

# OCKLAWAHA RECREATIONAL TRACT

*OCKLAWAHA, FL | MARION COUNTY*

42 ± ACRES TOTAL







The Ocklawaha Recreational Tract is 42 ± acres located just one mile from the Ocklawaha River, three miles from the 5,700 ± acre Lake Weir, and is a short 30-minute drive to the city limits of Ocala. With a very well kept mobile home on site, this property can serve as both a hunting camp and a phenomenal weekend getaway for friends and family. Deer and turkey are frequently seen in this area and thrive on the great mix of hardwoods and small open spaces throughout the property, creating prime areas for food plots and feeders. Take a moment to visit some of Florida's most crystal clear water at Silver Springs State Park, Juniper Springs, Rainbow Springs, and Paradise Springs. Some springs are as close as 25 minutes from this property! With only an hour and a half drive to Walt Disney World, this property provides a great opportunity to enjoy the great outdoors in a peaceful and quiet location, while also being within a reasonable drive time of Florida's greatest attractions.







## SPECIFICATIONS & FEATURES

**Acreage:** 42 ± acres

**Sale Price:** \$365,000

**Price per Acre:** \$8,690

**Site Address:** 15000 SE 100th Street, Ocklawaha, FL 32179

**County:** Marion

**Road Frontage:** 1,400 ± FT of paved road frontage on SE Hwy 464C and 1,400 ± FT of paved road frontage on SE 100th Street

**Predominant Soil Types:** 100% Candler sand

**Uplands/Wetlands:** 100% uplands

**Grass Types:** Predominantly Bahia type grasses surrounding the mobile home area; native grasses throughout the property

**Utilities:** Electricity, phone, and Internet available; water and sewer available via well and septic

**Game Populations:** Deer, turkey, and many other species of native wildlife frequent this property

**Structures:** 3 bedroom/2 bath mobile home built in 1996 with new roof and A/C installed in 2014. Overall good condition. There is a 3-bay barn located on the premises as well.

**2019 Combined Taxes & Assessments:**

Parcel ID: 39811-000-00 - \$70.83

Parcel ID: 39872-000-00 - \$1,006.93

Total Taxes: \$1,077.76

**Zoning:** A-1: General agriculture with a maximum density of 1DU/10AC

**FLU:** RL - rural land

**Land Cover:** 38 ± acres of wooded area, leaving 4 ± acres of open space

**Current Use:** Recreational and timber

**Potential Use:** Camping, hunting, ATV riding, hiking, horseback riding, timber harvesting, wildlife viewing, and numerous other recreational activities

**Income Features:** Timber - all 42 ± acres were planted in slash pine in 1986. Approximately 1/3 of the timber was harvested ten years ago, leaving a majority of the trees still available for harvest.



## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 39872-000-00 and 39811-000-00

**GPS Location:** 29.07654, -81.90506

**Driving Directions:**

- Travel north on I-75 toward Ocala.
- Take Exit 341 onto CR-484 toward Belleview.
- In 0.2 mile, turn right onto SW Hwy 484.
- In 5.6 miles, continue onto SE 132nd Street Road.
- In 4.4 miles, turn right onto CR-25.
- In 5.5 miles, turn left onto SE 135th Avenue.
- In 3.2 miles, turn left onto SE 100th Street.
- In 0.3 mile, the property will be on your left.

**Showing Instructions:** Contact Advisor Keat Waldron, 863.214.3410, to learn more or schedule a showing.

Short 30-minute drive to  
the city limits of Ocala!







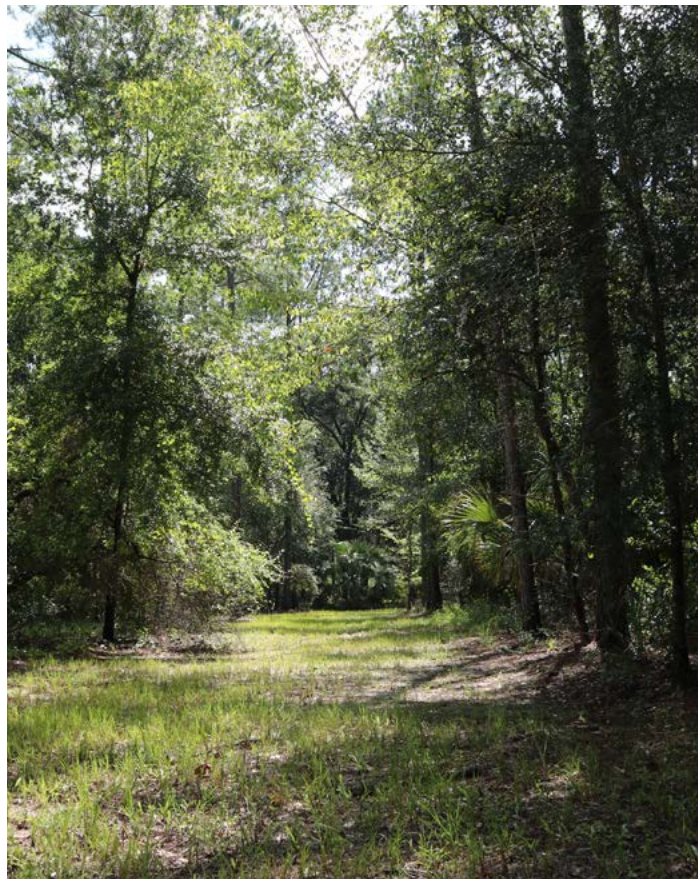




















3-Bay Barn









114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**42 ± acres • Recreation and timber tract**

Well kept mobile home on site • 28 ± acres of slash pine available for harvest  
Springs as close as 25 minutes and only 1½ hour drive to Walt Disney World

# Visit [SVNsaunders.com](http://SVNsaunders.com) & Search For: Ocklawaha

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