

# BLUE RUN RANCHES

## *987 Residential Lots*

DUNNELLON, MARION COUNTY, FLORIDA



**987± ACRES FOR ONLY \$20,000 acre!**

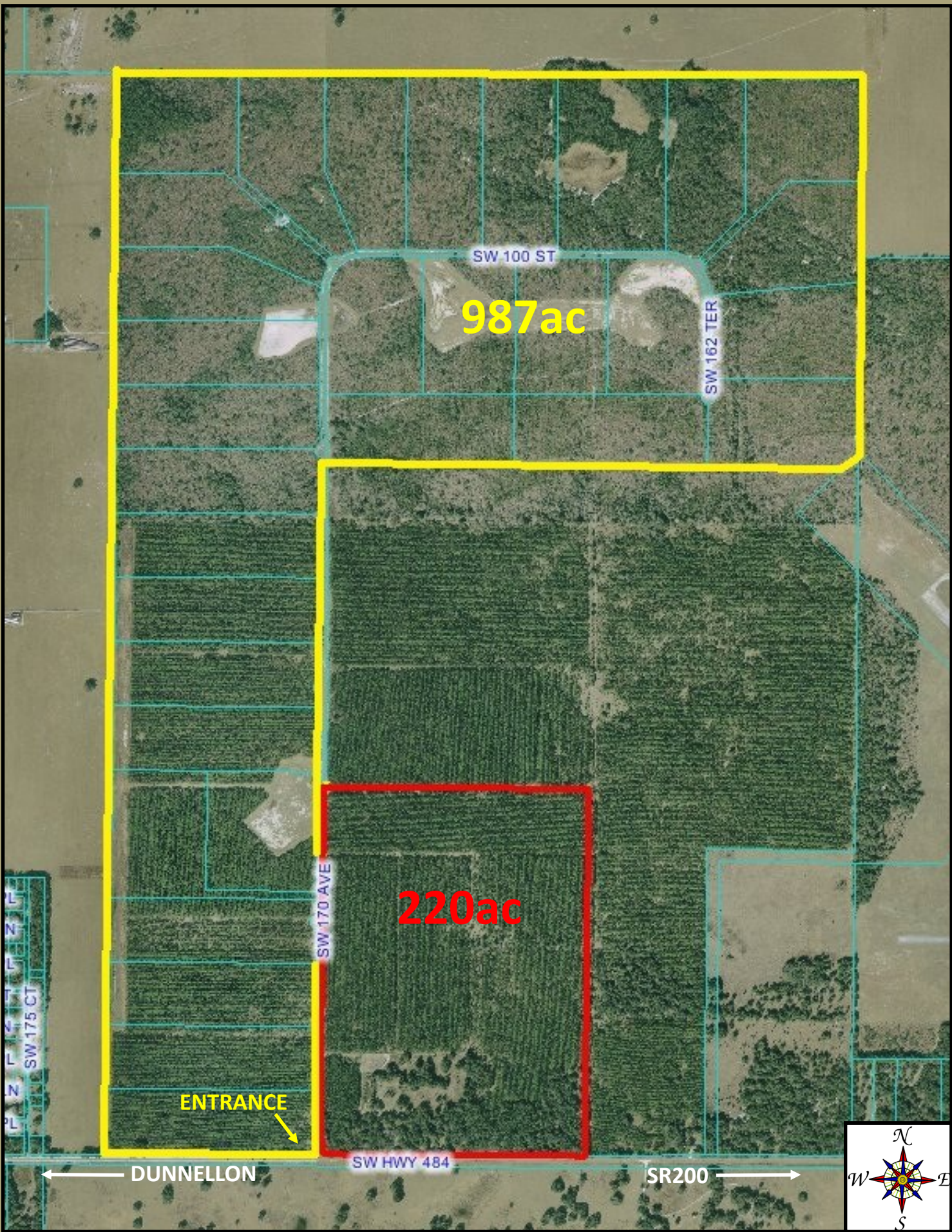
- Fully constructed and platted equestrian community on a vast 987± acre park-like estate centrally located to Ocala and The Villages.
- Recently Annexed into the City Limits of Dunnellon and approved for 987 single family residential lots! AN INVESTOR'S/DEVELOPER'S DREAM PROPERTY!
- **Land Use:** Low Density Residential                      **Zoning:** R-1 (One unit per Acre)
- **OVER \$2 MILLION in existing improvements** including, landscaped/gated entrance, over **2.5 miles of interior paved roads**, **5 substantial DRA's**, PLUS 1/2 mile of paved road frontage on Hwy 484.
- 2021 RE Taxes = \$2,687 (Agricultural Exemption).
- Various RE Tax Parcel ID #'s 34805-001-00 thru 34805-032-00.
- Additional 220± adjoining acres also available, Zoned Commercial, (call McBride Land for details).
- Entire 987± acres being offered for... **\$19,740,000**

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



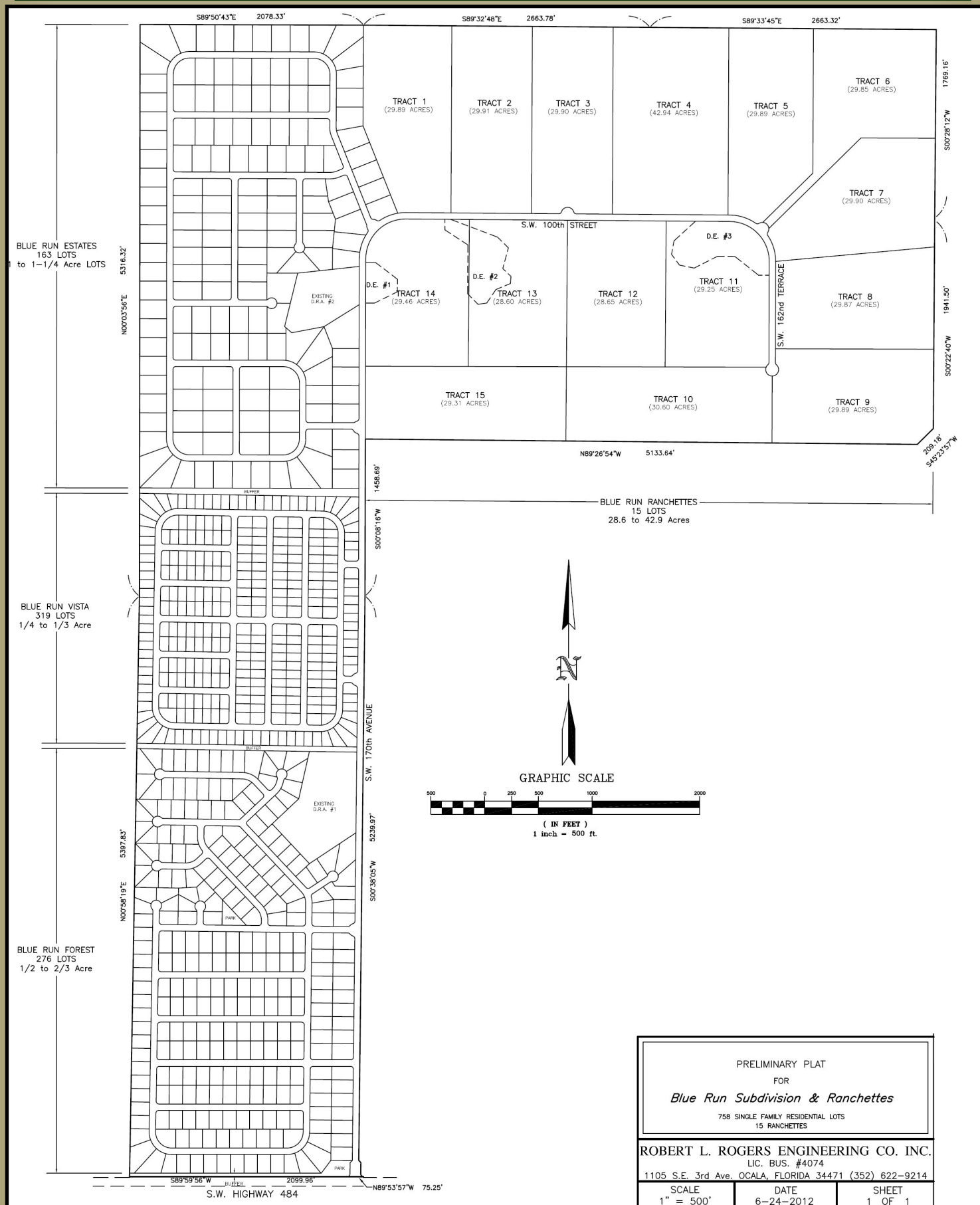
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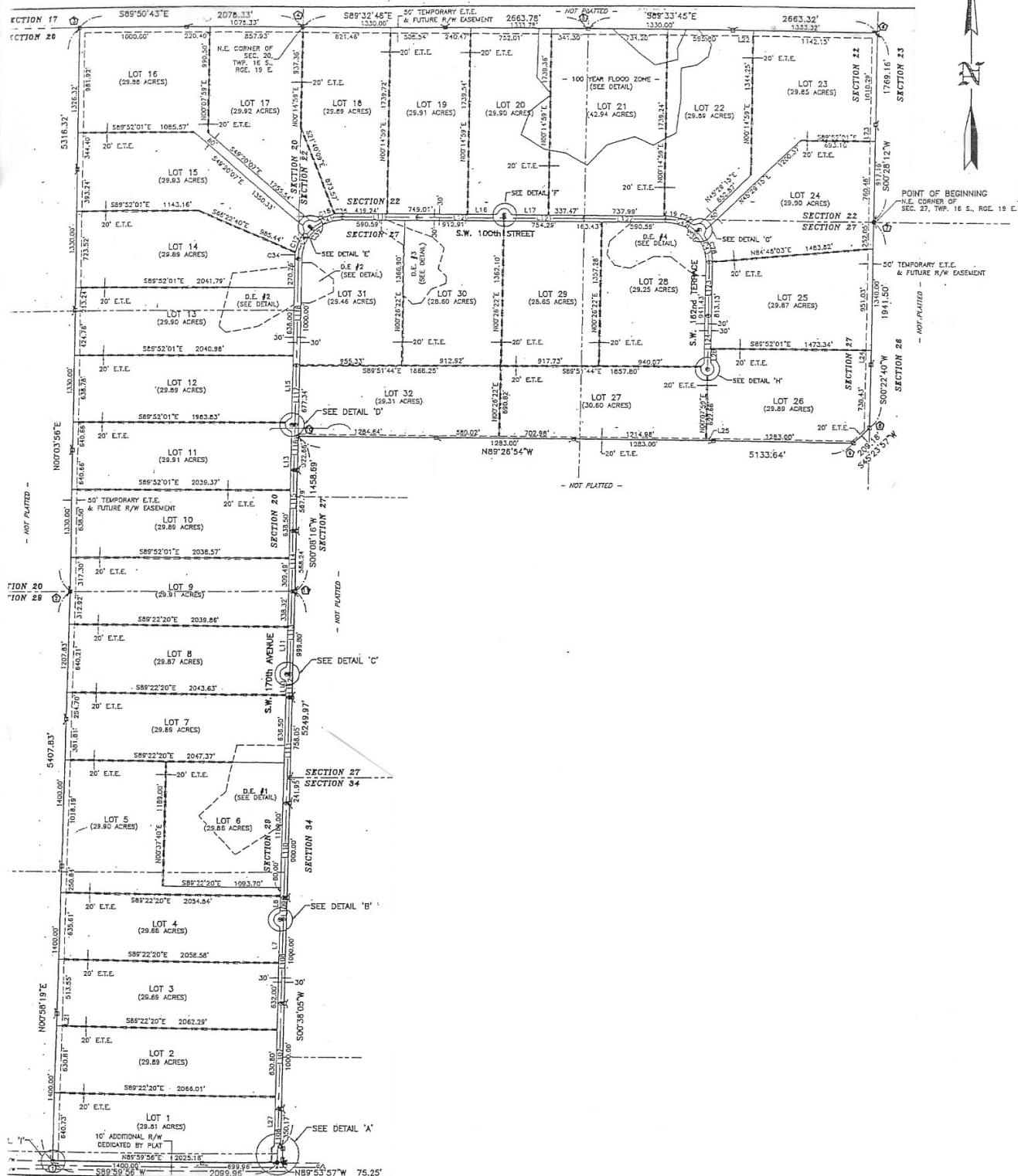


# CONCEPTUAL MASTER PLAN

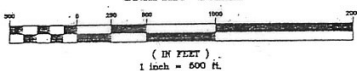


# 987± ACRES / RESIDENTIAL

## BLUE RUN RANCHES

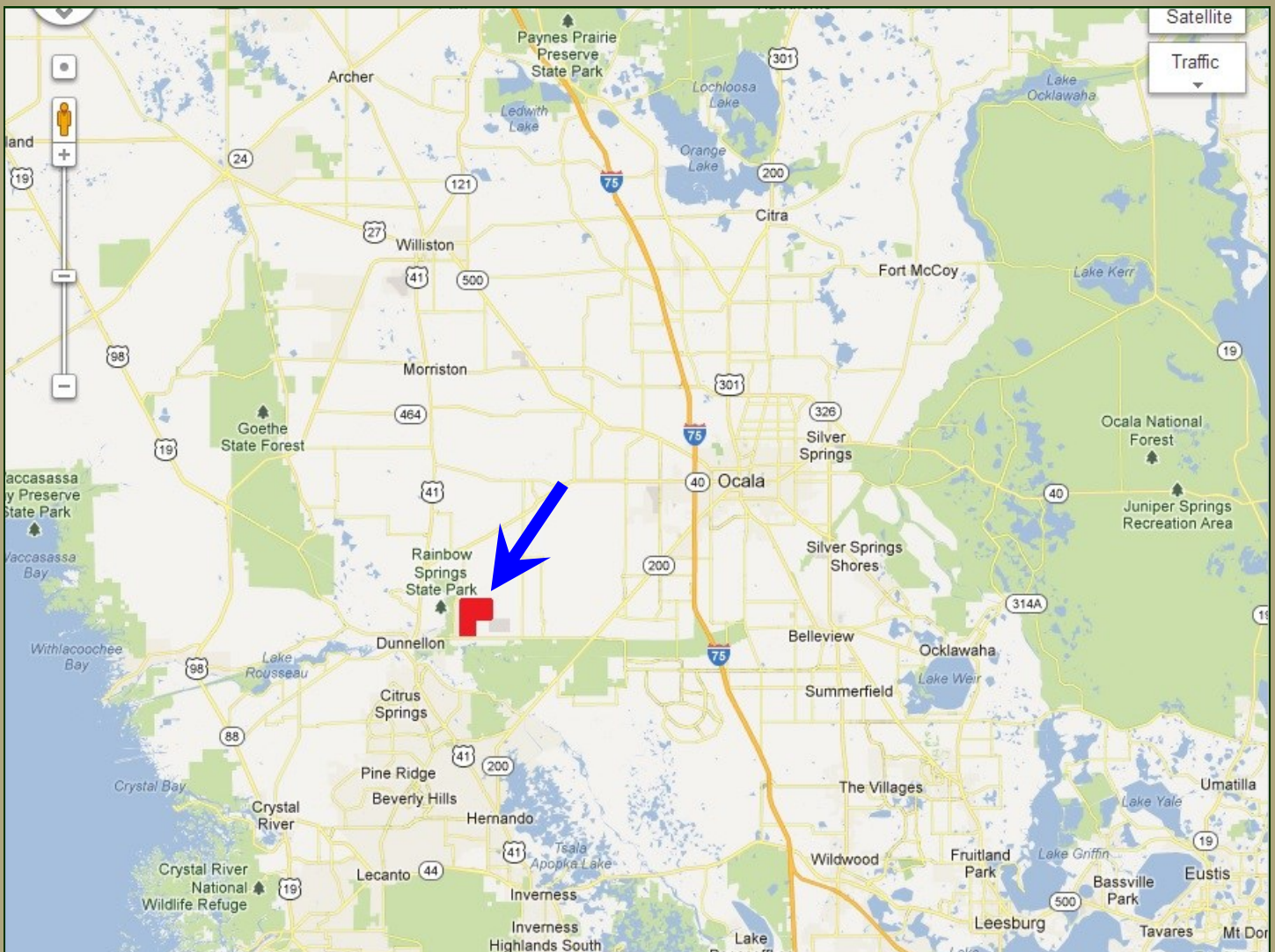


GRAPHIC SCALE



# DIRECTIONS

## BLUE RUN RANCHES EQUESTRIAN ESTATES



### From Ocala:

Take SR 200 SW. Make Right (heading West) on Hwy 484 towards Dunnellon. Property located approximately 6.5 miles down on the Right (North Side of the Road). Signs visible from the road.



1553 S.E. Fort King St. • Ocala, Florida 34471

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