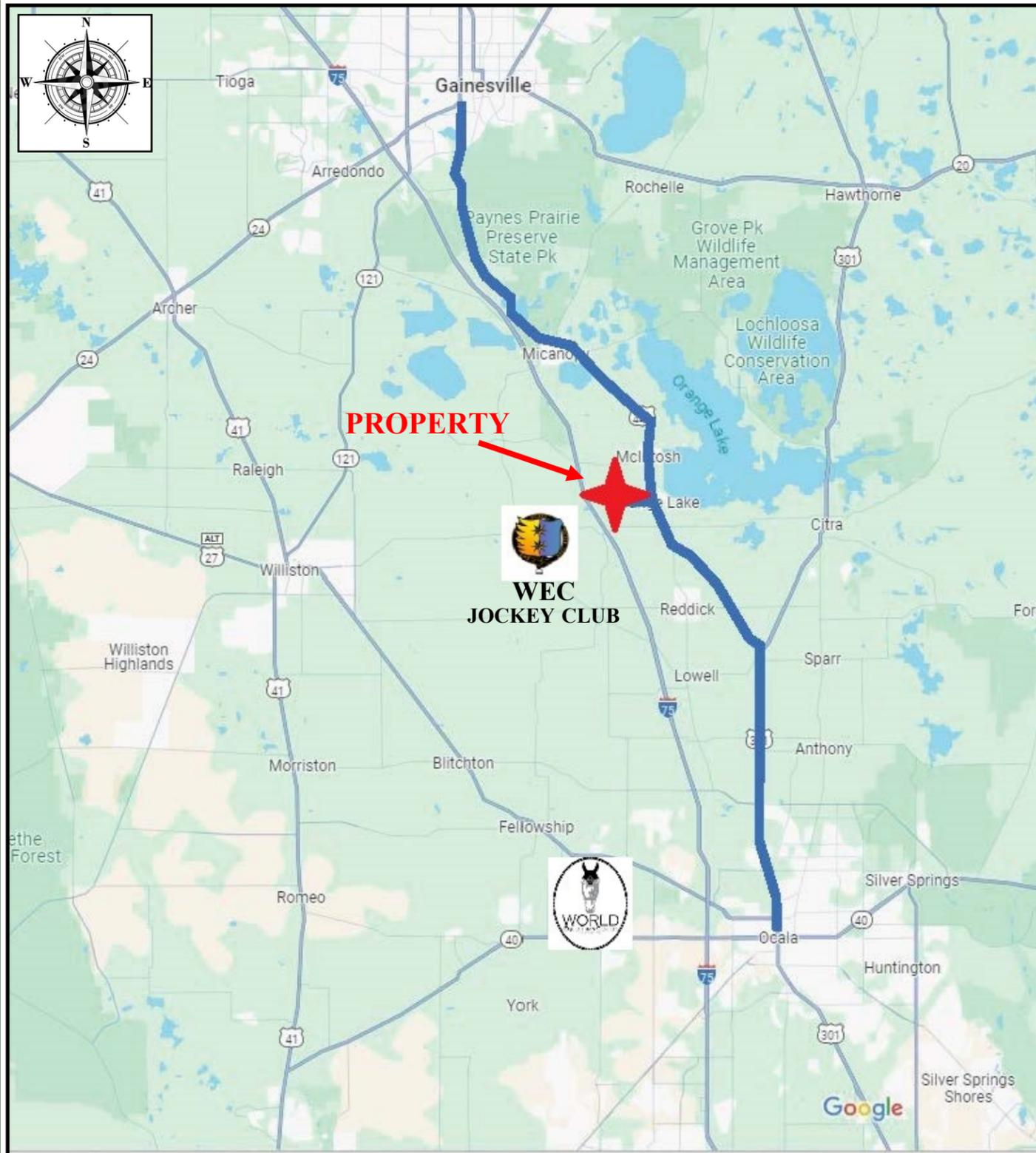


DIRECTIONS

IRVINE ACRES • MARION CO., FL



From Ocala: North on US-301/US-441 * Keep Left to continue on 441
* Left on W Hwy 318 and continue for 1.5 miles to property on Right
SHOWN BY APPOINTMENT ONLY

IRVINE ACRES

10[±] TO 28[±] ACRE FARM SITES

REDDICK, NW MARION CO., FLORIDA



- Beautiful Land in convenient yet secluded location only 2mi. from WEC Jockey Club.
- Century Old Live Oaks & Towering Pines TONS OF WILDLIFE.
- 12 Parcels to choose from ranging from 10ac to 160± ac - Buy ALL or Part.
- Paved Road frontage on W Hwy 318 with shared, private PAVED Drive.
- Minor Deed Restrictions to protect integrity of your investment but NO HOA!
- Zoning - A1 / Land Use - Rural Lands (1 unit per 10 acres).
- 30 minutes to Ocala and/or Gainesville just 1.5 miles West of N Hwy 441.

OWNER FINANCING AVAILABLE

20% Down, 10.0% fixed for 3 years, 10 year amortization

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.



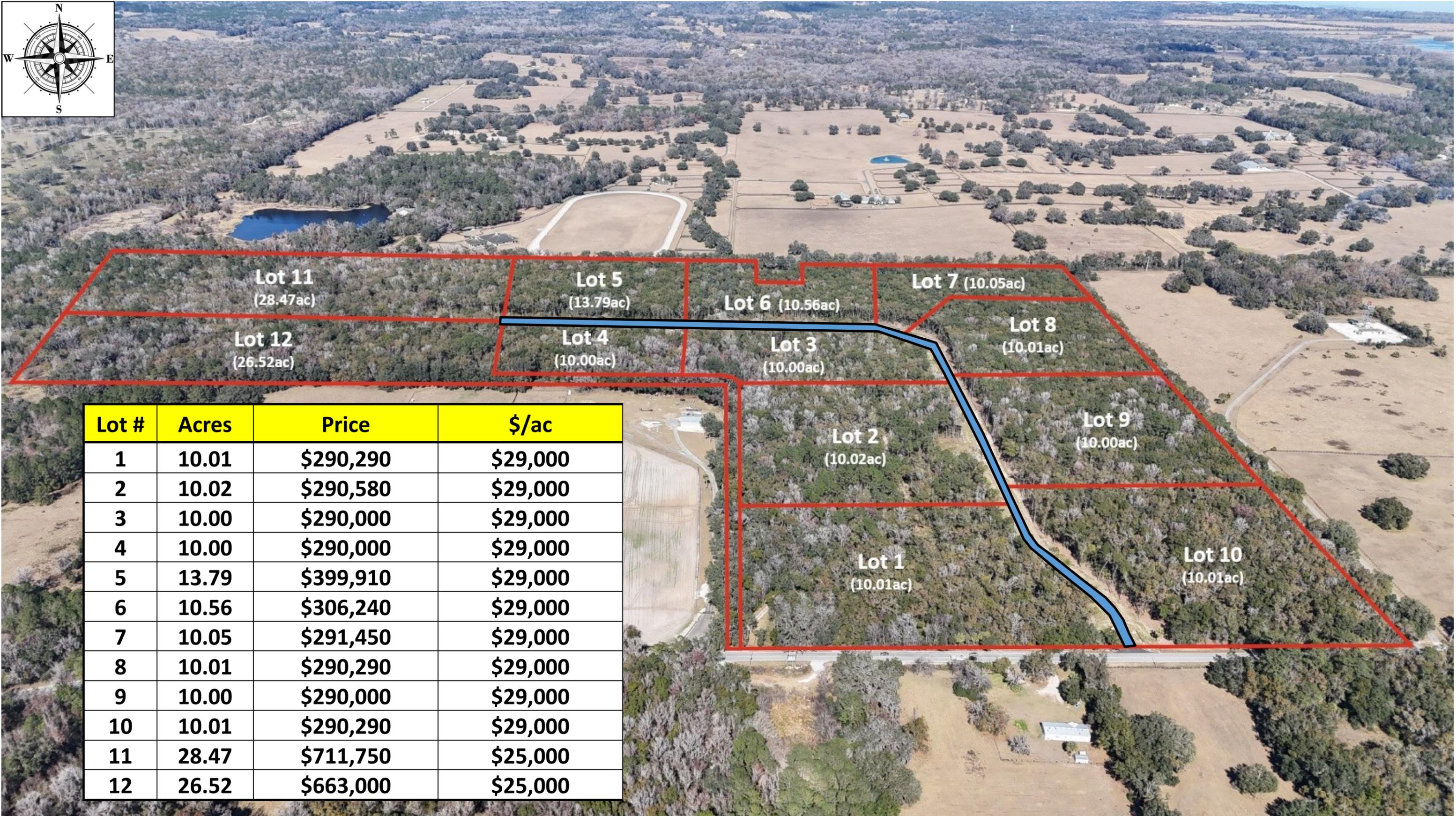
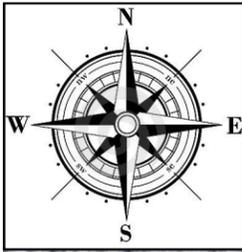
Phone: (352) 401-3755

Mobile: (352) 362-5226

www.mcbrideland.com

IRVINE ACRES

10[±] TO 28[±] ACRE FARM SITES



| Lot # | Acres | Price | \$/ac |
|-------|-------|-----------|----------|
| 1 | 10.01 | \$290,290 | \$29,000 |
| 2 | 10.02 | \$290,580 | \$29,000 |
| 3 | 10.00 | \$290,000 | \$29,000 |
| 4 | 10.00 | \$290,000 | \$29,000 |
| 5 | 13.79 | \$399,910 | \$29,000 |
| 6 | 10.56 | \$306,240 | \$29,000 |
| 7 | 10.05 | \$291,450 | \$29,000 |
| 8 | 10.01 | \$290,290 | \$29,000 |
| 9 | 10.00 | \$290,000 | \$29,000 |
| 10 | 10.01 | \$290,290 | \$29,000 |
| 11 | 28.47 | \$711,750 | \$25,000 |
| 12 | 26.52 | \$663,000 | \$25,000 |