

84±AC

MCINTOSH, NW MARION CO., FLORIDA



- Beautiful Land in convenient yet secluded location only 2mi. from WEC Jockey Club.
- Cleared/pasture & wooded - Century Old Live Oaks & Towering Pines.
- Incredible elevation changes ranging from 200' to 100' making for beautiful views.
- 1,800ft + of Paved Road frontage on NW 193rd.
- Tons of wildlife - nature lovers take notice!
- Zoning - A1 / Land Use - Rural Lands (1 unit per 10 acres).

OFFERED AT \$15,495/AC

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

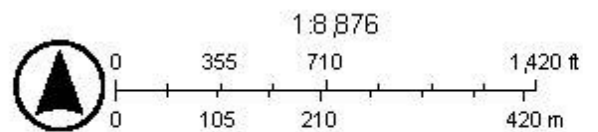
Mobile: (352) 459-5283

www.mcbrideland.com

Marion County Property Appraiser



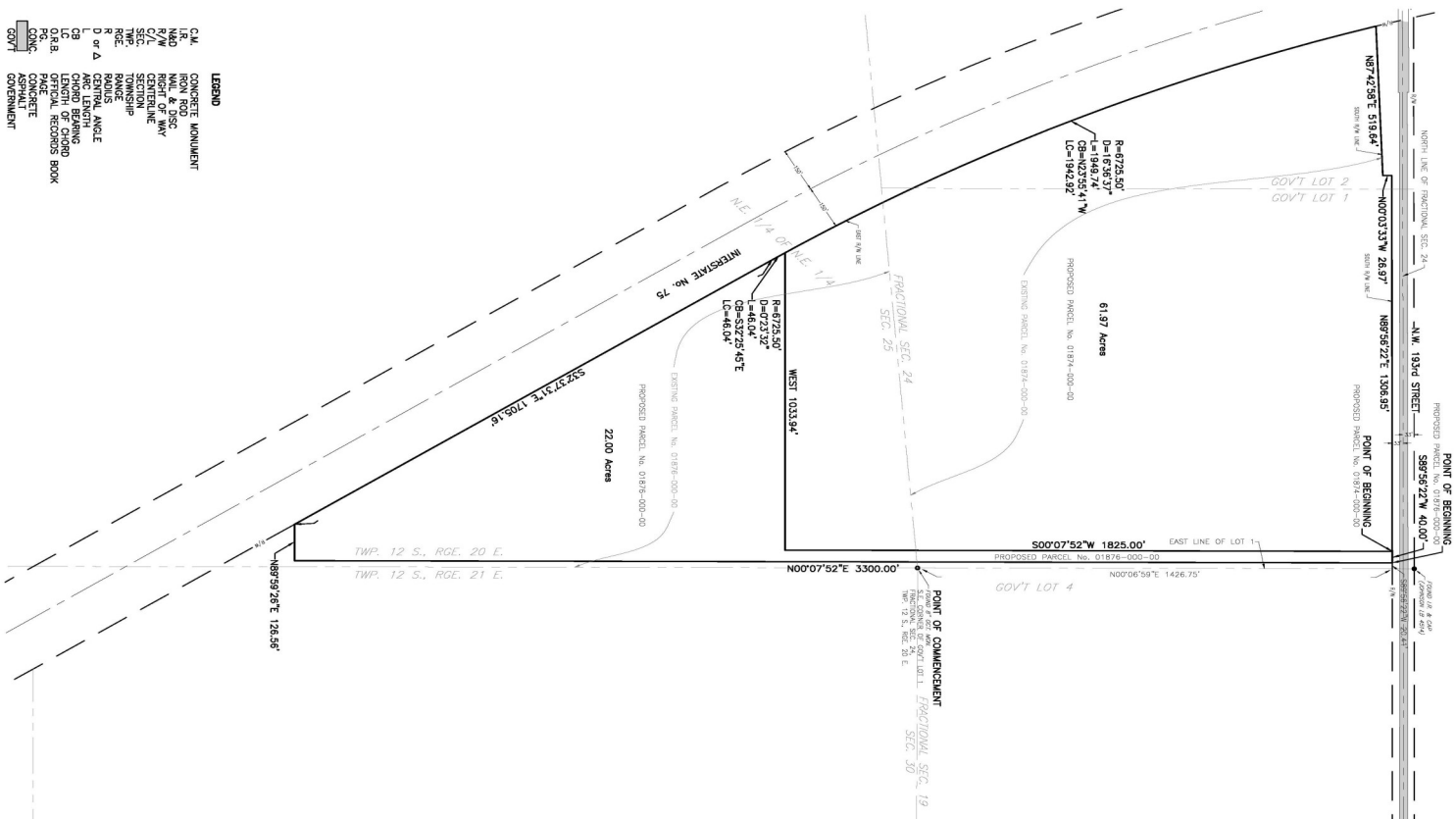
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Marion County, Florida - Use at your own risk.

DISCLAIMER: Work in progress compiled solely for your reference and purpose of property assessment. These are NOT surveys. No warranties, expressed or implied, are provided with this data, its use,





- LEGEND**
- CM CONCRETE MONUMENT
 - LR IRON ROD
 - NAD NAIL & DISC
 - C/W CENTER LINE
 - S/C SECTION
 - R/W R/W
 - R/R R/W
 - R/R RADIUS
 - D or Δ CENTRAL ANGLE
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - PC PAUSE
 - CONC CONCRETE
 - GOV GOVERNMENT

- NOTES**
1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
 2. THE LEGAL DESCRIPTION SHOWN HEREON WERE WRITTEN BY THE SURVEYOR BASED ON BOUNDARY SURVEY OF EXISTING PARCELS NO. 01874-00-00, NO. 01875-00-00, NO. 02891-00-00 AND NO. 03154-00-00, PREPARED BY THIS FIRM AND INSTRUCTIONS FROM THE CLIENT.
 3. THE MONUMENTS SHOWN HEREON WERE LOCATED AS PART OF THE BOUNDARY SURVEY REFERENCED ABOVE.

LEGAL DESCRIPTION:

PROPOSED PARCEL No. 01874-00-00

A PORTION OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 OF FRACTIONAL SECTION 24, AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MERION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1 OF FRACTIONAL SECTION 24; THENCE NORTH 07°52' E, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 1426.75 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 134th STREET (66 FEET WIDE); THENCE DEPARTING SAID EAST LINE, PROCEED S89°52'27" W ALONG SAID SOUTH RIGHT-OF-WAY LINE 20.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07°52' W, 1825.00 FEET, THENCE WEST, 1033.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONVEX NORTHWEST, HAVING A RADIUS OF 6725.50 FEET AND A CENTRAL ANGLE OF 18°39'57", ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE No. 75 (600 FEET WIDE); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, PROCEED S00°07'52" W, 1825.00 FEET TO THE INTERSECTION WITH INTERSTATE No. 75 (600 FEET WIDE); THENCE SOUTH 07°52' E, 4804 FEET, THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE 4804 FEET (CHORD BEARING AND DISTANCE OF S32°28'43" E, 4804 FEET); THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, PROCEED N89°52'27" E, 1265.56 FEET, THENCE EAST RIGHT-OF-WAY LINE, PROCEED N89°52'27" E, 1265.56 FEET; THENCE NORTH 07°52' E, 3300.00 FEET TO THE POINT OF BEGINNING.

PROPOSED PARCEL No. 01875-00-00

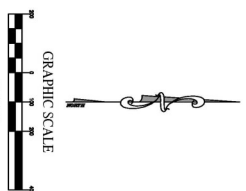
A PORTION OF GOVERNMENT LOT 1 OF FRACTIONAL SECTION 24, AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MERION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PROPOSED PARCEL No. 01874-00-00

A PORTION OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 OF FRACTIONAL SECTION 24, AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MERION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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GRAPHIC SCALE
(NEBERT)
HORIZ. 1 inch = 200 ft.

DATE: 08/08/2018
SHEET: 1 OF 1

A SKETCH OF LEGAL DESCRIPTION FOR
MG PROPERTIES & INVESTMENTS, LLC

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

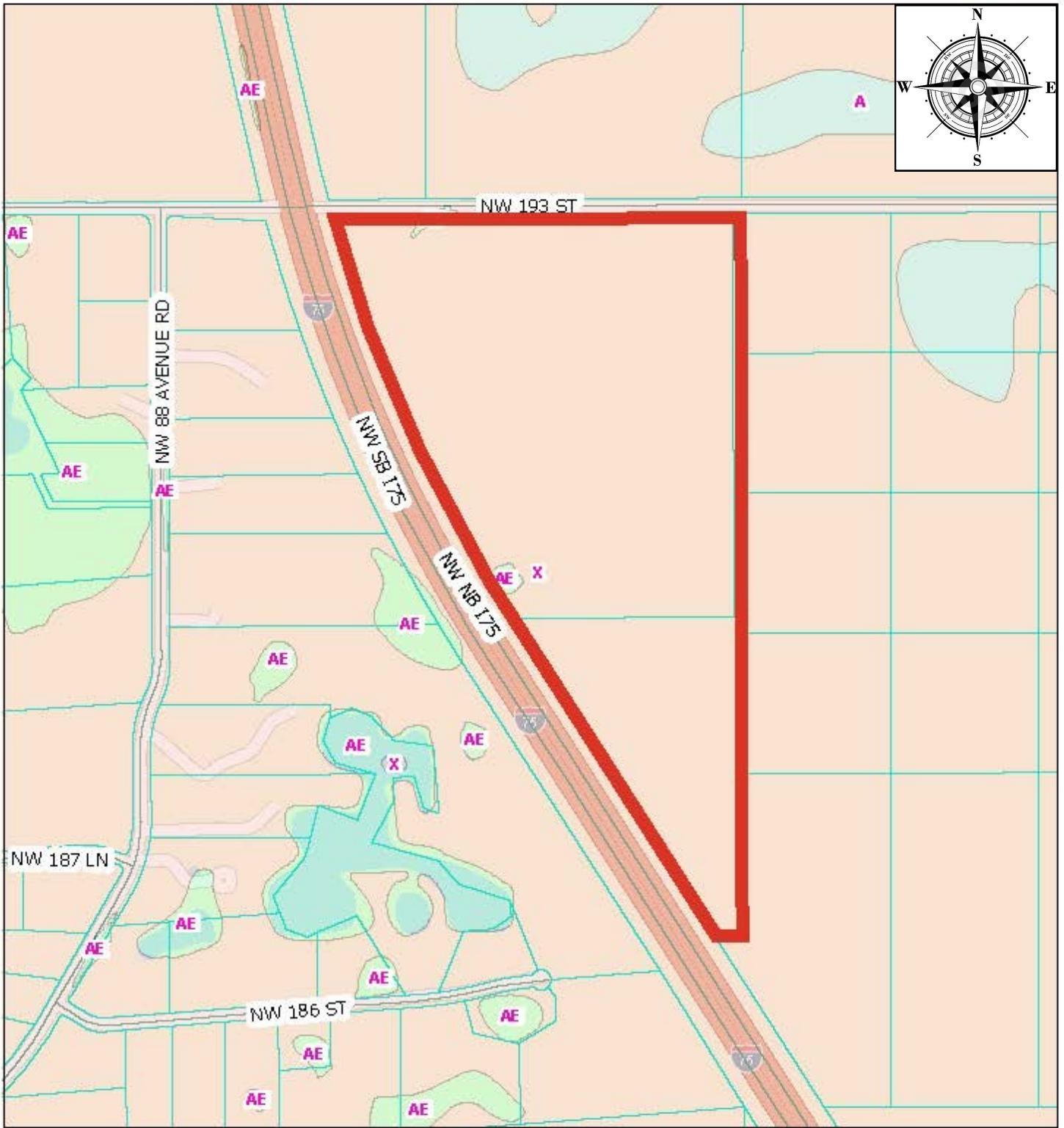
Robert L. Rogers, PE
Fl. Reg. No. 10027
rrogers@rogerseng.com

Rodney K. Rogers, PSM
Fl. Reg. No. 5274
rkrogers@rogerseng.com

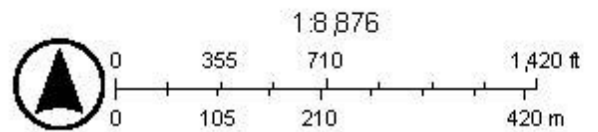
Mekelle M. Boyer, PSM
Fl. Reg. No. 7382
kboyer@rogerseng.com

DATE	REVISION

Marion County Property Appraiser

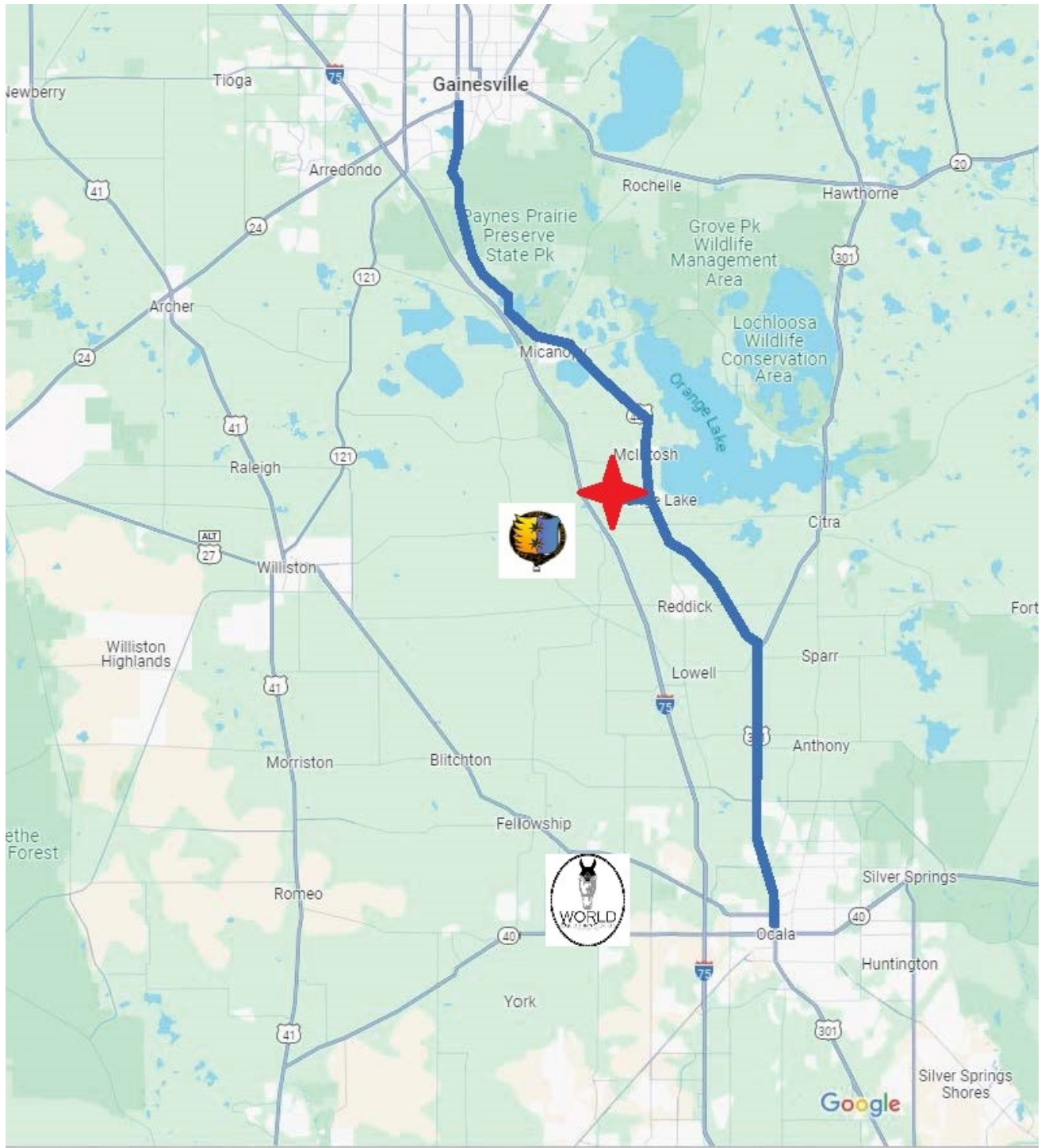


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DIRECTIONS

84AC • MCINTOSH • NW MARION CO., FL



From Ocala: North on US-301/US-441 * Keep Left to continue on 441
* Left on NW 193rd St. and continue for 2.4 miles to property on Right

SHOWN BY APPOINTMENT ONLY