

TWO POND FARMS

CITRA/ORANGE SPRINGS, NE MARION CO., FLORIDA



90% SOLD, ONLY 1 LOT REMAINING!!

- **WATERFRONT PROPERTIES** in quiet Country setting!
- **Two SPRING FED PONDS** (10 acre & 3 acre) with **WHITE SANDY BOTTOM!**
 - Gently Rolling pastures with Large Live Oaks/Pines around the Ponds
 - Private Limerock Drive off Hwy 318 in convenient NE Marion Co., FL
- **Minor Deed Restrictions** to protect integrity of your investment but **NO HOA!**
 - **Zoning - A1 / Land Use - Rural Lands** (1 unit per 10 acres).
 - **35 minutes** to Ocala and/or Gainesville and/or Palatka.

OWNER FINANCING AVAILABLE

10% Down, 10.9% fixed for 3 years, 10 year amortization

see payment schedule for each lot on the following pages

Prices starting at...

\$14,208/acre

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).

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) 362-5226

www.mcbrideland.com



SOLD

LOT 10
11.27AC

LOT 9
17.62AC

SOLD

LOT 8
10.09AC

SOLD

SOLD

LOT 6
10.73AC

SOLD

LOT 7
10.19AC

SOLD

LOT 5
10.22AC

SOLD

LOT 3
10.00AC

SOLD

LOT 2
10.75AC

LOT 4
12.38AC

SOLD

LOT 1
10.75AC

E HWY 518

Two Pond Farms

10/16/2024

Marion County Property Appraiser
Marion County, FL

SECTION 34
TOWNSHIP 17N
RANGE 11S
MERIDIAN 23E

POINT OF COMMENCEMENT
N.W. CORNER OF S. 1/2 OF N.E. 1/4
SEC. 33, T17N, 11S, R12E, 23E

LOT 10
POINT OF BEGINNING
500'09'37"W 530.03'
EAST 823.74' (NORTHWEST QUARTER, 1/4N, 1/4S, 1/4E)
120.78'
NORTH 823.00'
EAST 823.74'

LOT 9
POINT OF BEGINNING
500'09'37"W 475.00'
WEST 824.17'
POINT OF BEGINNING
LOT 8
550'09'07"E 120.78'
NORTH 823.00'
EAST 823.74'

LOT 8
POINT OF BEGINNING
500'09'37"W 530.03'
EAST 823.74' (NORTHWEST QUARTER, 1/4N, 1/4S, 1/4E)
120.78'
NORTH 823.00'
EAST 823.74'

LOT 7
POINT OF BEGINNING
500'09'37"W 475.00'
WEST 824.17'
POINT OF BEGINNING
LOT 6
550'09'07"E 120.78'
NORTH 823.00'
EAST 823.74'

LOT 6
POINT OF BEGINNING
500'09'37"W 475.00'
WEST 824.17'
POINT OF BEGINNING
LOT 5
550'09'07"E 120.78'
NORTH 823.00'
EAST 823.74'

LOT 5
POINT OF BEGINNING
500'09'37"W 475.00'
WEST 824.17'
POINT OF BEGINNING
LOT 4
550'09'07"E 120.78'
NORTH 823.00'
EAST 823.74'

LOT 4
POINT OF BEGINNING
500'09'37"W 475.00'
WEST 824.17'
POINT OF BEGINNING
LOT 3
550'09'07"E 120.78'
NORTH 823.00'
EAST 823.74'

LOT 3
POINT OF BEGINNING
500'09'37"W 475.00'
WEST 824.17'
POINT OF BEGINNING
LOT 2
550'09'07"E 120.78'
NORTH 823.00'
EAST 823.74'

LOT 2
POINT OF BEGINNING
500'09'37"W 475.00'
WEST 824.17'
POINT OF BEGINNING
LOT 1
550'09'07"E 120.78'
NORTH 823.00'
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POINT OF BEGINNING
500'09'37"W 475.00'
WEST 824.17'
POINT OF BEGINNING
LOT 10
550'09'07"E 120.78'
NORTH 823.00'
EAST 823.74'

67 NON-EXCLUSIVE EASEMENT/SERVICE AREA (N.E. 1/4 S.E. 1/4)
POINT OF BEGINNING
500'09'37"W 475.00'
WEST 824.17'
POINT OF BEGINNING
LOT 6
550'09'07"E 120.78'
NORTH 823.00'
EAST 823.74'

LEGEND
R/W RIGHT OF WAY
S.E. SECTION LINE
TOWNSHIP
RANGE
ROAD
CENTRAL ANGLE
CHORD BEARING
LENGTH OF CHORD
FENCE
CONCRETE
ASPHALT
STREET SON

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

NOT PLATTED

JOB NO. TWO PONDS FARM, A.S.	DATE 9/17/2024	SCALE 1" = 200'	SHEET 2 OF 2	TWO PONDS FARMS AGRICULTURAL LOT SPLIT PLAN <i>Map of Lots & Easements</i>	 ROGERS ENGINEERING, LLC <i>Civil Engineering & Land Surveying</i> 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. 7398 kboyer@rogerseng.com	DATE REVISION
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LOT 3
10.80AC

SOLD

LOT 4
12.38AC

SOLD

LOT 2
10.75AC

SOLD

LOT 1
10.05AC

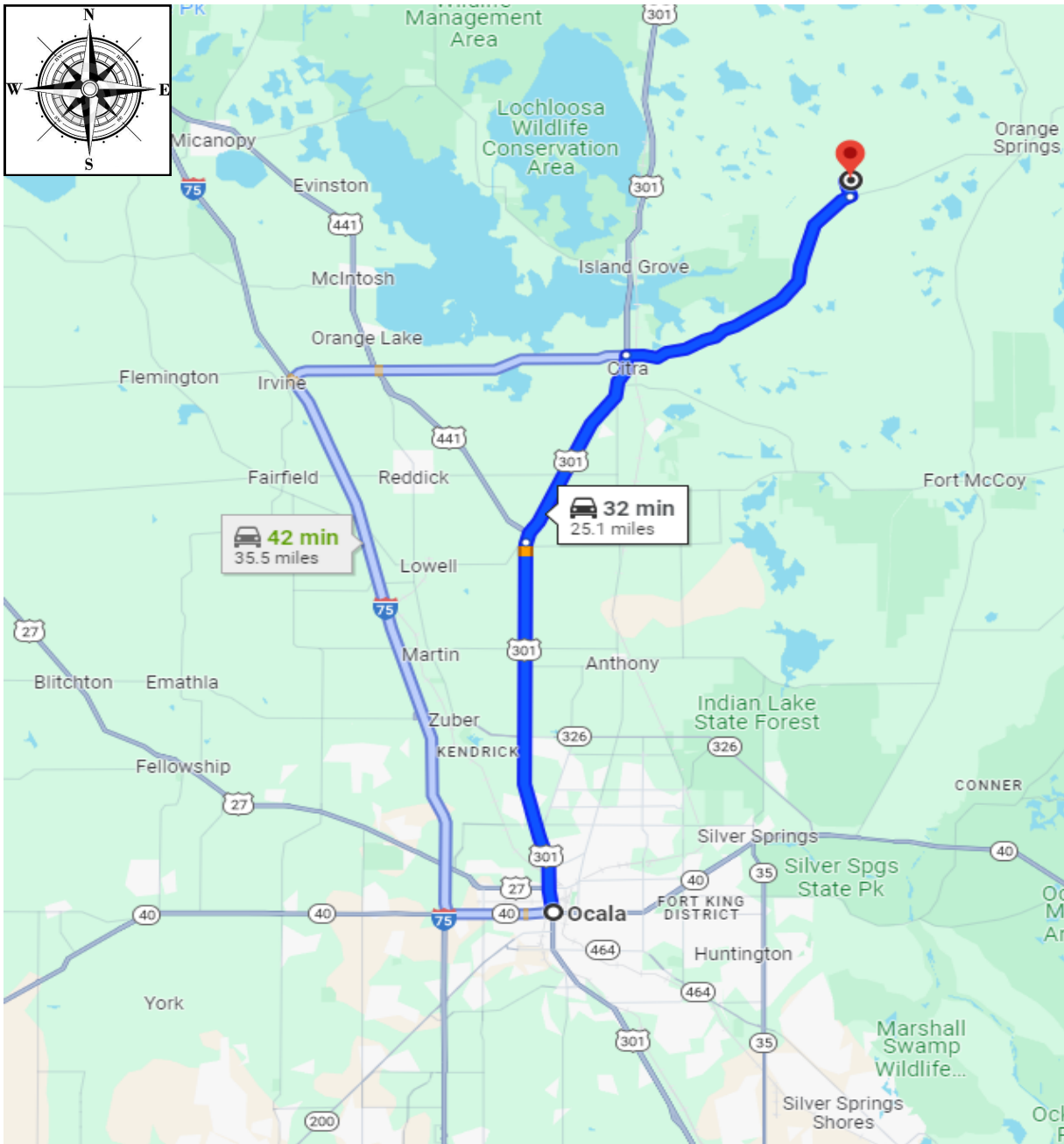
A

E HWY 318

Two Pond Farms

DIRECTIONS

536AC • MARION Co., FL



From Ocala:

- North on US-301/US-441
- Keep right to continue on US-301
- Right on E Hwy 318/Spring St.
- Left on NE 85th Ave Rd
- Property entrance .4mi on right on NE 237 Pl

SHOWN BY APPOINTMENT ONLY

NE 237 PLACE, CITRA, FL 32113