

MAPLE CREEK FARMS

37 $\pm$ AC TO 148 $\pm$ AC

FORT McCOY, ORANGE SPRINGS, NE MARION CO., FLORIDA



- Property has a mixture of improved pasture, pine trees, beautiful oak hammocks & several ponds.
 - TONS OF WILDLIFE - deer, turkey, ducks, and all sorts of other native animals.
- Minutes from Oklawaha River, Rodman Reservoir, Ocala National Forest, Lakes, etc!
 - OWNER FINANCING AVAILABLE (see below for details).

Lot #	Acres	Price	\$/ac	Closing Costs	Down Payment	Monthly Payment
1	65.30	\$515,870	\$7,900	\$12,900	\$51,587	\$6,146
2	37.22	\$331,258	\$8,900	\$8,280	\$33,126	\$3,950
3	39.30	\$389,070	\$9,900	\$9,730	\$38,907	\$4,638
ALL	148.00	\$1,110,000	\$7,500	\$27,750	\$111,000	\$13,212

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% Interest.

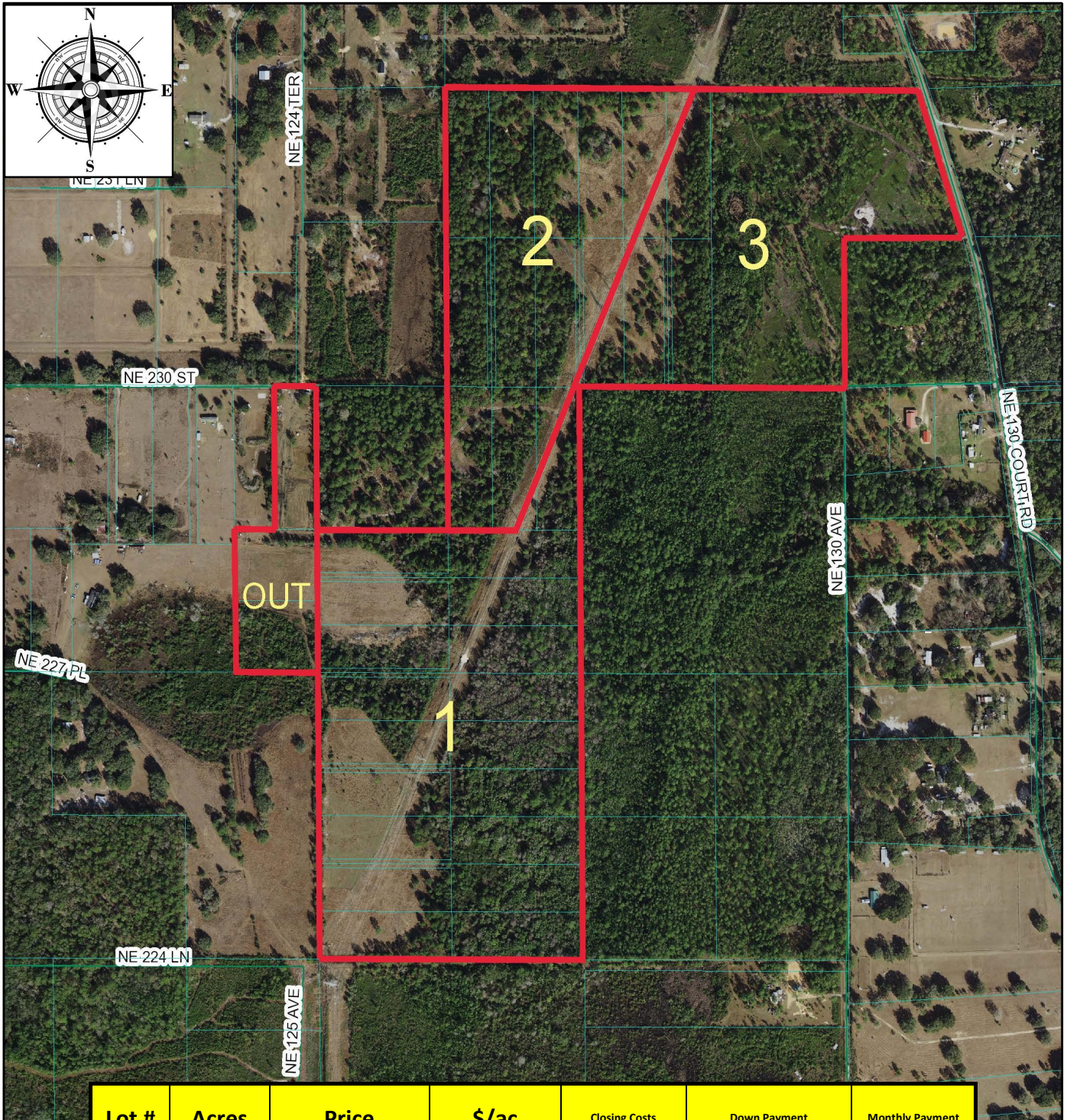
Data contained herein is for informational purposes only. Buyer must perform their own inspections on the land being offered for sale in this brochure.



Phone: (352) 401-3755

Mobile: (352) 459-5283

www.mcbrideland.com

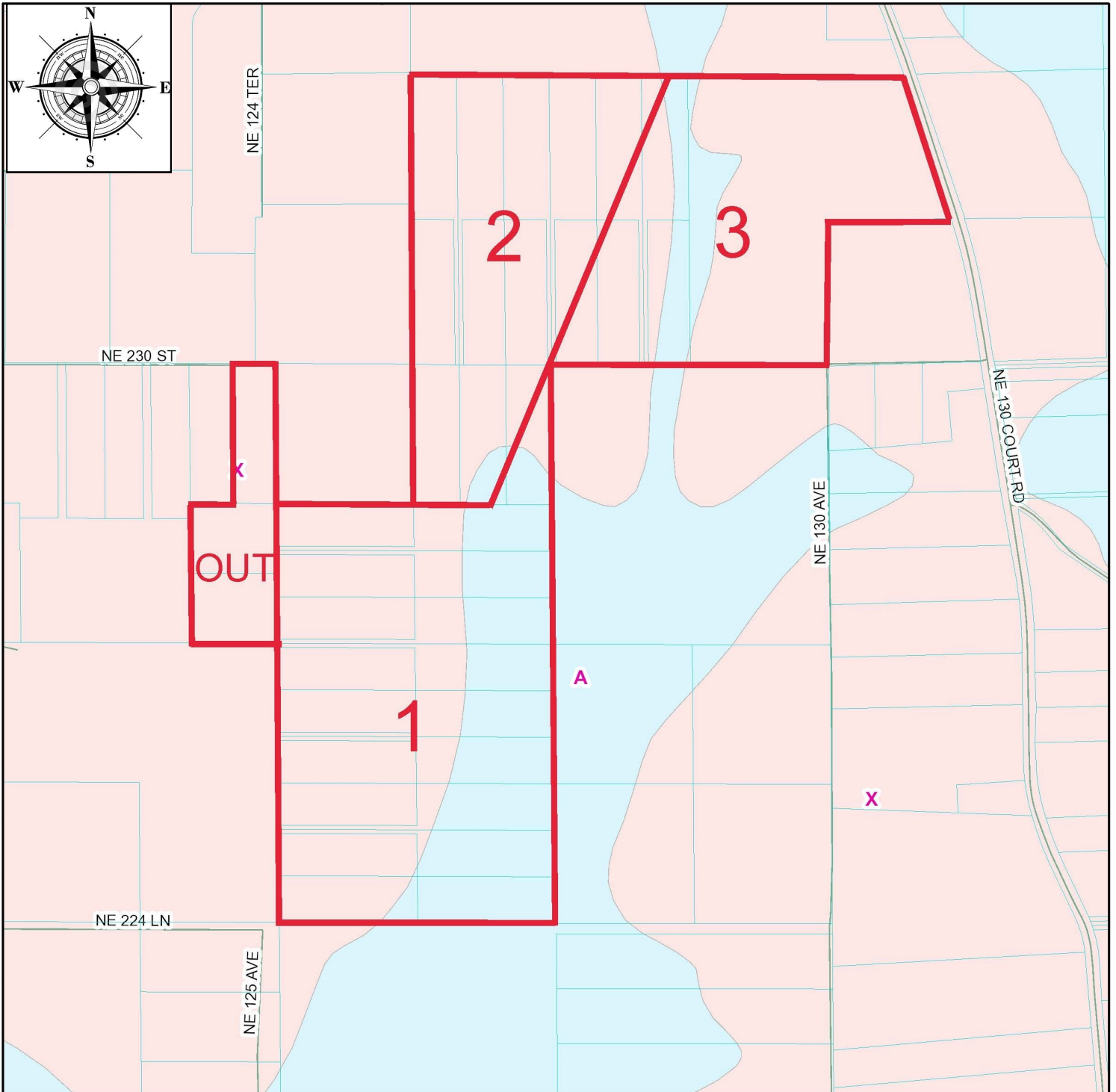


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Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

Updated every 24 hours



FEMA 100YR FLOOD PLAIN

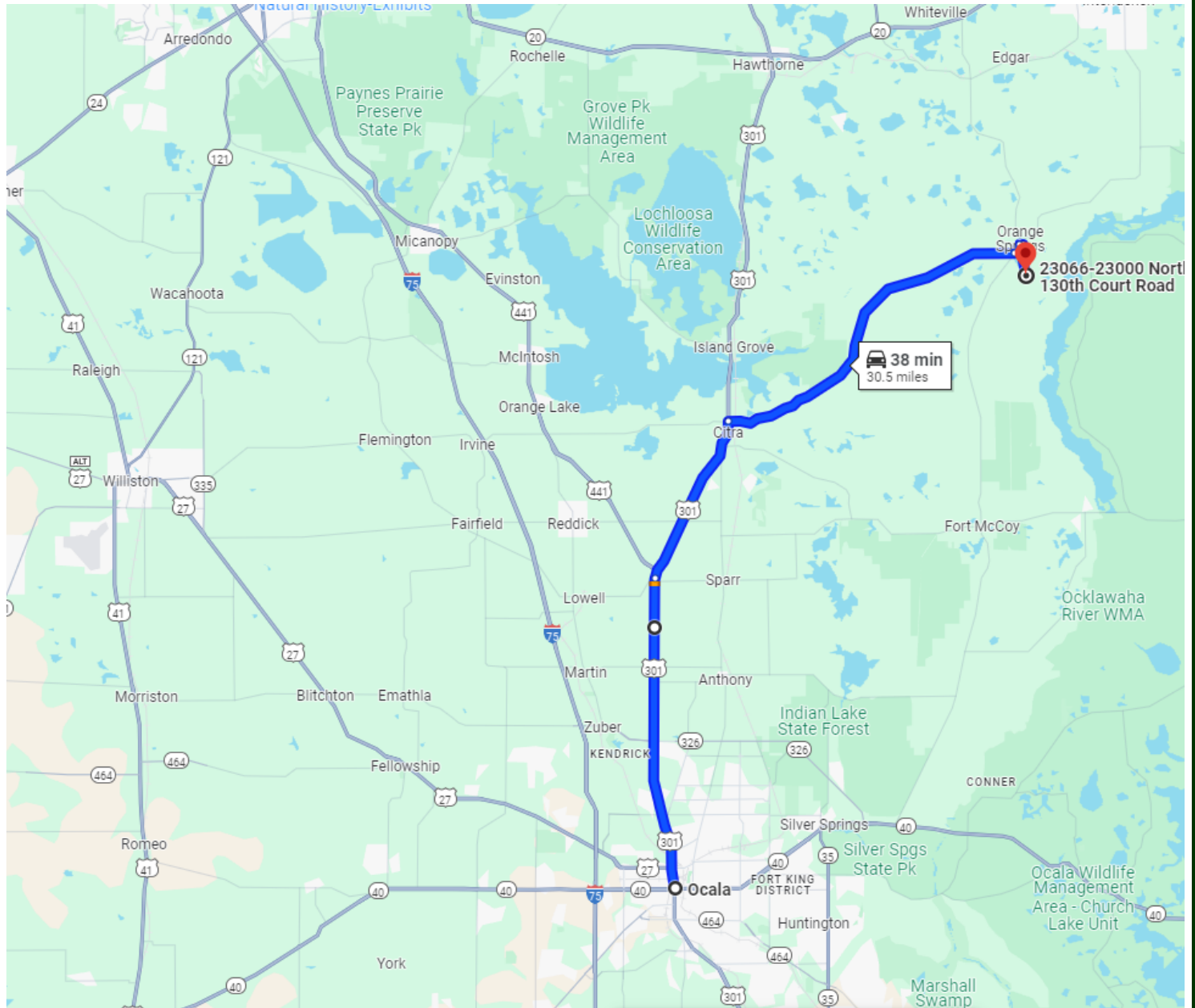
4/16/2024

Marion County Property Appraiser
Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

DIRECTIONS

MAPLE CREEK FARMS • ORANGE SPRINGS • NE MARION CO., FL



FROM OCALA:

- North on Hwy 441/301
- Veer Right onto Hwy 301 heading towards Citra/Starke
- Right on Hwy 318 in Citra until dead ends into Hwy 315.
- Left on Hwy 315
- Right on NE 243rd St
- Continue onto NE 130th Court Rd
- Property 1.1 miles on Right.

SHOWN BY APPOINTMENT ONLY