

# 2.72± ACRES

CITRA / ORANGE SPRINGS, NE MARION CO., FLORIDA



- **HARD TO FIND... High & Dry Land on Paved Road tucked away yet close to town!**
  - **Wooded with Large Oaks and Pines**
  - **No Deed Restrictions - mobiles & animals welcome (A1 zoning).**
- **Small portion (less than 0.155 acres) lies within the 100 year FEMA Flood Plain**

**OWNER FINANCING AVAILABLE**

*10% Down 10.9% Interest Fixed for three years then adjustable , 10 Year Amortization*

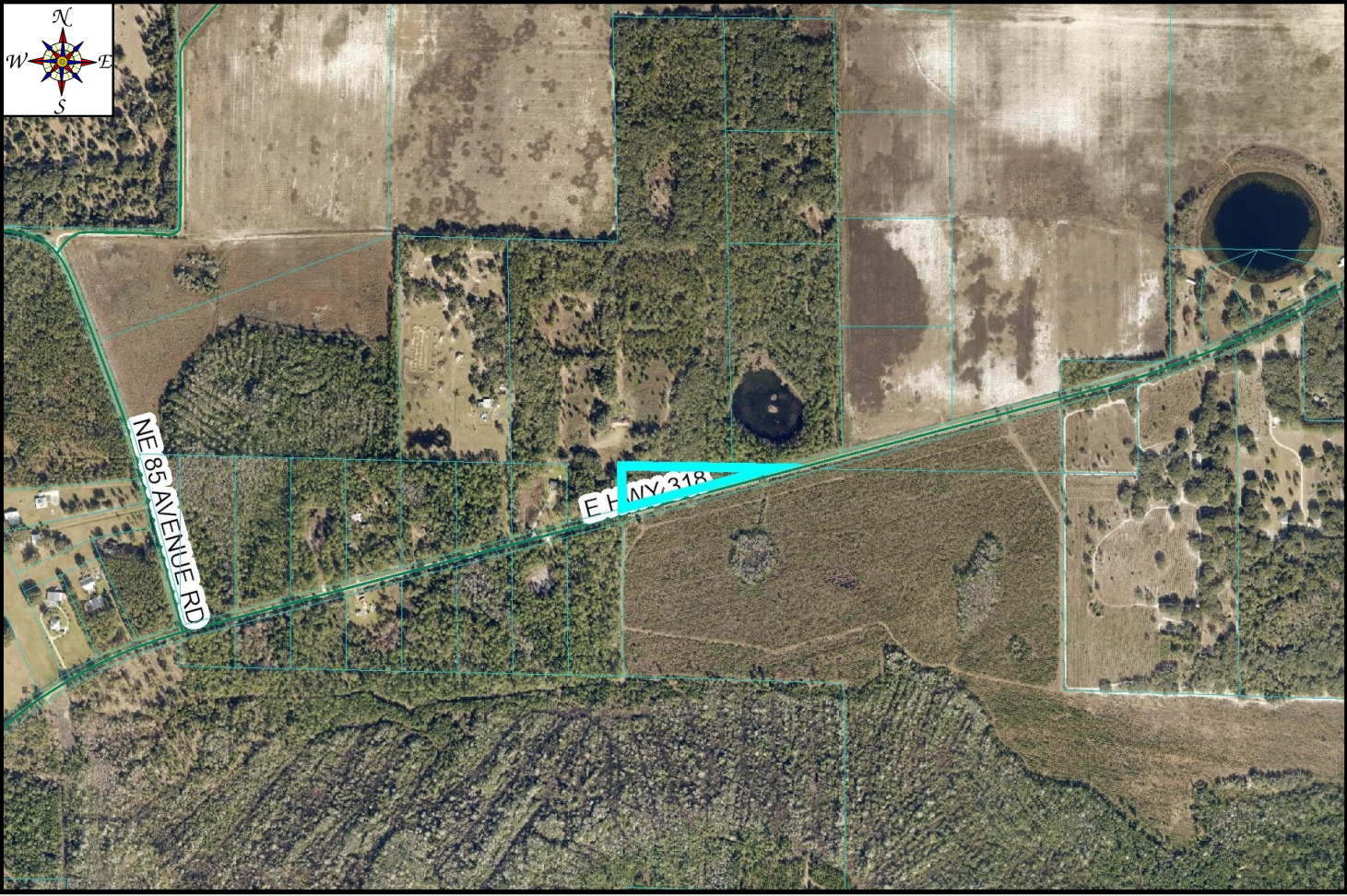
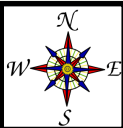
Size (acres)	Price	Down Pmt	Mo. Pmt	Closing Costs (estimate)	RE Taxes (estimate)
2.72	\$64,900	\$6,500	\$812	\$2,200	\$516

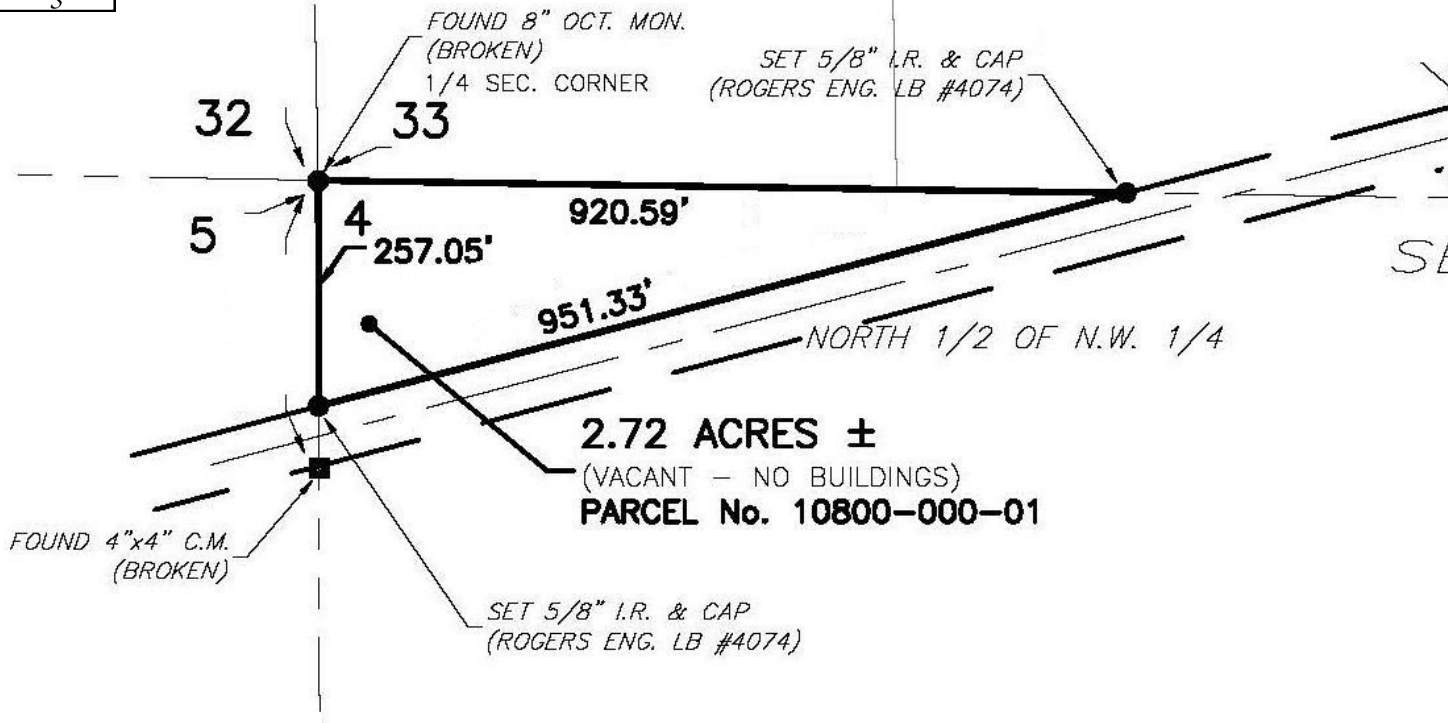
*Buyer pays all Closing Costs on Owner Financed Purchases (includes Doc Stamps on Deed & Mtg, Int. Tax on Mtg, Title Ins., \$100 Loan Fee, \$10/mo. Collection Fee).*

[www.mcbrideland.com](http://www.mcbrideland.com)

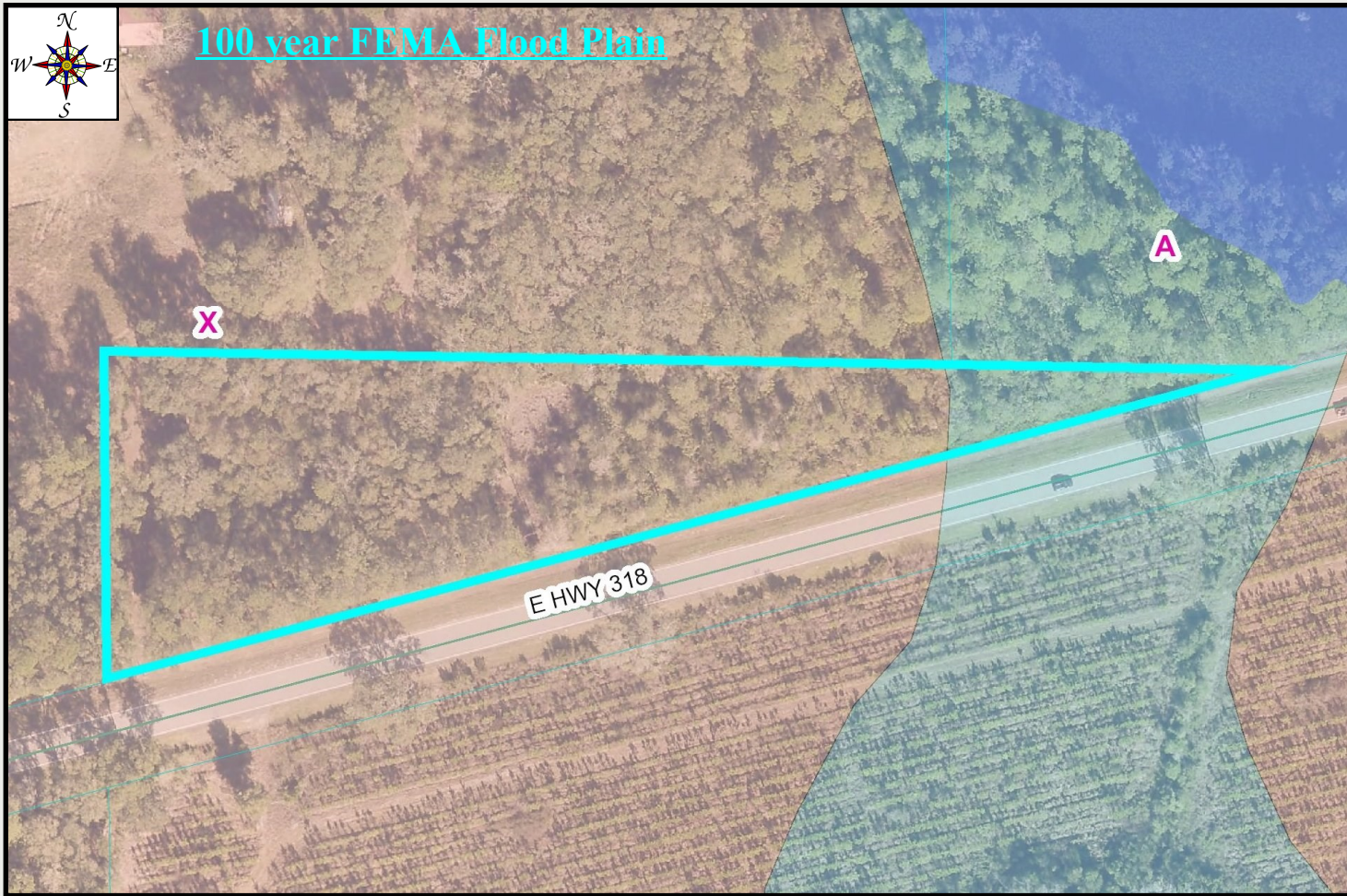
**McBRIDE**  
**LAND & DEVELOPMENT CO.**  
Licensed Real Estate Broker

**Phone: (352) 401-3755**  
**Mobile: (352) 459-5283**



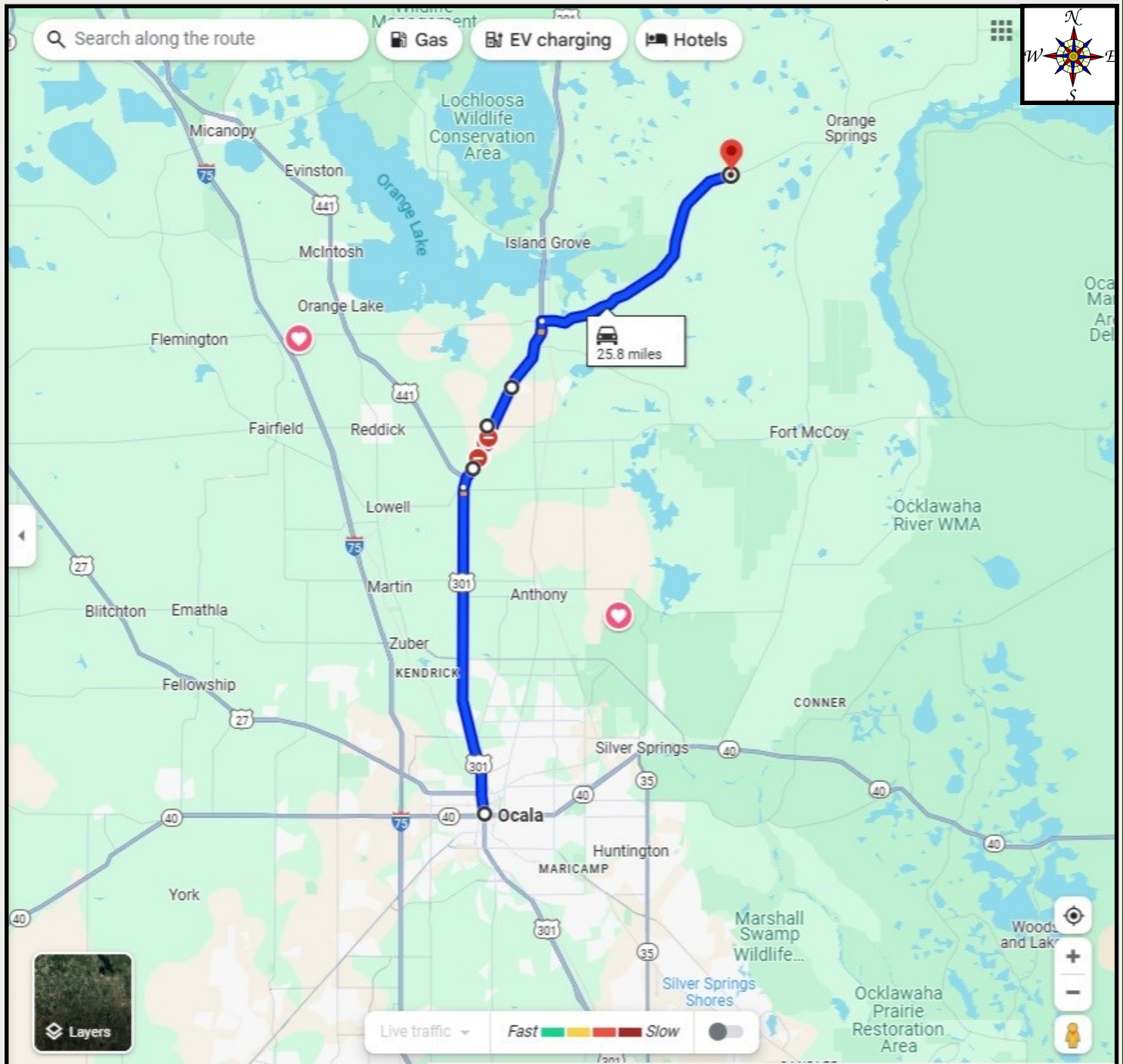


**100 year FEMA Flood Plain**



# DIRECTIONS

KENDRICK PLAT • Ocala • NW MARION CO., FL



## FROM OCALA:

- NORTH ON HWY 441/301 (AKA PINE AVENUE)
- VEER RIGHT ON HWY 301 TOWARDS CITRA FOR 10 MILES TO HWY 318
- RIGHT ON HWY 318 FOR 8 MILES TO PROPERTY ON LEFT (NORTH SIDE OF ROAD)

**8887 NE Hwy 318, CITRA, FL 32113**

**ADDRESS IS NOT FOR PROPERTY IT IS SIMPLY FOR MAPPING PURPOSES TO GET YOU CLOSE.**

**CALL FOR DETAILS**