

100[±] ACRE FARMLAND TRACTS

CITRA, MARION CO., FLORIDA



• BEST PRICED VACANT ACREAGE IN TOWN

- Three 100+/- acres in GREAT NE MARION COUNTY, LOCATION!
- Approx. 270 acres of recently plowed land (semi-improved), 42 acres wooded
- Two ponds (10 acre and 3 acre) - PRIVATE SPRING FED per previous owners
- 600' paved road frontage on Hwy 318 and 1,400' paved road frontage on NE 85th Ave Rd
- One 8" well
- Zoning - A1 / Land Use - Rural Lands (1 unit per 10 acres)
- 35 minutes to Ocala, 40 minutes to Gainesville

Lot #	Acres	Price	\$/ac	Closing Costs	Down Payment
1	114.51	\$1,133,649	\$9,900	\$28,340	\$113,365
2	101.97	\$907,533	\$8,900	\$22,690	\$90,753
3	101.55	SOLD			
4	104.57	SOLD			
5	114.10	\$1,471,890	\$12,900	\$36,800	\$147,189

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

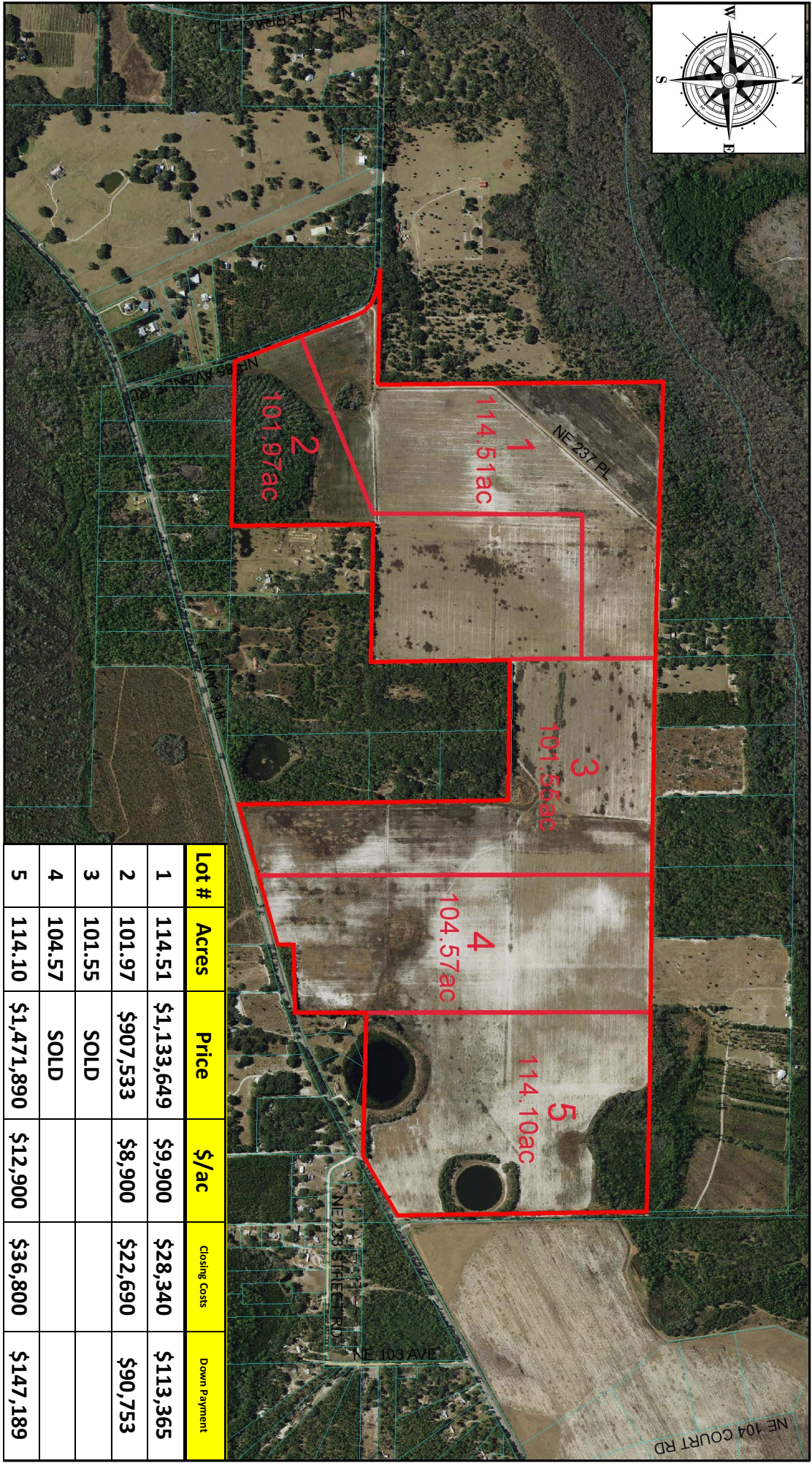
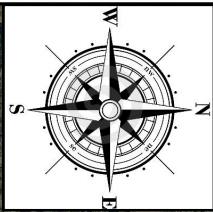
Mobile: (352) 362-5226

www.mcbrideland.com



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

Updated every 24 hours



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1:18,056
0 700 1,400 2,800 ft
0 215 430 860 m

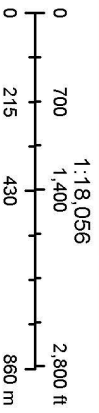
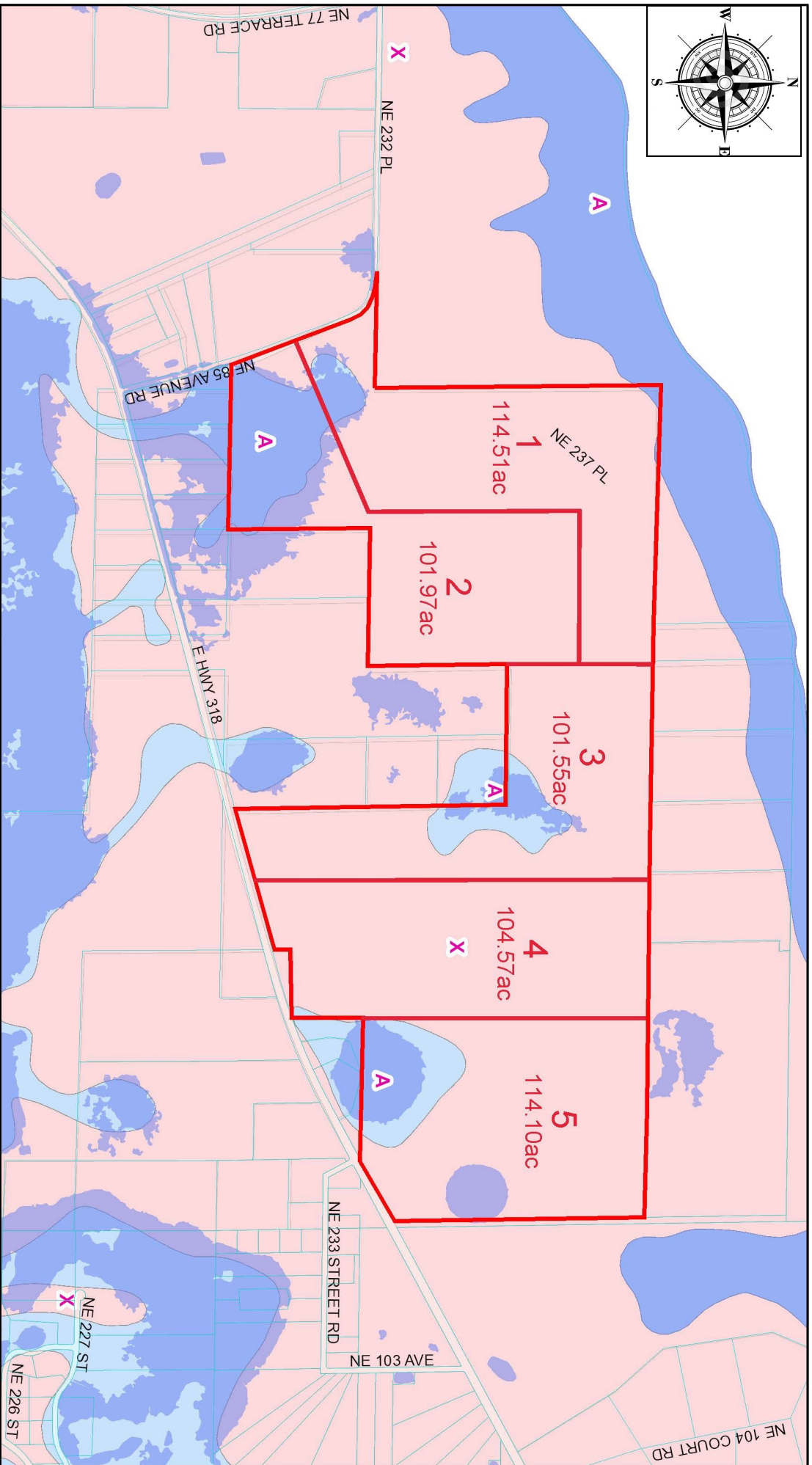
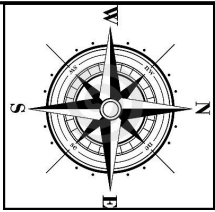
12/8/2023
Marion County Property Appraiser
Marion County, FL

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.



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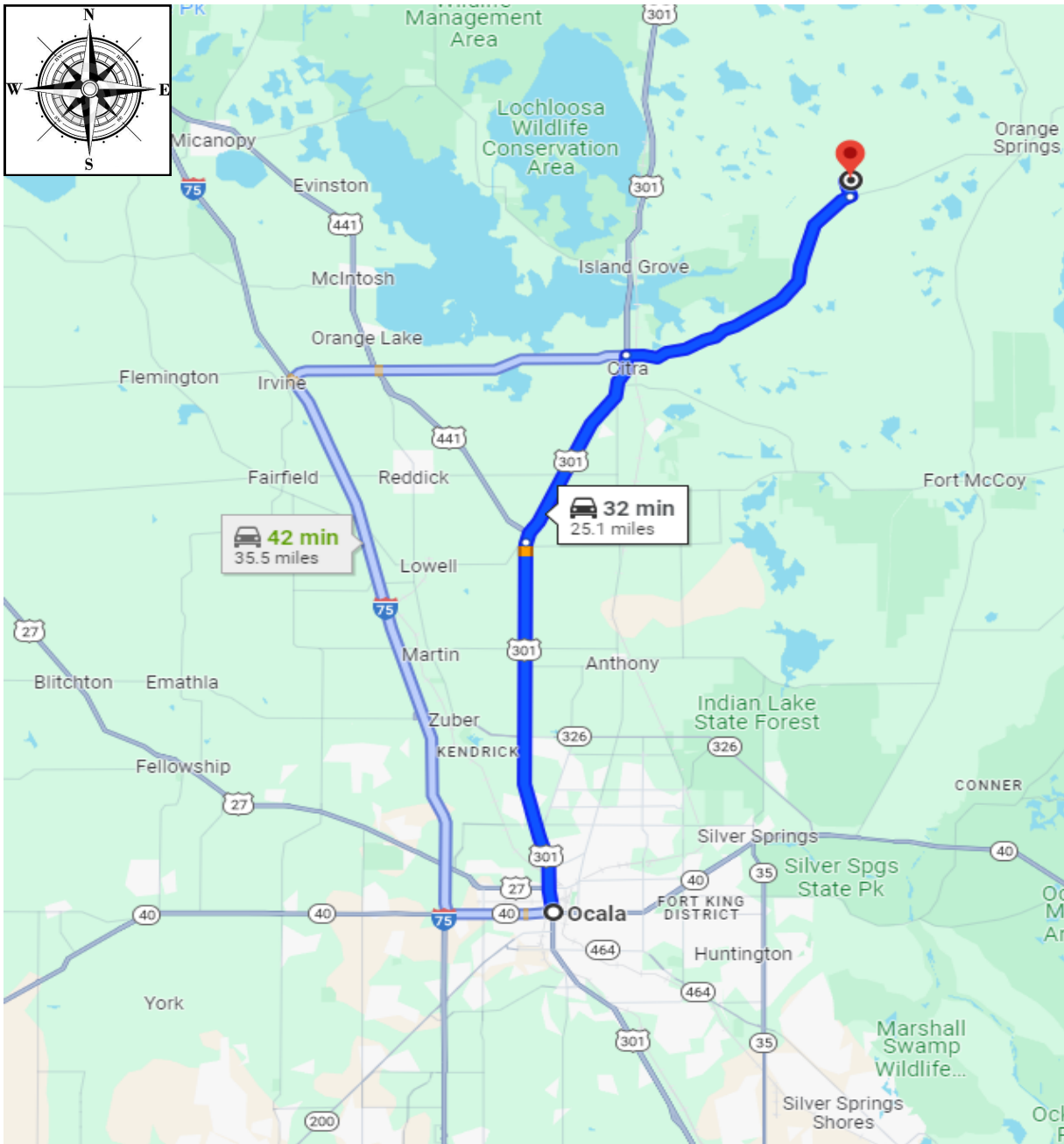
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DIRECTIONS

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