

OCALA LAKE ESTATES

10 \pm AC • 20 \pm AC • 30 \pm AC • UP TO 203 \pm AC

FORT MCCOY, ORANGE SPRINGS, NE MARION CO., FLORIDA



- 1 \pm miles of paved rd frontage, a 55ac lake & several ponds... OLD FLORIDA CHARM!
- Beautiful pastures studded w/ magnificent live oaks, palms, TONS of wildlife (deer, turkey, ducks, etc.).
 - Property is completely perimeter fenced.
- 4 \pm miles of interior limerock based roads with ditches... Tremendous value and division potential.
 - Zoning: A1 / Land Use: Rural Lands (1 unit per 10 acres).

Lot #	Parcel #	Acres	Price	\$/ac	Closing Costs	Down Payment	Monthly Payment
1	0014-001-000	13.12	\$129,900	\$9,901	\$3,250	\$12,990	\$1,614
2	0014-002-001	11.09	\$99,900	\$9,008	\$2,500	\$9,990	\$1,244
3	0014-002-002	10.43	\$99,900	\$9,578	\$2,500	\$9,990	\$1,244
4	0014-002-003	11.08	\$109,900	\$9,919	\$2,750	\$10,990	\$1,367
5	0014-003-001	10.20	\$139,900	\$13,716	\$3,500	\$13,990	\$1,738
6	0014-002-000	57.29	\$429,900	\$7,504	\$10,750	\$42,990	\$5,318
7	0014-003-000	27.75	\$239,900	\$8,645	\$6,000	\$23,990	\$2,972
8	0014-004-000	62.00	\$499,900	\$8,063	\$12,500	\$49,990	\$6,183

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.

Data contained herein is for informational purposes only. Buyer must perform their own inspections on the land being offered for sale in this brochure.

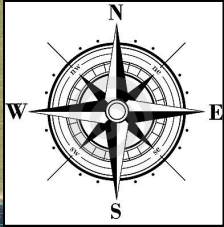


Phone: (352) 401-3755

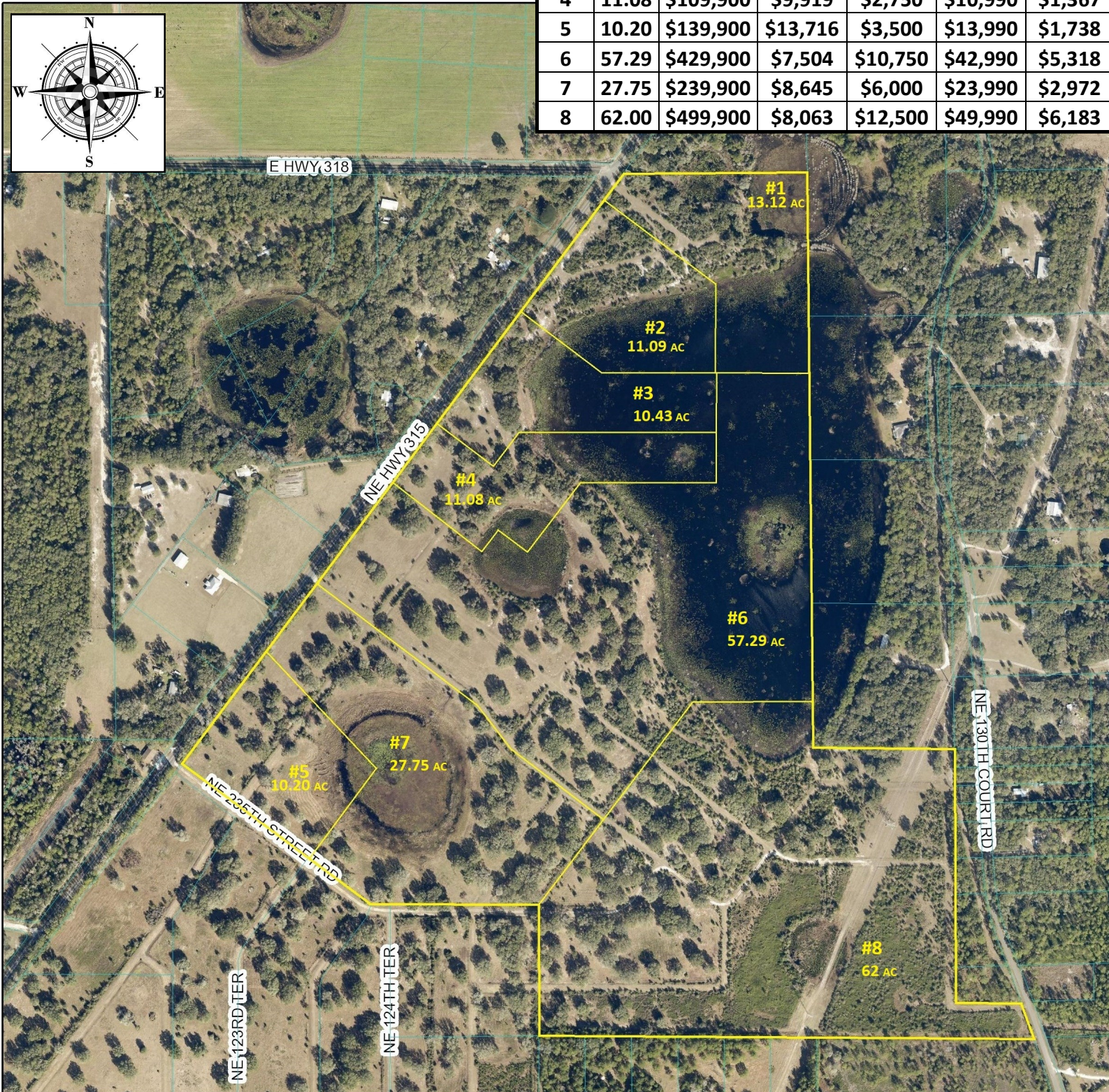
www.mcbrideland.com



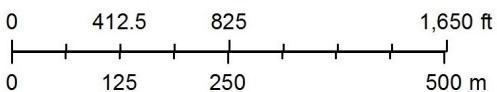
Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser



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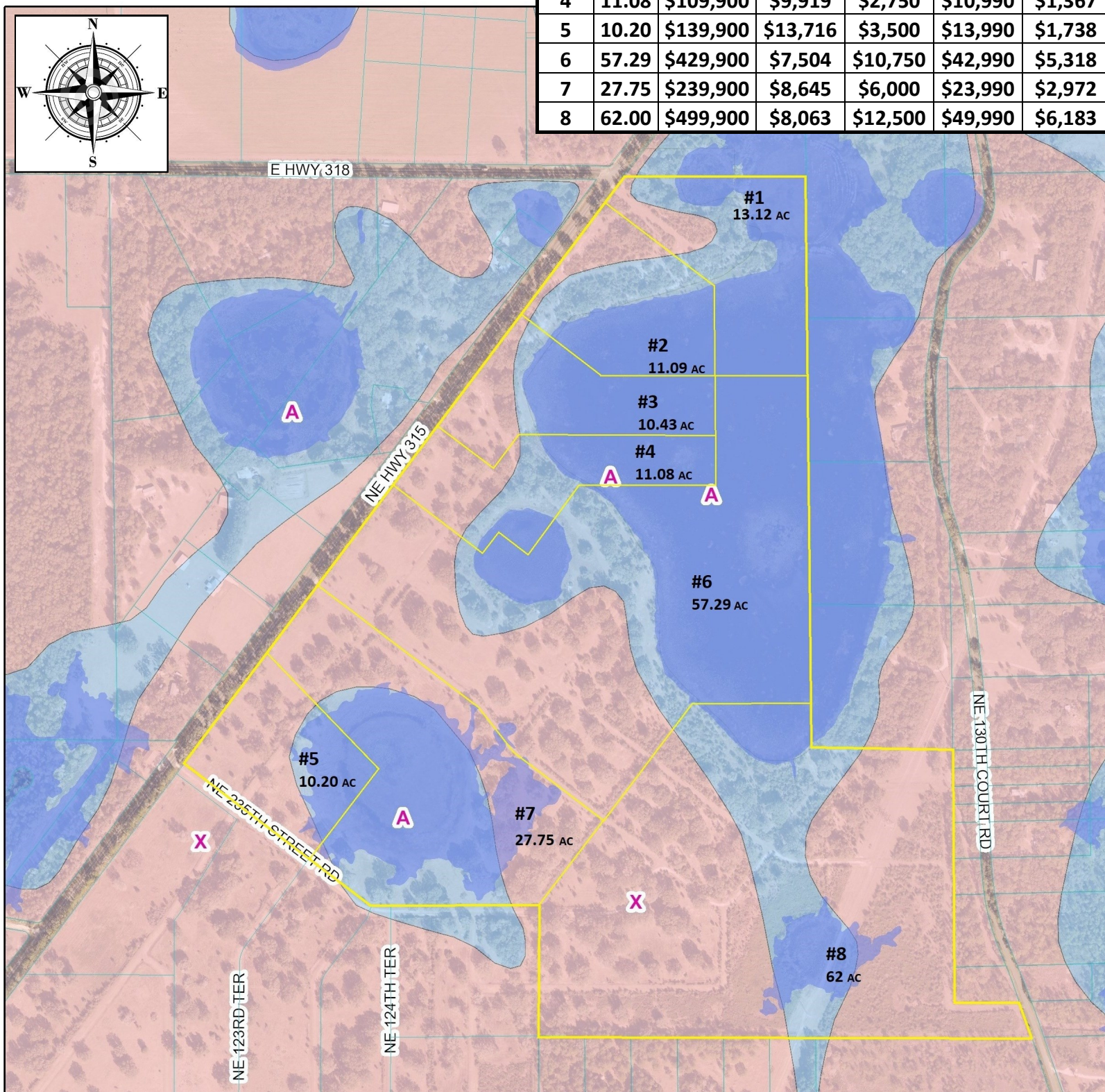
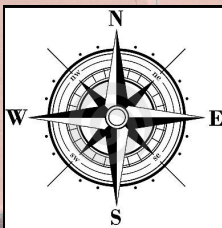
5/10/2023

Marion County Property Appraiser
Marion County, FL

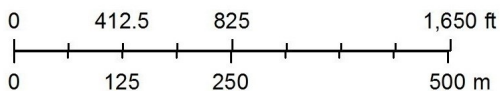


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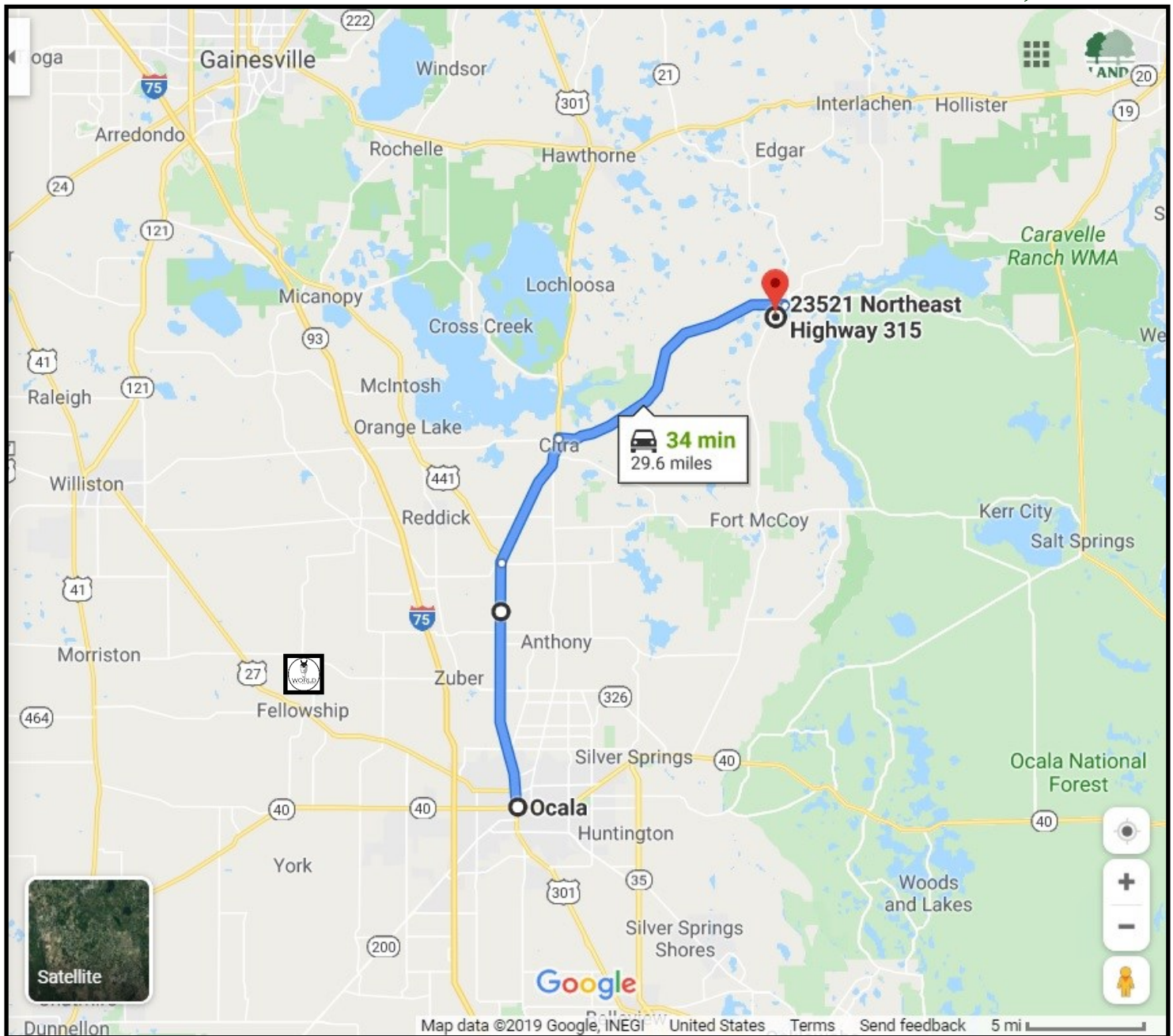


5/10/2023

Marion County Property Appraiser
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DIRECTIONS

Ocala Lake Estates • Fort McCoy • NE Marion Co., FL



FROM OCALA:

- North on Hwy 441/301
- Veer Right onto Hwy 301 heading towards Citra/Starke
- Right on Hwy 318 in Citra until dead ends into Hwy 315.
- Property is directly across the street from the 318/315 intersection.

SHOWN BY APPOINTMENT ONLY

23521 NE HWY 315, FORT MCCOY, FL 32134