

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 ≈ \$93K ESTIMATED VALUE)**
- **TIMBER CRUISE VALUATION (2023) = \$121,429... 3RD ROW THINNED IN 2025 SO APPROXIMATELY 30% REMOVED SINCE DATE OF CRUISE ≈ 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 ≤ 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

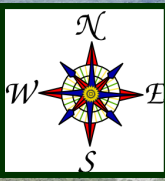
\$1,000,000

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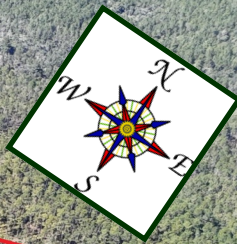
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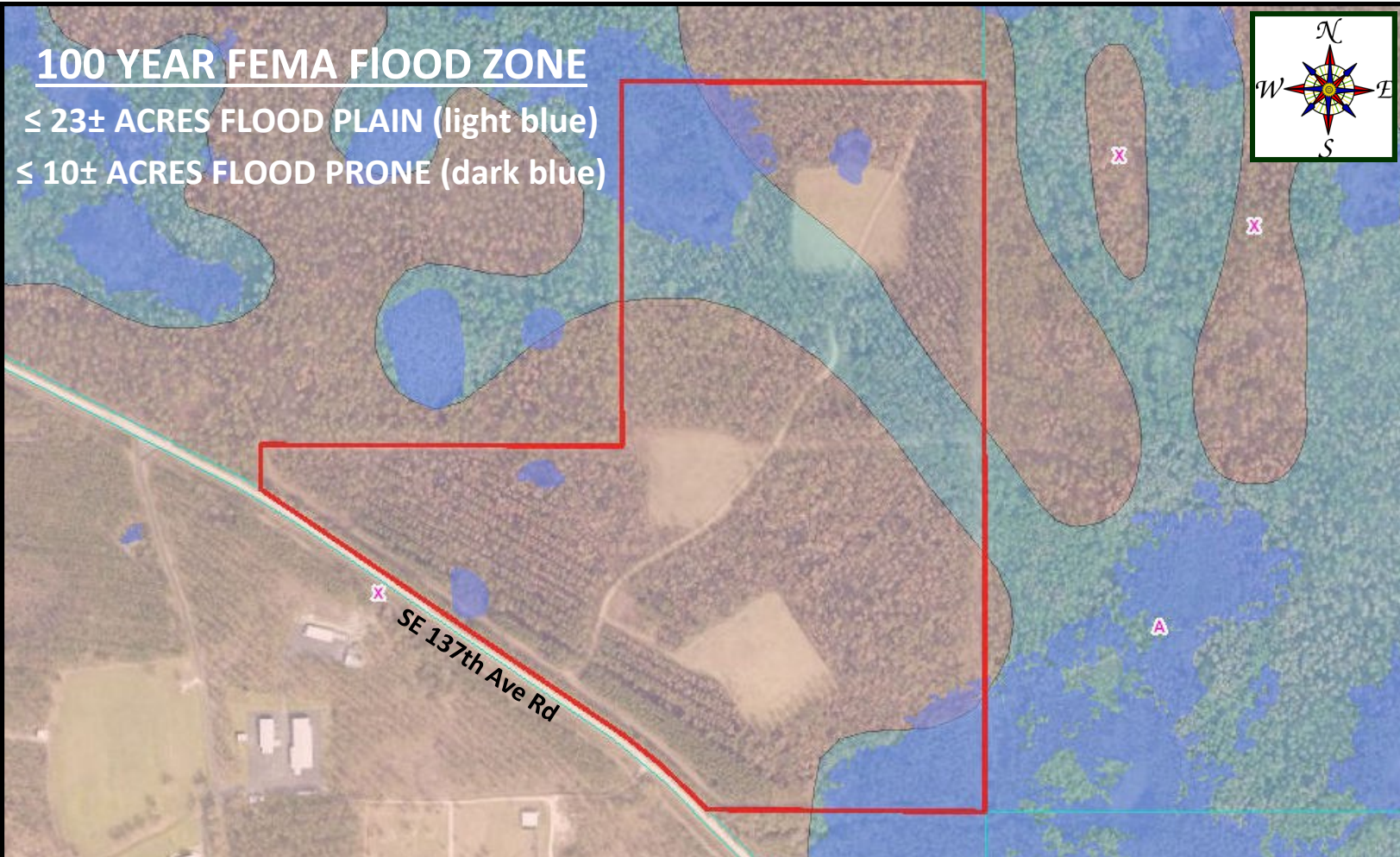
OCALA NATIONAL FOREST



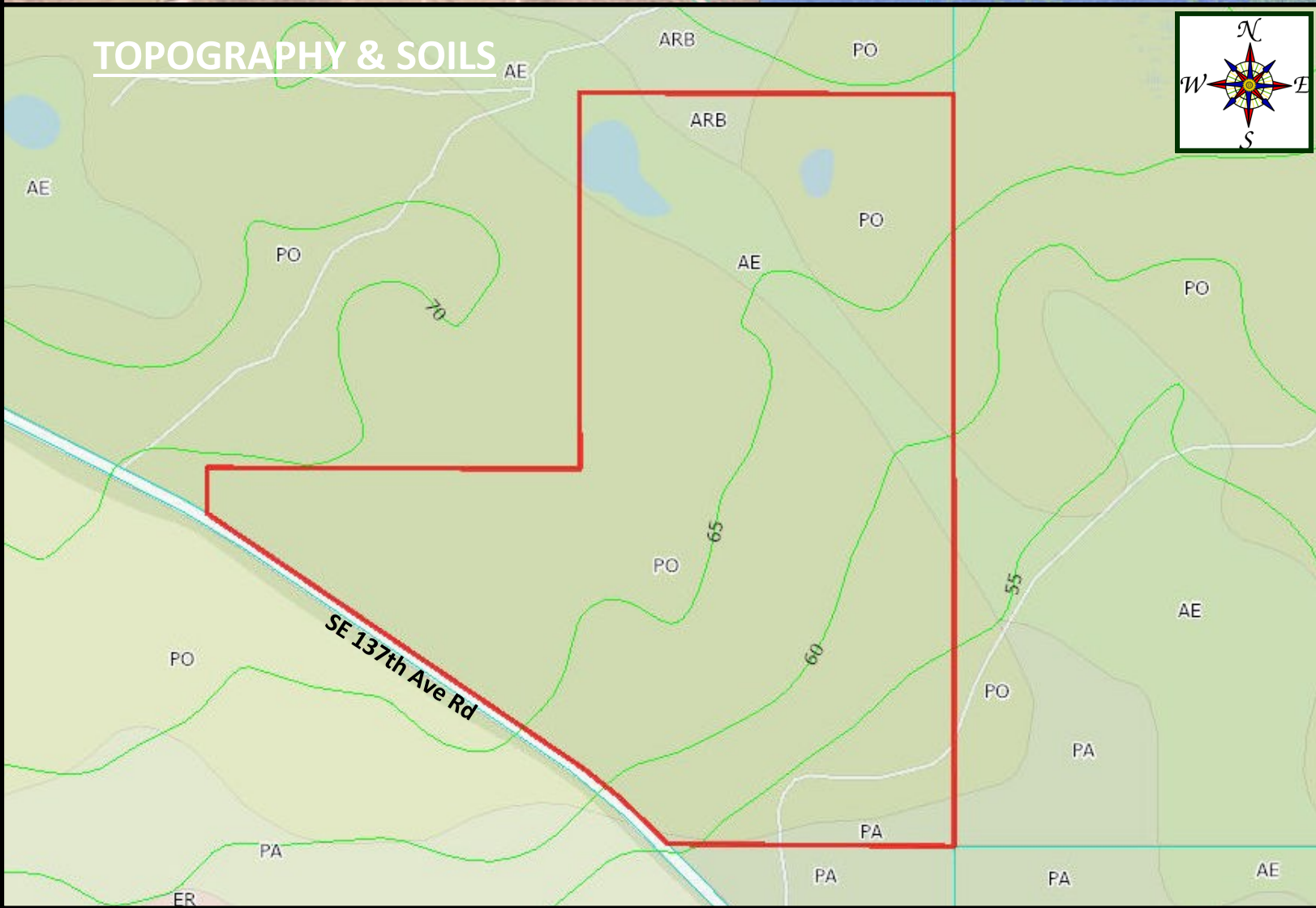
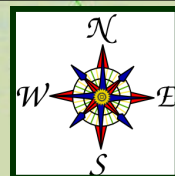
100 YEAR FEMA FLOOD ZONE

≤ 23± ACRES FLOOD PLAIN (light blue)

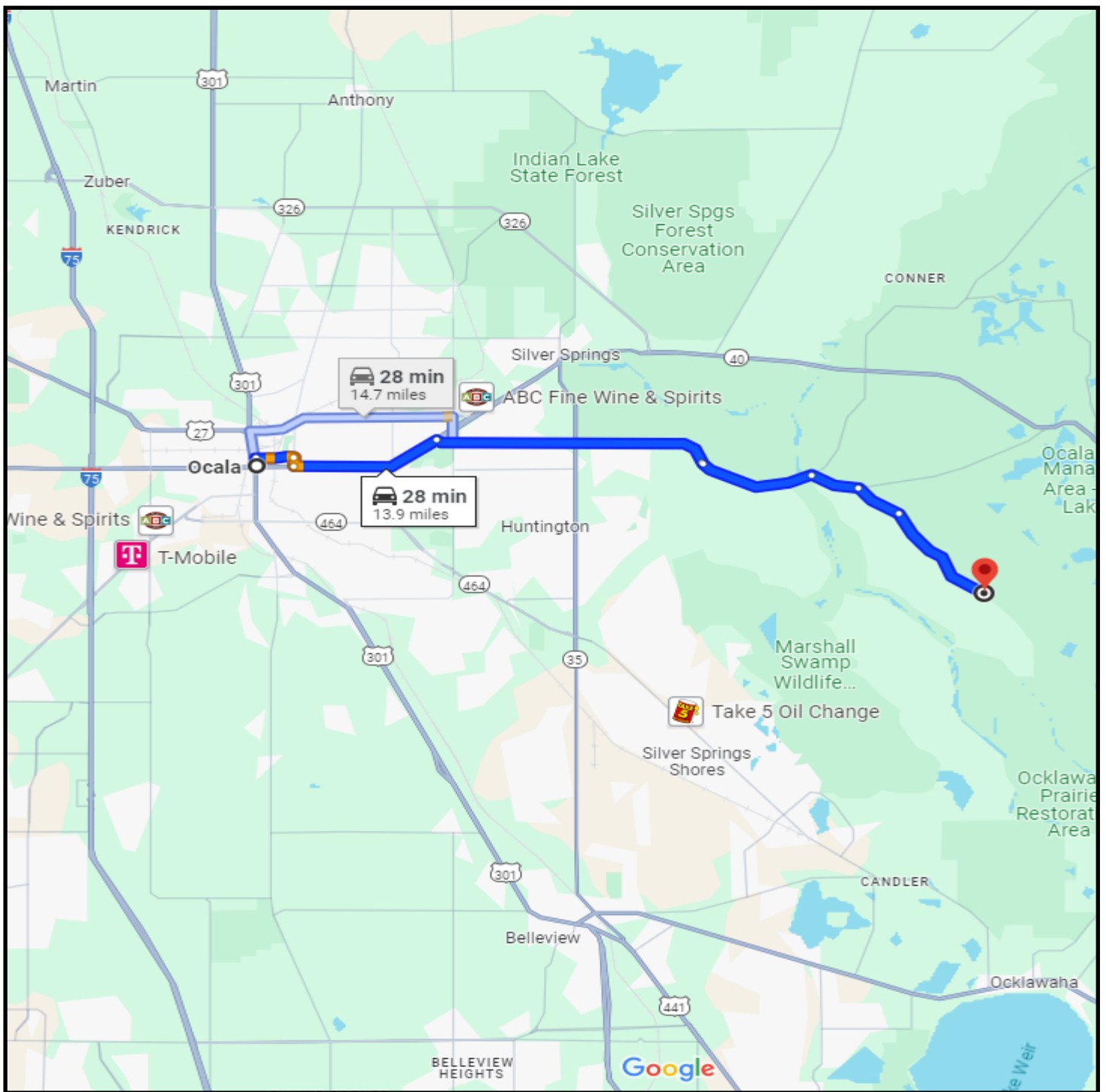
≤ 10± ACRES FLOOD PRONE (dark blue)



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.