

Cross Property 360 Property View

10ac (#15) NE 56TH COURT, ANTHONY, Florida 32617

Listing

OM650143 10ac (#15) NE 56TH CT, ANTHONY, FL 32617



County: Marion
Subdiv: THUNDER RANCH
Style: Pasture
On Market Date: 12/13/2022
Total Acreage: 10 to less than 20
Price Per Acre: \$17,334.00
For Lease: No
Flood Zone Code: X & A
Status: Active
List Price: \$174,900
Special Sale: None
ADOM: 0
CDOM: 0
Pets: Number Limit, Yes

10+ acres in an Equestrian Estate subdivision on expansive 371± acre park-like setting. Entire subdivision consists of 33 lots ranging in size from 10 - 18 acres. Property is accessed through private, gated entrance with ornate stone accents. This listing is for lot #15. There are over 2.25 miles of paved roads, underground electric, ornamental street lights & signs, bridle trails, rolling hills & towering oaks. HOA fees = \$600/lot/year. Deed Restricted, site built homes only with minimum sf requirements of 2,200 living & 2,900 under roof. Guest houses permitted so up to 2 homes per lot (lots cannot be further subdivided). Horses & Cattle welcome (maximum of one animal per acre). Board fencing required (3 or 4 board or such other fencing approved by ARB).

Land, Site, and Tax Information

Legal Desc: Lot 15, THUNDER RANCH, according to the plat thereof as recorded in Plat Book 11, Pages 54-57, Public Records of Marion County, Florida.

SE/TP/RG: 36-13-22	Zoning: A1	Block/Parcel: 15
Subdivision #:	Future Land Use:	Front Footage: 697
Tax ID: 08518-015-00	Zoning Comp: Yes	Front Exposure:
Taxes: \$1,507	Tax Year: 2022	Lot #: 15
Homestead:	Annual CDD Fee:	Other Exemptions:
AG Exemption YN: No	CDD:	
Add Parcel: No	# of Parcels:	Additional Tax IDs:
Ownership: Fee Simple		Complex/Comm Name:
Book/Page: 11/54		Land Lease Fee:
Lot Dimensions: 697' X 630'	Lot Size Acres: 10.09	Lot Size: 439,520 SqFt / 40,833 SqM
Water Frontage: No	Waterfront Ft: 0	
Utilities: Electricity Available, Street Lights		
Sewer: Septic Needed		
Horse Amenities:	Road Surface Type: Asphalt, Paved	
Road Responsibility: Private Maintained Road		

Community Information

Community Features: Deed Restrictions, Horses Allowed	HOA / Comm Assn: Yes	HOA Fee: \$600	HOA Pmt Sched: Annually	Mo Maint\$(add HOA):
Assn/Manager Name: TBD			Assn/Manager Email:	
Assn/Manager Phone:			Assn/Manager URL:	
Master Assn/Name: No			Master Assn Fee:	Master Assn Ph:
Fee Includes: Private Road				
Pet Size:			# of Pets: 9	
Max Pet Wt:			Pet Restrictions: Horses & Cattle allowed, 1 per acre.	
Amenities w/Addnl Fees:			Association Amenities: Fence Restrictions, Gated, Trails	

Realtor Information

List Agent: Nathan Garcia	List Agent ID: 271512747	List Agent Direct: 352-401-3755
E-mail: ngarcia@mcbrideland.com	List Agent Fax: 352-401-3757	List Agent Cell: 352-362-5226
Office: MCBRIDE LAND & DEV CO		Office ID: 271500068
Original Price: \$174,900	Office Fax: 352-401-3757	Office Phone: 352-401-3755
Previous Price:	Price Change:	Expiration Date: 12/11/2023
Owner: MCBRIDE THUNDER RANCH, LLC	Owner Phone:	Listing Type: Exclusive Right To Sell
Listing Service Type: Full Service	Bonus:	Bonus Exp Date:
Single Agent: 3%	Non-Rep: 0%	Trans Broker: 3%
Dual Variable Compensation YN: No		
Realtor Info: AS-IS		

Showing Instructions: Appointment Only, Call Listing Agent, Call Listing Office, Gate Code Required
Driving Directions: East on SR 40 (aka Silver Springs Blvd) to NE 58th Avenue (aka Baseline Road or CR 35). Left (North) on Baseline Rd for 5 miles until dead ends into NE 97th St. Rd. Left (West) on NE 97th St. Rd. for 1.7 miles to NE 41st Terr. Right (North) on NE 41st Terr. for 0.8 miles to NE 105th Pl. Right (East) on NE 105th Pl. for 0.5 miles to NE 47th Ave. Left (North) on NE 47th Ave for 0.5 miles to property entrance on Right. APPOINTMENT ONLY.

Realtor Remarks: Principals of Seller are licensed RE Broker's and will have financial interest in Sale. Property being sold As-Is. Commission payable only upon successful closing. APPOINTMENT ONLY. Realtors must accompany all showings.

Seller's Preferred Closing Agent

Closing Agent Name:	Phone:
Email:	Fax:
Address: , Florida	
Closing Company Name:	

Photos



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