

# *98± acres - Recreation / Timber*

OCALA, SOUTHEAST MARION COUNTY, FLORIDA



- SURROUNDED BY OCALA NATIONAL FOREST LANDS BUT ONLY 10± MILES FROM OCALA UNMATCHED PRIVACY & SECLUSION BUT LUXURY CONVENIENCE WITH LOCATION!
- MILES OF MAINTAINED TRAILS INCLUDING 2,650± LINEAR FEET OF DITCHED/SWALED LIMEROCK ROAD THROUGH CENTER OF PROPERTY... \$75K ESTIMATED VALUE!
- PERIMETER FENCED...FIELD FENCE W/ TOP STRAND BARBED WIRE (9,800 LF  $\approx$  \$93K ESTIMATED VALUE)
- TIMBER CRUISE VALUATION (2023) = \$121,429... 3RD ROW THINNED IN 2025 SO APPROXIMATELY 30% REMOVED SINCE DATE OF CRUISE  $\approx$  CURRENT ESTIMATED VALUE = \$75K  
APPROXIMATELY \$240K± IN IMPROVEMENTS INCLUDING TIMBER (\$2,449/AC)!
  - OVER 2,000± LINEAR FEET OF FRONTAGE ON COUNTY MAINTAINED LIMEROCK ROAD
- 66± ACRES OF PLANTED PINE... SLASH=14AC.(2003)/LOBLOLLY=52AC.(1987); 6±AC. NATURAL PINE & HARDWOOD (INCLUDES SMALL WETLAND POND  $\leq$  1 AC.); 10± AC. OF FOOD PLOTS; 16± AC. OF ROADS/TRAILS!
- ZONING: A1 / LAND USE: RURAL (1 UNIT PER 10 AC.)... AG EXEMPT - ANNUAL RE TAXES = \$1,200 (2025)
- VERY CONVENIENT... LESS THAN 10 MILES TO OCALA CITY LIMITS, 10 MILES TO SILVER/OCKLAWAHA RIVER BOAT RAMP, MINUTES TO SEVERAL WMA'S, SURROUNDED BY OCALA NATIONAL FOREST!

POTENTIAL OWNER FINANCING AVAILABLE

**\$1,000,000**

**McBRIE**  
LAND & DEVELOPMENT CO.  
Licensed Real Estate Broker

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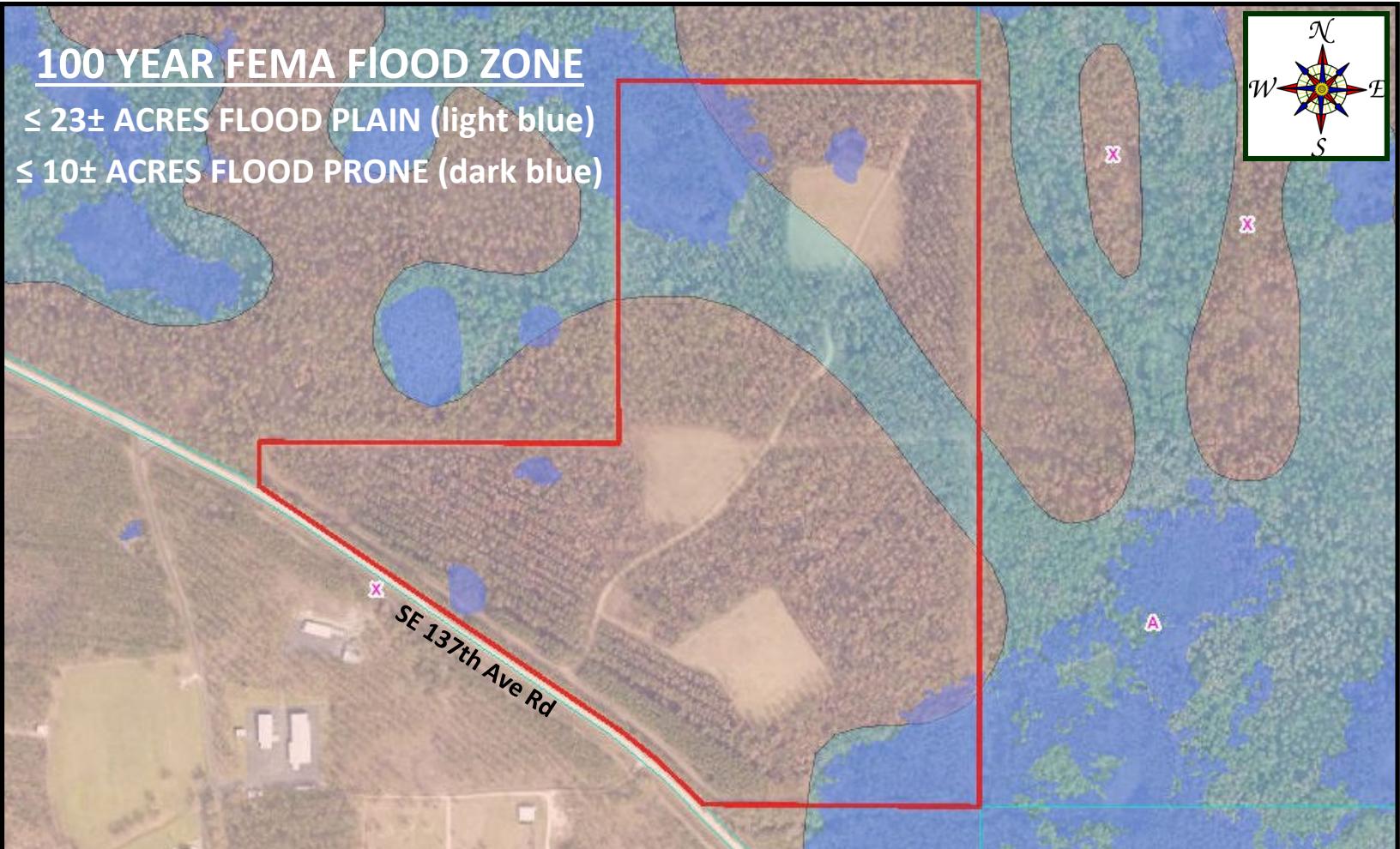
## OCALA NATIONAL FOREST



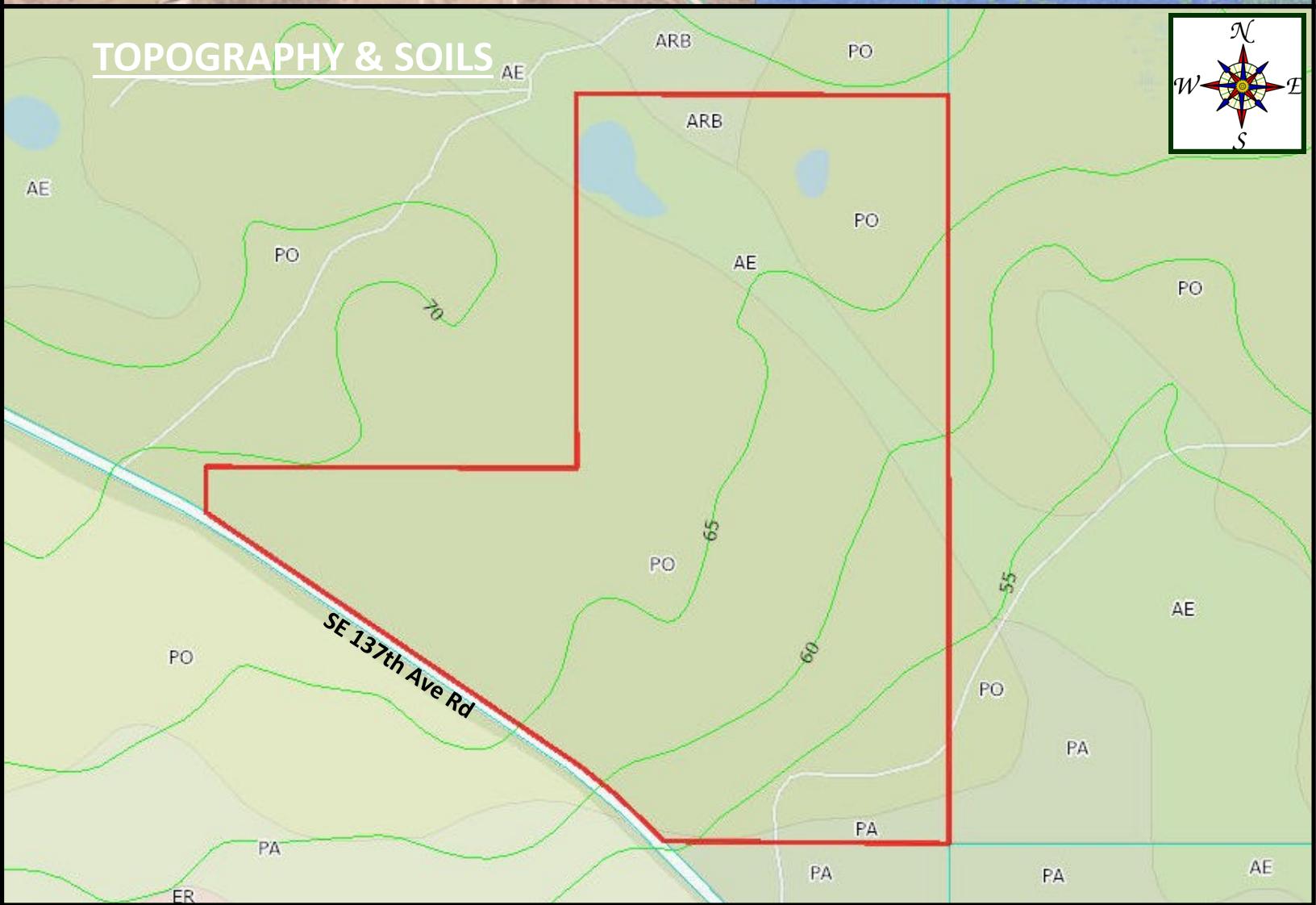
# 100 YEAR FEMA FLOOD ZONE

≤ 23± ACRES FLOOD PLAIN (light blue)

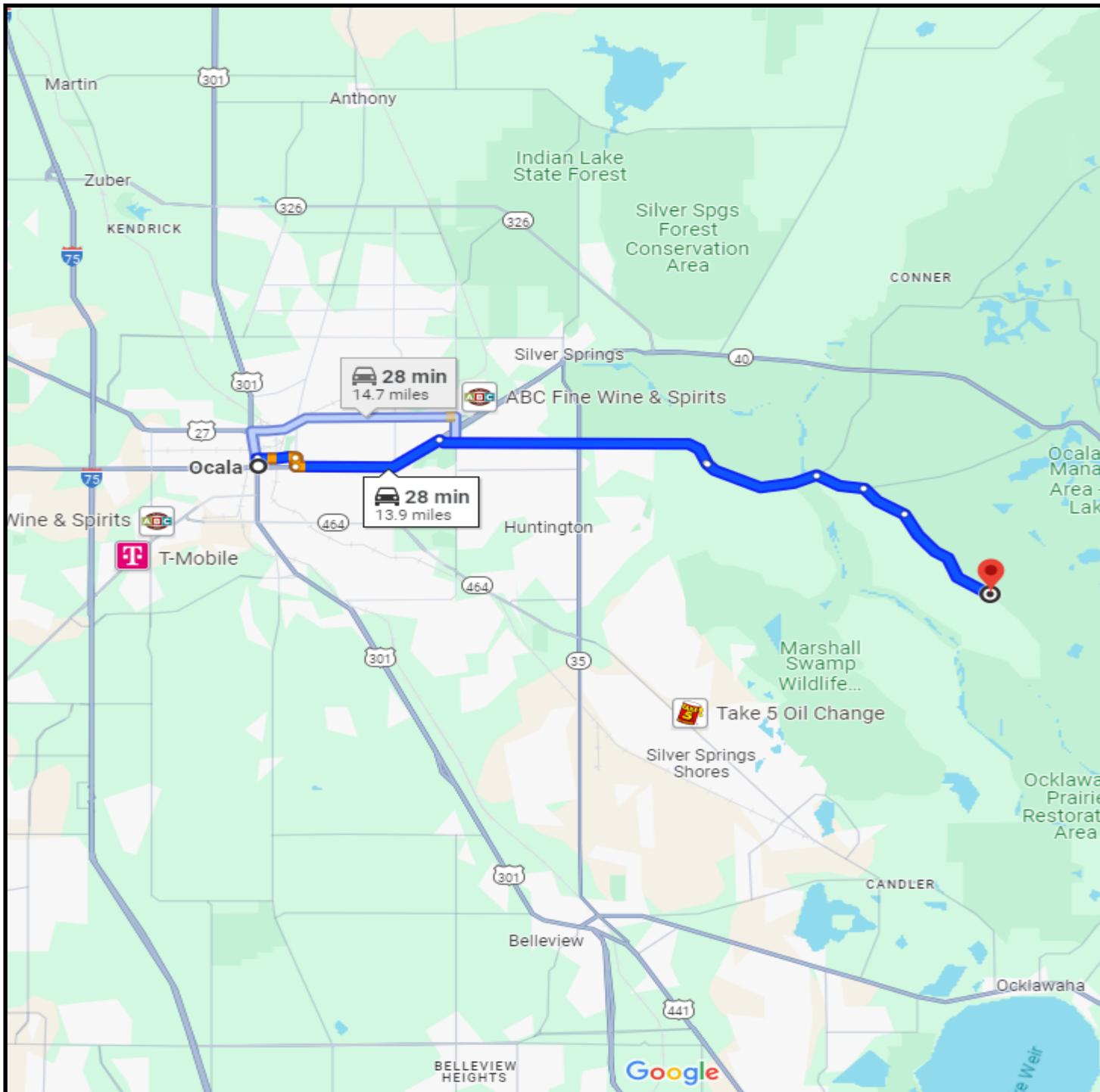
≤ 10± ACRES FLOOD PRONE (dark blue)



## TOPOGRAPHY & SOILS



# Directions



## FROM DOWNTOWN OCALA:

- SILVER SPRINGS BOULEVARD (AKA SR 40) EAST
- RIGHT ON NE 7TH STREET (JUST EAST OF OCALA GOLF CLUB "MUNI")
- TAKE NE 7TH STREET (AKA SHARPES FERRY ROAD ONCE YOU CROSSOVER BASELINE ROAD) FOR APPROX. 14 MILES TO SE 1ST RD (JUST OVER THE SHARPES FERRY BRIDGE)
- RIGHT ON SE 1ST RD FOR LESS THAN 1 MILE TO SE 24TH ST RD
- RIGHT ON SE 24TH ST RD FOR APPROX. 1 MILE TO SLIGHT RIGHT ONTO SE 137TH AVE RD.
- SE 137TH AVE RD FOR 2.8 MILES TO PROPERTY ENTRANCE ON YOUR LEFT.