HAMMOCKS & HIGHLANDS (a) ORANGE CREEK $10 \pm_{TO} 20 \pm ACRE FARM SITES$

FORT MCCOY / ORANGE SPRINGS, NE MARION CO., FLORIDA



GREAT MINI-FARM LAND OPPORTUNITY!

- 10± to 20± acre farm sites with beautiful fields and frontage on Orange Creek!
- Several Springs scattered throughout the property, RECREATIONAL WONDER!
 - Great location off Hwy 318 between Citra and Orange Springs
 - 30 minutes from Ocala and 30 minutes from Gainesville, GREAT LOCATION!
- 5 minutes from Horseshoe Lake, 5 minutes from Ocklawaha River, 10 minutes from Ocala National Forest, 30 minutes to St. Johns River and 1 hour to St. Augustine Beach
- There are a total of 17 parcels to choose—multi lot packages also available with up to 10% discount.
- Zoning: A1 / Land Use: Rural Lands minimal taxes with agriculture exemptions (approx. \$1.56/acre).
 - Minor Deed Restrictions to protect property values... NO HOA (mobiles & animals welcome).
 - OWNER FINANCING AVAILABLE SEE BELOW AND ATTACHED FOR DETAILS

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. Owner Financing Terms are based off a 10 year amortization with a 3 year balloon at 10.9% Interest and 10% DOWN Payment.

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



Lot #	Acres	Price	\$/ac	Closing Costs	Pmt
1	10.67	\$134,900	\$12,643	\$3,370	\$1,677
2	10.89	\$134,900	\$12,388	\$3,370	\$1,677
3	10.37	\$129,900	\$12,527	\$3,250	\$1,616
4	11.12	\$139,900	\$12,581	\$3,500	\$1,739
5	15.12	\$174,900	\$11,567	\$4,370	\$2,171
6	10.25	\$130,900	\$12,771	\$3,270	\$1,628
7	10.09	\$129,900	\$12,874	\$3,250	\$1,616
8	10.13	\$129,900	\$12,823	\$3,250	\$1,616

Lot #	Acres	Price	\$/ac	Closing Costs	Pmt
1	12.02	\$144,900	\$12,055	\$3,620	\$1,801
2	10.14	\$129,900	\$12,811	\$3,250	\$1,677
3	10.13	\$127,900	SOLD		
4	10.13	\$127,900	SOLD		
5	10.12	\$127,900	\$12,638	\$3,200	\$1,591
6	10.27	\$139,900	\$13,622	\$3,500	\$1,739
7	17.35	\$184,900	\$10,657	\$4,620	\$2,295
8	10.35	\$147,900	\$14,290	\$3,700	\$1,838
9	17.57	\$499,900	\$28,452	\$12,500	\$6,184



DIRECTIONS 10707 E Hwy 318, Fort Mcoy, FL 32134 Heights Bostwic Arno Florahome (41) (24) Melrose (26) Bardin 26) (26) Jonesville Gainesville Palatka Newberry Windsor (21) (20) (301) Interlachen Hollister (19) Arredondo Rochelle Edgar Hawthorne 17 (24) Wacahoota Satsuma (121) Archer Lochloosa Micanopy (24) 10707 East Highway 318 93 Welaka (441) 41 Bronson McIntosh Raleigh (121) Ocala Wildlife Management Orange Lake 🚍 31 min Delancy Unit Georgetow Williston miles Kerr City Reddick Salt Springs Williston Highlands (41) 27 3 Anthony Ocala Wildlife Blitchton Morriston Management Zuber Area (326) Fellowship Goethe Hopkins (464) State Forest Silver Springs (121) Romeo Ocala Wildlife Management Ocala (40) (40) Huntington Area - Church

FROM OCALA:

(40)

98

• North on Hwy 441/301

41

Dunnellon

Citrus Springs

- Veer Right onto Hwy 301 heading towards Citra/Starke
- Right on Hwy 318 in Citra for 10.3 miles to property on Left.

York

(200)

(200)

Marion Oaks

SHOWN BY APPOINTMENT ONLY 10707 E Hwy 318, Fort McCoy, FL 32134

(301)

(35)

Belleview

Silver Springs

Shores

441

301

Summerfield

Lake Unit

Ocklawaha

Pitte