

BLUE RUN RANCHES

987 Residential Lots

DUNNELLON, MARION COUNTY, FLORIDA



987± ACRES FOR ONLY \$25,330 acre!

- Fully constructed and platted equestrian community on a vast 987± acre park-like estate centrally located to Ocala and The Villages.
- 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.
- 2025 RE Taxes = \$2,300 (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... **\$25,000,000**

www.mcbrideland.com



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

SW 100 ST

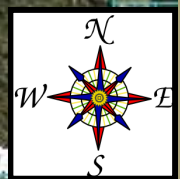
987ac

SW 162 TER

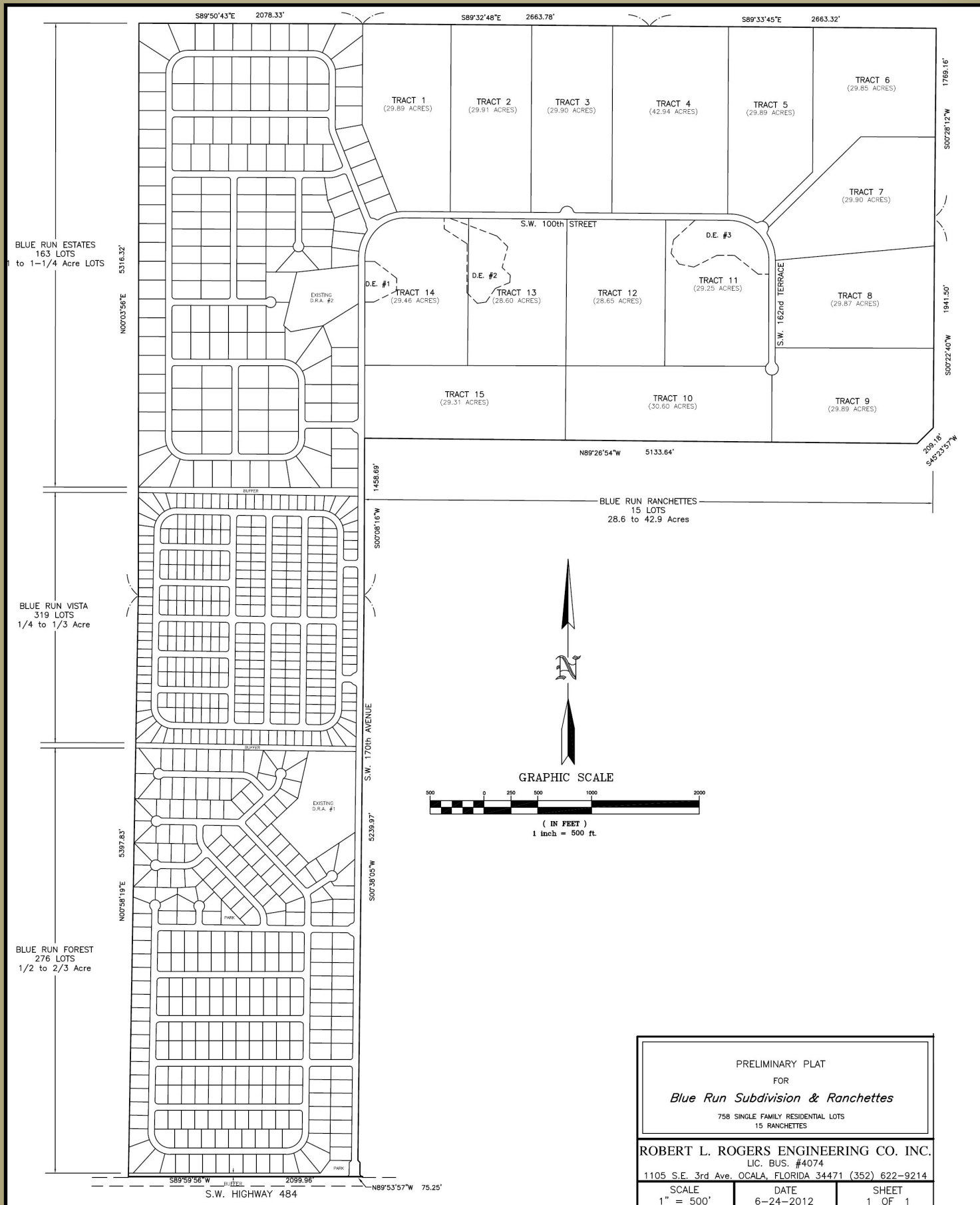
SW 470 AVE

220ac

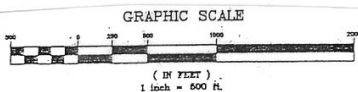
ENTRANCE



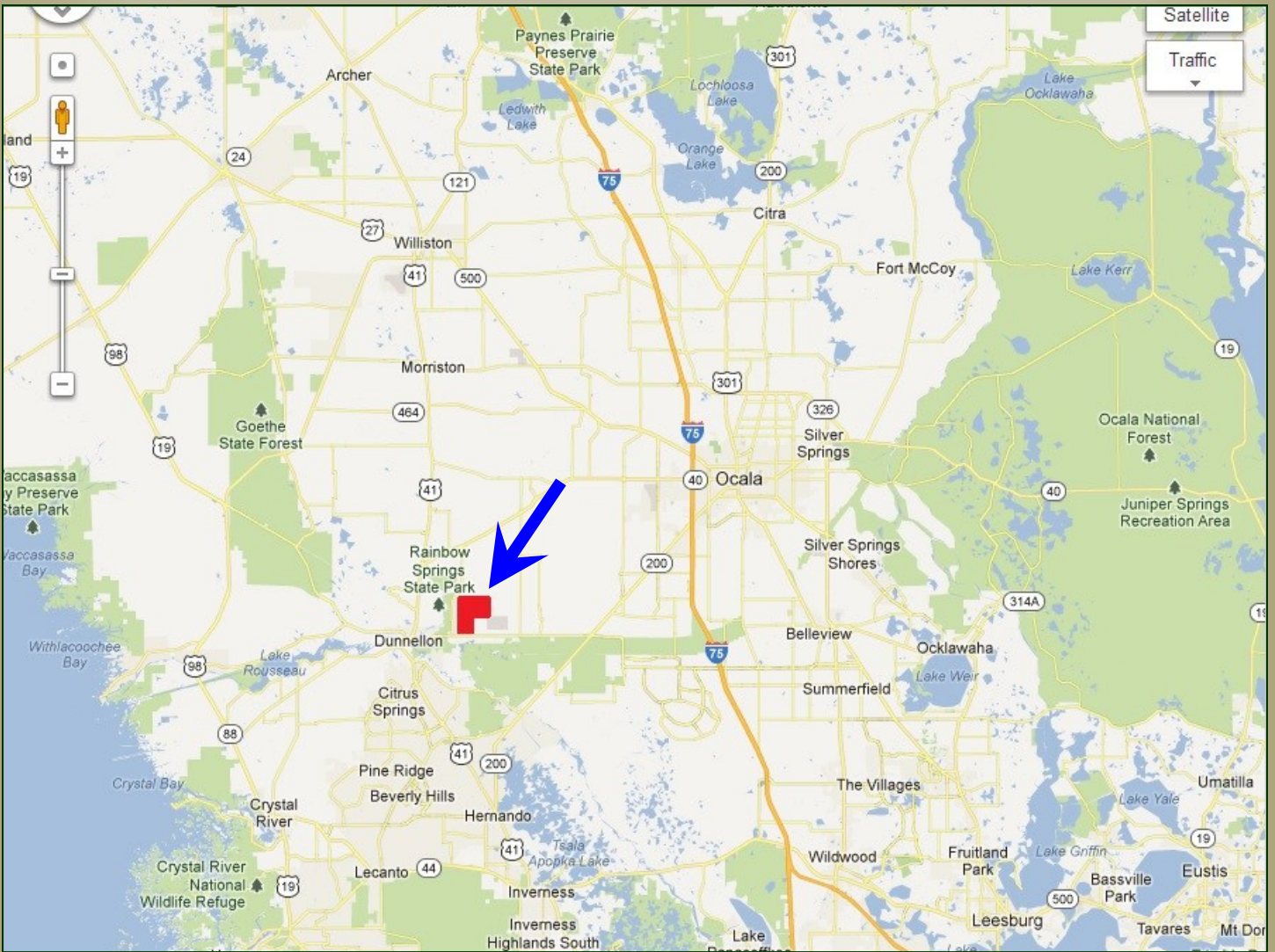
CONCEPTUAL MASTER PLAN



BLUE RUN RANCHES



BLUE RUN RANCHES EQUESTRIAN ESTATES



From Ocala:

Take SR 200 SW. Make Right (heading West) on Hwy 484 towards Dunnelon. 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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