

# 3.6± ACRES IN ORANGE SPRINGS

NE MARION CO., FLORIDA



- Nice wooded lots on paved road w/ large live oaks scattered throughout.
- Several wonderful homesites to choose from. Property recently cleared with heavy brush cutter.
  - A-1 zoning with minor deed restrictions (animals & mobiles permitted).
- Portions lie within FEMA FP but Marion County flood prone maps contradict FEMA and show more accurate picture of lower lands. The land speaks for itself, a must see.
- Property is comprised of 2.95± acres and 3.57± acres totaling 6.52± ac... BUY ALL OR PART.
- 1 mi. from Horseshoe Lake, 3 mi. from Ocklawaha River, 10 mi. from Ocala National Forest, 20 mi. from St. Johns River/Palatka.
  - #32 (3.57± acres): Tax ID #00009-000-02 2022 RE Taxes = \$23.26

## OWNER FINANCING AVAILABLE

10% Down, 10.9% Interest, 10 year amortization, 3 year balloon (Buyer pays all Closing Costs on Owner Financed Sales including Doc Stamps on Deed & Mortgage, Intangible Tax on Mortgage, Title Insurance, \$100 Loan Fee, \$10/mo. Collection Fee).

**STARTING AT \$51,900**

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

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

Phone: (352) 401-3755  
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Lot #	Acres	Price	Closing Costs	Down Pmt	Mo. Pmt
30	6.87	\$84,900	SOLD		
31	2.95	\$51,900	SOLD		
32	3.57	\$59,900	\$1,498	\$5,990	\$750

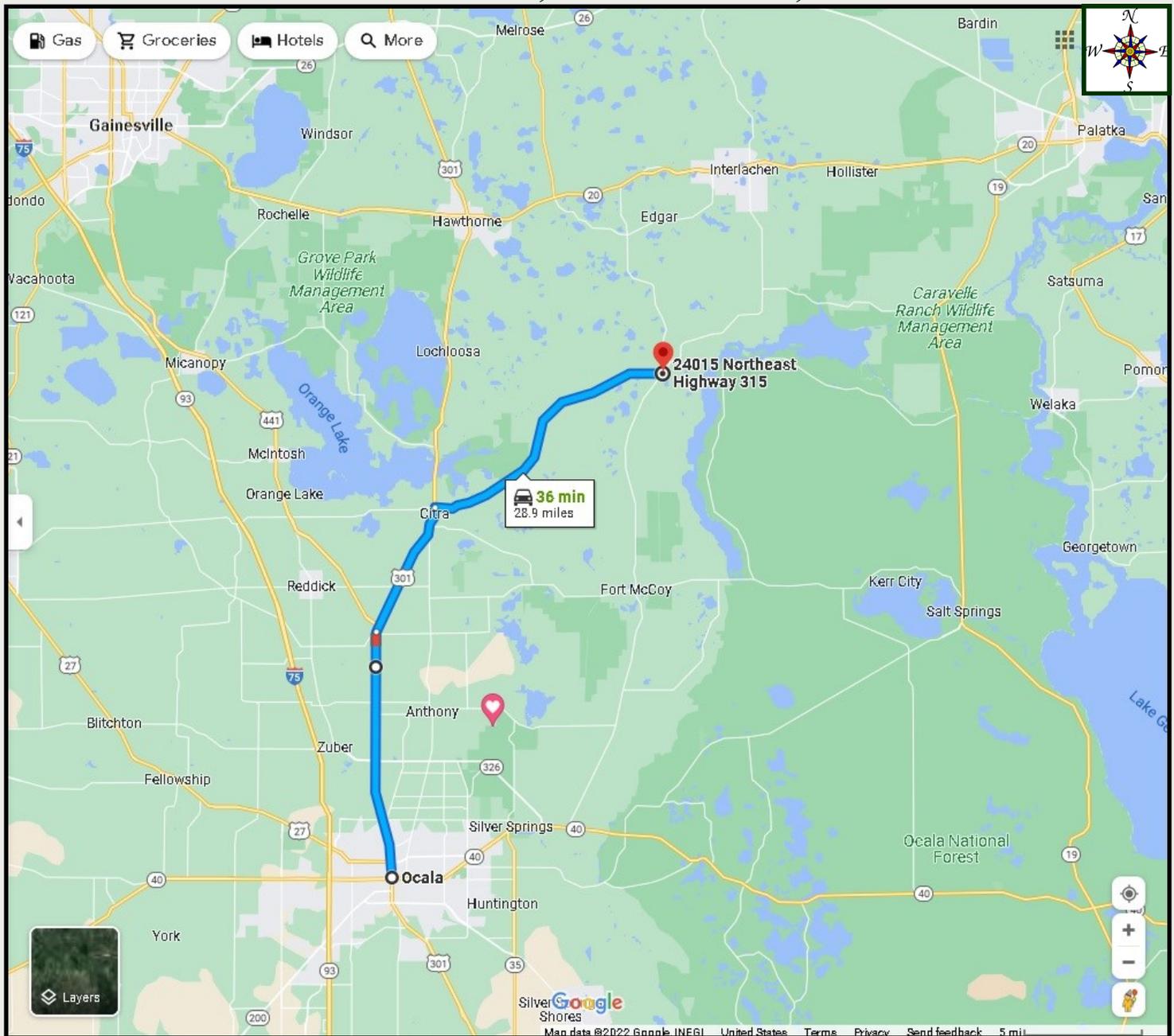


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# DIRECTIONS

24015 NE Hwy 315, Fort McCoy, FL 32134



## FROM OCALA:

- NORTH ON US Hwy 441/301;
- VEER RIGHT ON Hwy 301 TOWARDS CITRA/STARKE;
- RIGHT ON Hwy 318 TOWARDS ORANGE SPRINGS UNTIL DEAD ENDS INTO Hwy 315;
- PROPERTY ENTRANCE DIRECTLY ACROSS STREET.

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