MLS #OM673796

BLUE RUN RANCHES Commercial & Industrial Center

DUNNELLON, MARION COUNTY, FLORIDA













220± ACRES OFFERED

\$5,500,000

- Close to City Limits of Dunnellon & Dunnellon Airport HUGE UPSIDE POTENTIAL for a savvy investor!!!
- Land Use: Specialized Commerce District
- Zoning: 138.48 acres of B5 (Heavy Business)

81.28 acres of M1 (Light Industrial)

- Approximately ½ mile of paved road frontage on Hwy 484.
- Marion Co. Tax ID #34809-000-00 (2023 RE Taxes = \$725.42)
- Owner willing to divide (subject to pricing adjustment).
- Additional 987± acres, zoned residential, also available (details upon request).

www.mcbrideland.com

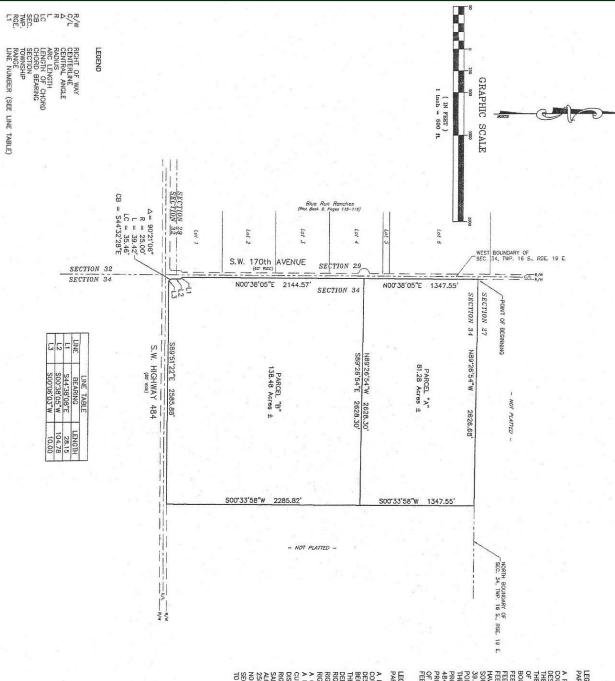


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PARCEL "A"

A PORTION OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA LYING NORTH OF S.W. HIGHWAY 484, BEING WORF PARTICULARLY DESCRIBED AS FOLLOWS.

THE NORTH 1347,35 FEET OF THE FOLLOWING: BEGIN AT THE INTERSECTION OF THE NORTH BOUNDARY OF SAID SCIENCIS 34 WITH THE EAST RIGHT-OF-WAY UNE OF SAW, 170th AVENUE (80 FEET WIDE); THENCE DEPARTING SAD NORTH BOUNDARY, PROCEED SOUTHOUS SAID RIGHT-OF-WAY LINE SOJ 360 SW, 104.78 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOJ 360 SW, 104.78 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOJ 360 SW, 104.78 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOJ 360 SW, 104.78 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOJ 360 SW, 104.78 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE SOJ 360 SW, 104.78 FEET (CHORD BEARING AND DISTANCE OF SA4"32"28"E, 33.48 FEET) TO A CENTRAL ANGLE OF SOJ SCIENCE AND SAID SOM WORTH RIGHT-OF-WAY LINE OF SW, HIGHWAY 484 (80 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW, HIGHWAY 484 (80 FEET) WORTH AND SAID EAST RIGHT-OF-WAY LINE OF SW, HIGHWAY 484 (80 FEET) WORTH AND SAID EAST RIGHT-OF-WAY LINE OF SW, HIGHWAY 484 (80 FEET) WORTH AND SAID EAST RIGHT-OF-WAY LINE OF SW, HIGHWAY AND SAID RIGHT-OF-WAY LINE OF SW, HIGHWAY AND SAID RIGHT-OF-WAY LINE OF SW, HIGHWAY LINE, PROCEED NOO33'59E'E, 3633.37 FEET TO THE AFOREMENTIONED NORTH BOUNDARY, 2628.68 FEET TO THE AFOREMENTIONED NORTH BOUNDARY, 2628.68 FEET TO THE AFOREMENTIONED NORTH BOUNDARY, 2628.68 FEET TO THE POINT OF BEGINNING.

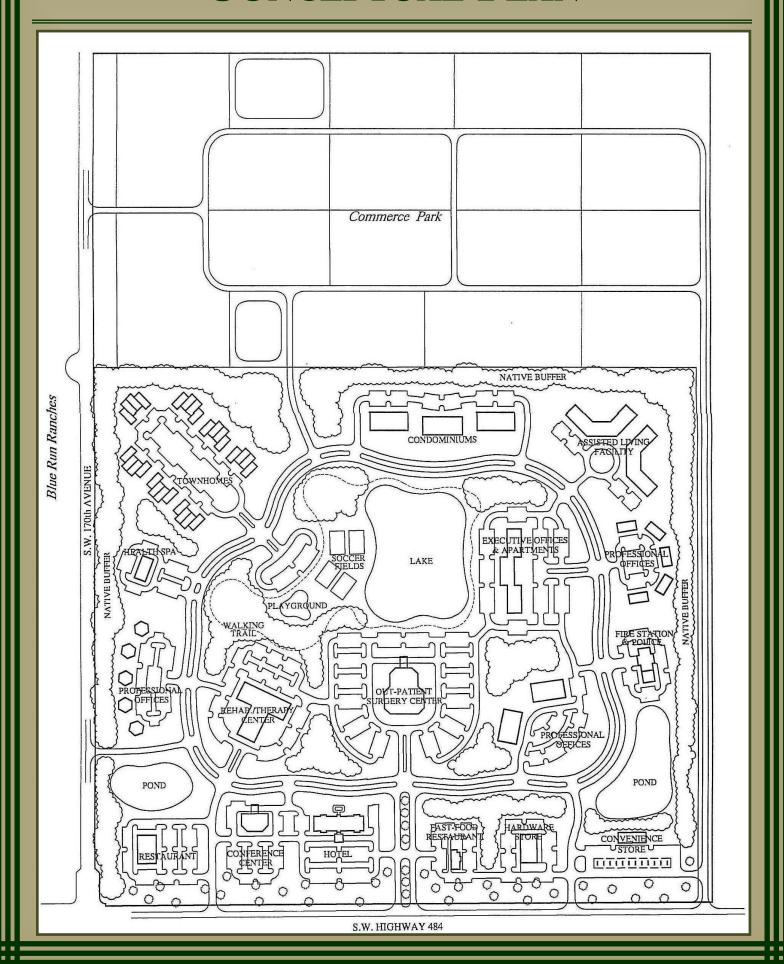
LEGAL DESCRIPTION PARCEL "B"

A PORTION OF SECTION 34, TOWNSHIP IS SOUTH, PANGE 19 EAST, MARION COUNTY, FLORIDA LYING NORTH OF S.W. HIGHWAY 484, BEING WORE PARTICULARLY DESCRIBED SA FOLLOWS, PARTICULARLY DESCRIBED SA FOLLOWS, PARTICULARLY DESCRIBED SA FOLLOWS, PROBLEM STATEMENT SA FOLLOWS, PROBLEM SOUTH SECTION 34 WITH BEGIN AT THE INTERSECTION OF THE NORTH BOUNDARY OF SAID SECTION 34 WITH EAST RIGHT-OF-WAY LINE 342.12 FEET, THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE 342.12 FEET, THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE 342.12 FEET, THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE 300.38 IOST A RADIUS OF 52.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CLIRAR AND SAID RIGHT-OF-WAY LINE, 39.42 FEET (CHORD BEARING AND DISTANCE OF 544.321.28°E, 35.46 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW. HIGHWAY 484 (30 FEET) WIED SEPARTING SAID LEST RIGHT-OF-WAY LINE OF SW. HOWNAY 484 (30 FEET) WIED SEPARTING SAID LEST RIGHT-OF-WAY LINE OF SW. HOWNAY 484 (30 FEET) WIED SEPARTING SAID NORTH BOUNDARY OF 528.58.8 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF SW. HOWNAY 484 (30 FEET) WIED SEPARTING SAID NORTH BOUNDARY OF SECTION 34, THENCE MESSESSES AND ARCHIT-OF-WAY LINE OF SW. HOWNAY AND ARCHIT BOUNDARY OF SECTION 34, THENCE MESSESSES AND ARCHIT-OF-WAY LINE OF SW. HOWNAY LINE, PROCEED SEPSTIZE'S ALONG SAID NORTH BOUNDARY OF SECTION 34, THENCE MESSESSES AND ARCHIT SECTION AFFILE PROCEED SERVISTES TO THE AFOREMENTIONED NORTH BOUNDARY OF SECTION 34, THENCE MESSESSES AND ARCHIT SECTION AFFILE PROCEED SERVISTES TO THE AFOREMENTIONED NORTH BOUNDARY OF SECTION 34, THENCE MESSESSES AND ARCHIT SECTION AFFILE PROCEED SERVISTES TO THE AFOREMENTIONED NORTH BOUNDARY OF SECTION 34, THENCE SOUTH 34, THENCE SAID SECTION 34, THENCE SECTION 34, THENCE SOUTH 34, THENCE SOUTH 34, THENCE SOUT



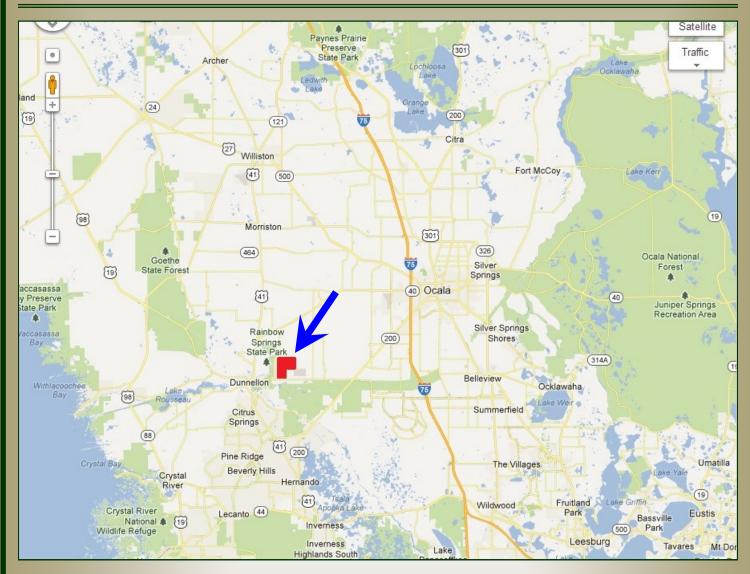
SCALE D. 10-18	ROBERT L. ROGERS ENGINEERING CO. INC. LIC. BUS. #4074	SANDY McBRIDE, TRUSTEE	A SKETCH OF LEGAL DESCRIPTIONS
DATE 10-18-2007	JERS ENGINEER LIC. BUS. #4074 CALA, FLORIDA 32671	DE, TRUSTE	GAL DESCRIPT
SHEET 1 OF 1	XING CO. INC. (352) 622–9214	H	HONS

CONCEPTUAL PLAN



DIRECTIONS

Blue Run Ranches Industrial & Commercial



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.

