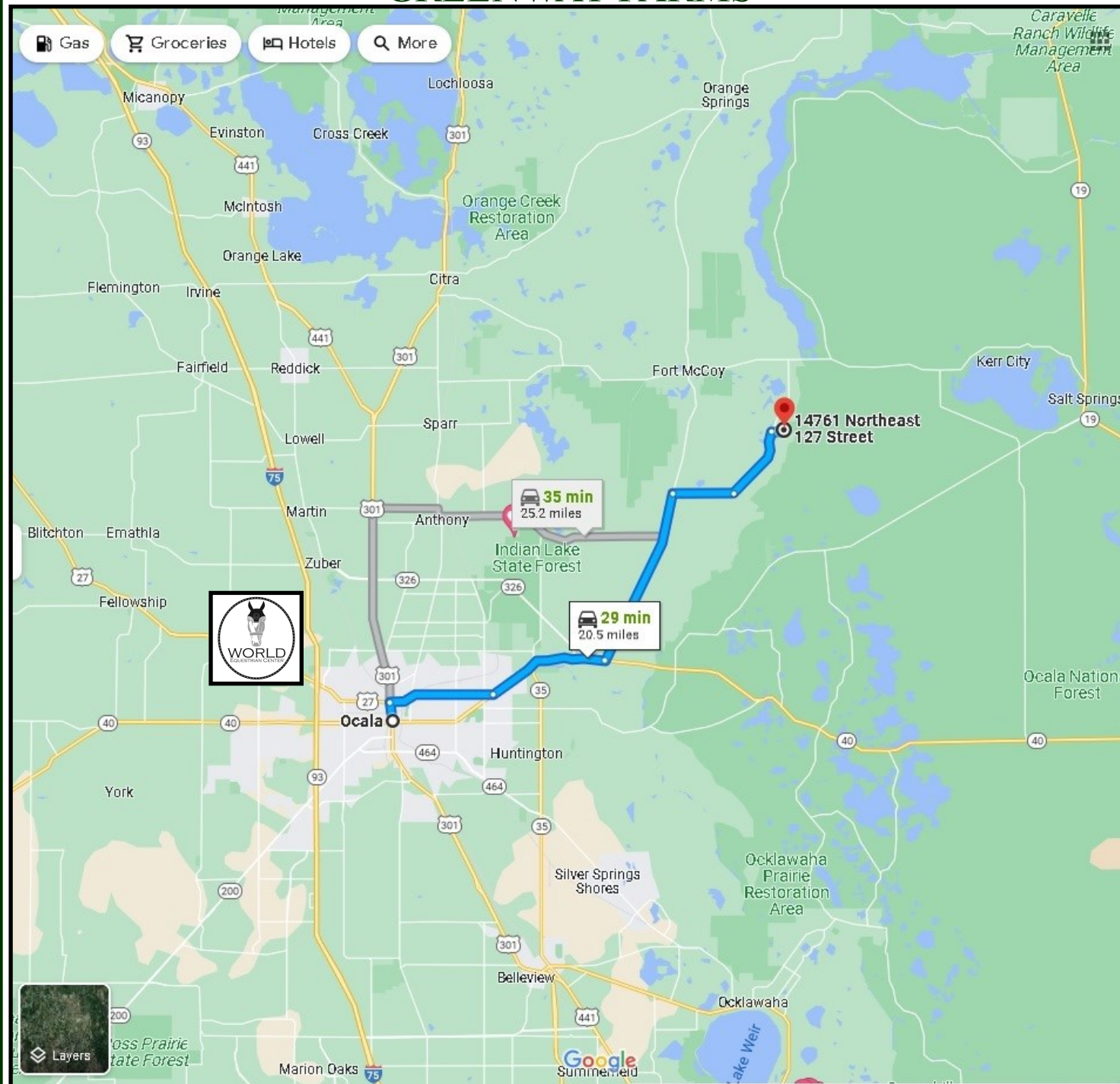


DIRECTIONS

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.

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.



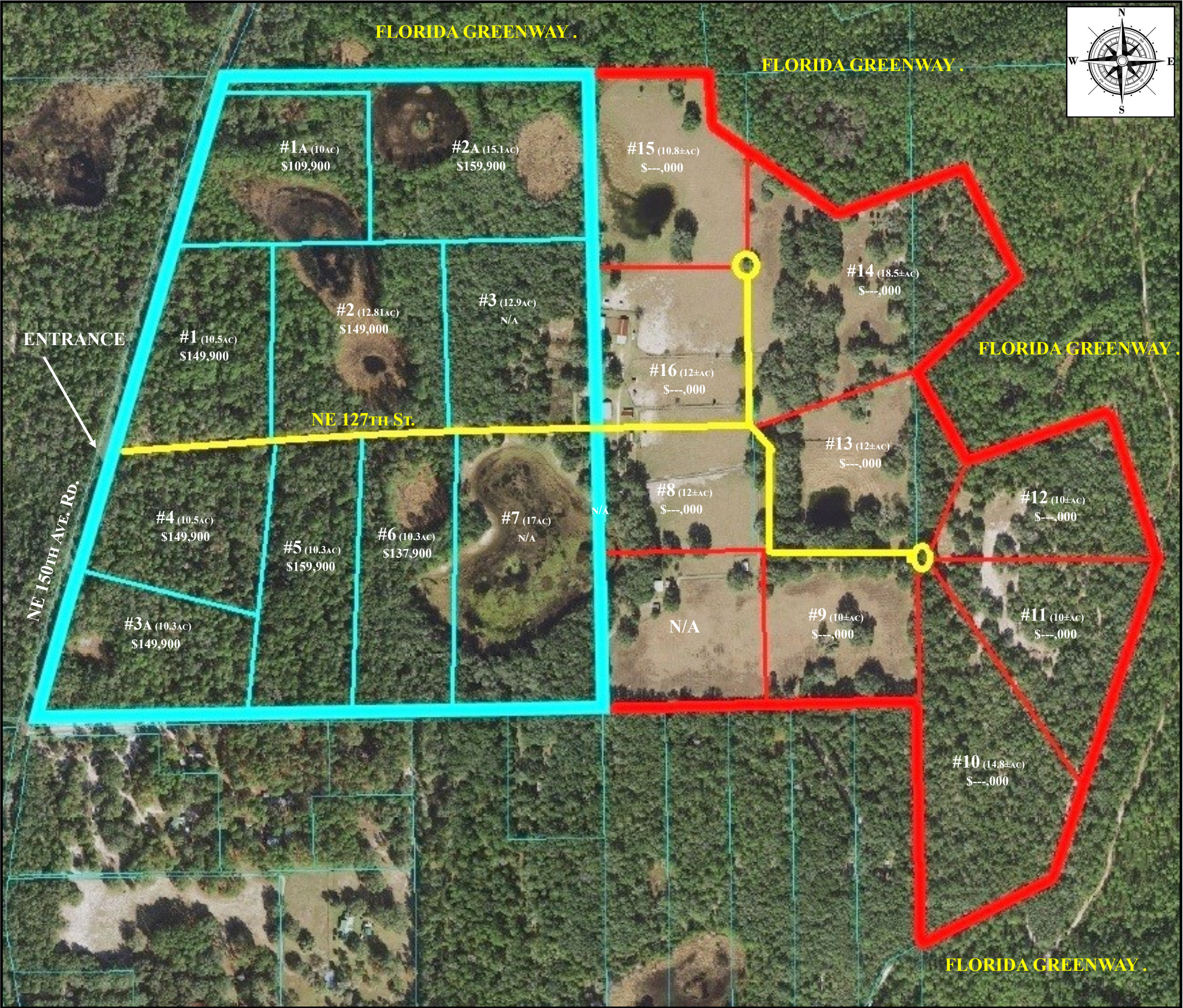
Phone: (352) 401-3755

Mobile: (352) 362-5226

www.mcbrideland.com

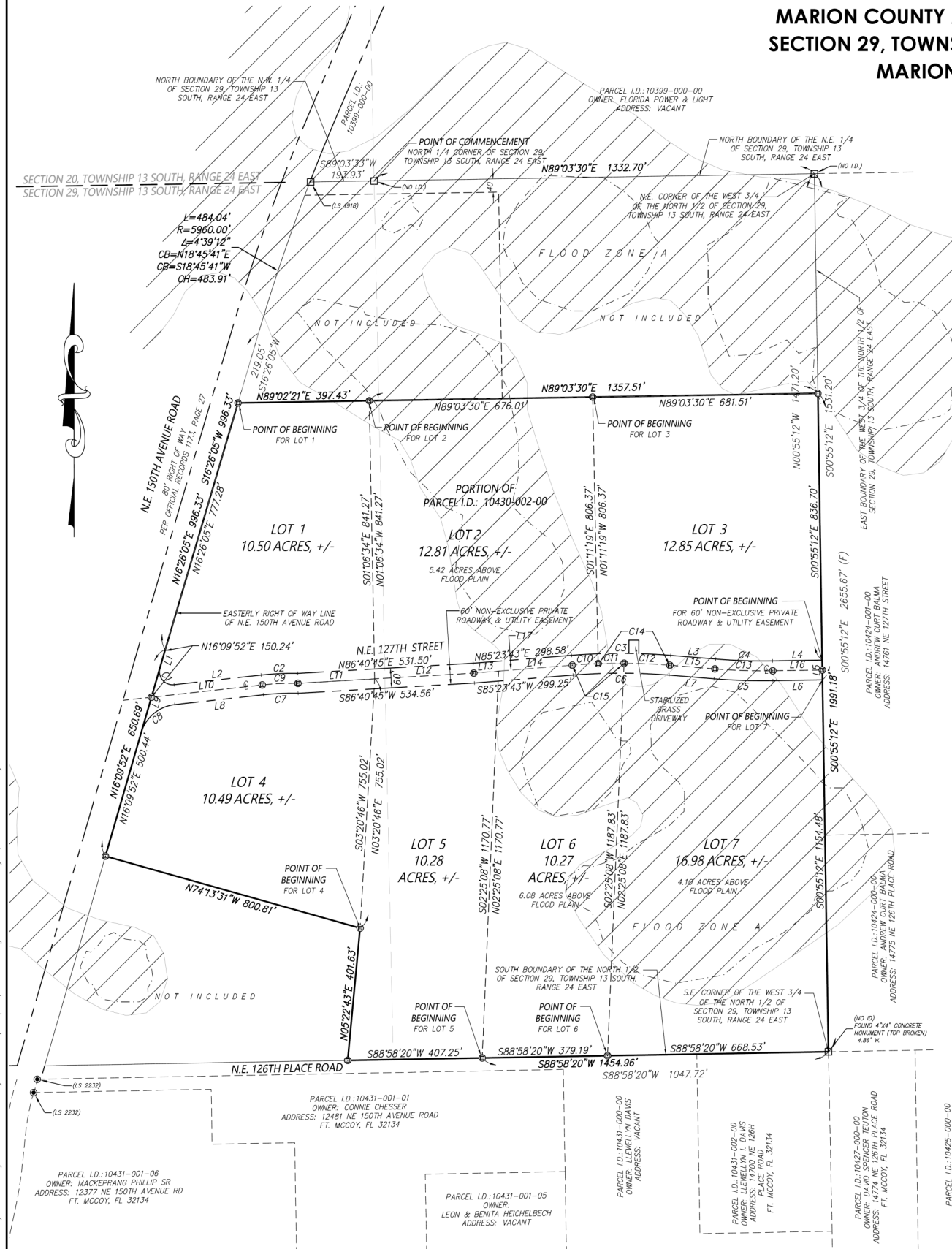
GREENWAY FARMS

Lot #	Acres	Price	Closing Costs	Down	Pmt
1	10.50	\$149,900	\$3,750	\$14,990	\$1,851
2	12.81	\$149,900	\$3,750	\$14,990	\$1,851
3	12.85	---			
4	10.49	\$149,900	\$3,750	\$14,990	\$1,851
5	10.28	\$159,900	\$4,000	\$15,990	\$1,975
6	10.27	\$137,900	\$3,450	\$13,790	\$1,703
7	16.98	---			
1a	10.01	\$109,900	\$2,750	\$10,990	\$1,366
2a	15.11	\$159,900	\$4,000	\$15,990	\$1,975
3a	10.27	\$149,900	\$3,750	\$14,990	\$1,851
8	12.00	tbd			
9	10.00	tbd			
10	14.50	tbd			
11	10.00	tbd			
12	10.00	tbd			
13	12.00	tbd			
14	18.50	tbd			
15	10.80	tbd			
16	12.00	tbd			



"GREENWAY FARMS"

MARION COUNTY AGRICULTURAL LOT SPLIT PLAN SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST MARION COUNTY, FLORIDA



LEGAL DESCRIPTION:

PARENT PARCEL:

A PORTION OF THE WEST 3/4 OF THE NORTH 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA LYING EAST OF N.E. 150TH AVENUE ROAD (AN 80 FOOT RIGHT OF WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 29, S.89°03'33"W, 193.93 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID N.E. 150TH AVENUE ROAD, SAID POINT BEING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5960.00 FEET, A CENTRAL ANGLE OF 04°39'12" AND A CHORD BEARING AND DISTANCE OF S.18°45'41"W, 483.91 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 484.04 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, S.16°26'05"W, 219.05 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, N.89°02'21"E, 397.43 FEET; THENCE N.89°03'30"E, 1357.51 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29; THENCE ALONG SAID EAST BOUNDARY, S.00°55'12"E, 1991.18 FEET TO THE S.E. CORNER OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 29, S.88°58'20"W, 1454.96 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.05°22'43"E, 401.63 FEET; THENCE N.74°13'31"W, 800.81 FEET TO A POINT ON AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF N.E. 150TH AVENUE ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.16°09'52"E, 150.24 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.16°26'05"E, 777.28 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 84.18 ACRES, MORE OR LESS.

LEGAL DESCRIPTIONS:

LOT 1

A PORTION OF THE WEST 3/4 OF THE NORTH 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA LYING EAST OF N.E. 150TH AVENUE ROAD (AN 80 FOOT RIGHT OF WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 29, S.89°03'33"W, 193.93 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID N.E. 150TH AVENUE ROAD, SAID POINT BEING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5960.00 FEET, A CENTRAL ANGLE OF 04°39'12" AND A CHORD BEARING AND DISTANCE OF S.18°45'41"W, 483.91 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 484.04 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, S.16°26'05"W, 219.05 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, N.89°02'21"E, 397.43 FEET; THENCE S.01°06'34"E, 841.27 FEET; THENCE S.86°40'45"W, 232.54 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 819.87 FEET, A CENTRAL ANGLE OF 07°33'28" AND A CHORD BEARING AND DISTANCE OF S.87°27'44"W, 108.07 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 108.15 TO THE END OF SAID CURVE; THENCE S.83°40'59"W, 337.33 FEET TO A POINT ON AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF N.E. 150TH AVENUE ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.16°09'52"E, 150.24 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.16°26'05"E, 777.28 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 10.50 ACRES, MORE OR LESS.

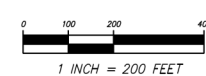
LOT 2

A PORTION OF THE WEST 3/4 OF THE NORTH 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA LYING EAST OF N.E. 150TH AVENUE ROAD (AN 80 FOOT RIGHT OF WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 29, S.89°03'33"W, 193.93 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID N.E. 150TH AVENUE ROAD, SAID POINT BEING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5960.00 FEET, A CENTRAL ANGLE OF 04°39'12" AND A CHORD BEARING AND DISTANCE OF S.18°45'41"W, 483.91 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 484.04 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, S.16°26'05"W, 219.05 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, N.89°02'21"E, 397.43 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N.89°03'30"E, 676.01 FEET; THENCE S.01°06'34"E, 841.27 FEET; THENCE S.86°40'45"W, 232.54 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 819.87 FEET, A CENTRAL ANGLE OF 07°33'28" AND A CHORD BEARING AND DISTANCE OF S.87°27'44"W, 108.07 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 108.15 TO THE END OF SAID CURVE; THENCE S.83°40'59"W, 337.33 FEET TO A POINT ON AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF N.E. 150TH AVENUE ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.16°09'52"E, 150.24 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.16°26'05"E, 777.28 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 12.81 ACRES, MORE OR LESS.

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
LB	LICENSED BUSINESS
LS	LAND SURVEYOR
CL	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD LENGTH
C.B.	CHORD BEARING
●	SET 5/8" IRON ROD & CAP (LB 8071)
□	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)



SURVEY NOTES:

- DATE OF SKETCH: FEBRUARY 1, 2022.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR REPLIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD, PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0350D AND 12083C0360D, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AND ZONE "A" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.
- THIS SKETCH IS BASED ON BOUNDARY SURVEY PREPARED BY THIS FIRM DATED FEBRUARY 25, 2021.
- THE LEGAL DESCRIPTIONS HEREON WERE WRITTEN BY THIS SURVEYOR.
- THIS AGRICULTURAL LOT SPLIT DOES NOT REPRESENT A PLAT OR BOUNDARY SURVEY.
- THERE SHALL BE NO FENCES CONSTRUCTED WITHIN THE NON-EXCLUSIVE PRIVATE ROADWAY AND UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON.
- WELLS AND SANITARY SEPTIC SYSTEMS ARE PROHIBITED WITHIN THE 100 YEAR FLOOD PLAIN.
- THE STOP SIGN AND STREET SIGN MUST BE INSTALLED IN ACCORDANCE WITH DETAILS T030 THROUGH T032 PER MARION COUNTY LAND DEVELOPMENT REGULATIONS.
- MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY IN THE MAINTENANCE OF THE NON-EXCLUSIVE PRIVATE ROADWAY AND UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON.
- LOTS 1 THROUGH 7 SHALL FRONT ON THE COMMON DRIVEWAY WITHIN THE NON-EXCLUSIVE PRIVATE ROADWAY AND UTILITY EASEMENT AND DRIVEWAYS CONNECTING TO IT SHALL MEET THE DRIVEWAY SPACING REQUIREMENTS ESTABLISHED BY MARION COUNTY CODE.
- THE PROPERTY SURVEYED MAY CONTAIN WETLAND AREAS THAT WERE NOT DETERMINED OR LOCATED AS PART OF THIS SURVEY.
- DRIVEWAY APRON SHALL BE PAVED TO A MINIMUM WIDTH OF 20 FEET WIDE FOR A LENGTH OF 20 FEET BEYOND THE RIGHT OF WAY LINE AND ALL OTHER DISTURBED AREAS IN RIGHT OF WAY SHALL BE SODED.

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHgsg.com
CERTIFICATE OF AUTHORIZATION - LB 8071

LOCATED IN SECTION 29,
TOWNSHIP 13 SOUTH, RANGE 24 EAST
MARION COUNTY, FLORIDA

MARION COUNTY AGRICULTURAL LOT SPLIT
FOR:
MG LAND TRUST ALS

FB/PG		FIELD DATE		JOB NO. 201133ALS	1 OF 1
N/A		02/25/21			
DRAWING DATE	BY	APPROVED	SCALE		
02/01/22	K.L.J.	C.J.H.	1" = 200'		

GREENWAY FARMS II

COMING SOON