

New Listing!!!

MLS #396805

80± acres

FORT MCCOY, NE MARION COUNTY, FLORIDA



**being offered at only... \$2,850/acre
(\$228,000)**

- Located in Gorgeous NE Marion County, approx. 30 minutes from Ocala or Gainesville!
- Beautiful Oaks, Winding roads, Gorgeous Views, Natural Pine Stands & much more!
- Incredible Hunting Tract - tons of wildlife (deer, turkey, etc.) plus, BEST DEAL in town!
 - Dirt Road Frontage/Access off NE 210th Street in Fort McCoy (dead end road).
 - Old Mobile (circa 1975) on property (well/septic/electric) perfect for hunt camp!
 - Mobile and all improvements being sold AS IS with no warranties or representations.
 - Tons of character and curb appeal - ABSOLUTELY GORGEOUS PIECE OF LAND!
 - Marion County Tax Parcel ID #'s:
 - 04624-000-00 (8 acres)
 - 04624-001-00 (8 acres)
 - 04624-002-00 (24 acres)
 - 04475-000-00 (40 acres)
 - Total 2013 estimated RE Taxes = \$761.67 (agricultural exemption)
 - Completely surrounded by Large Private Land Owners for complete Privacy!

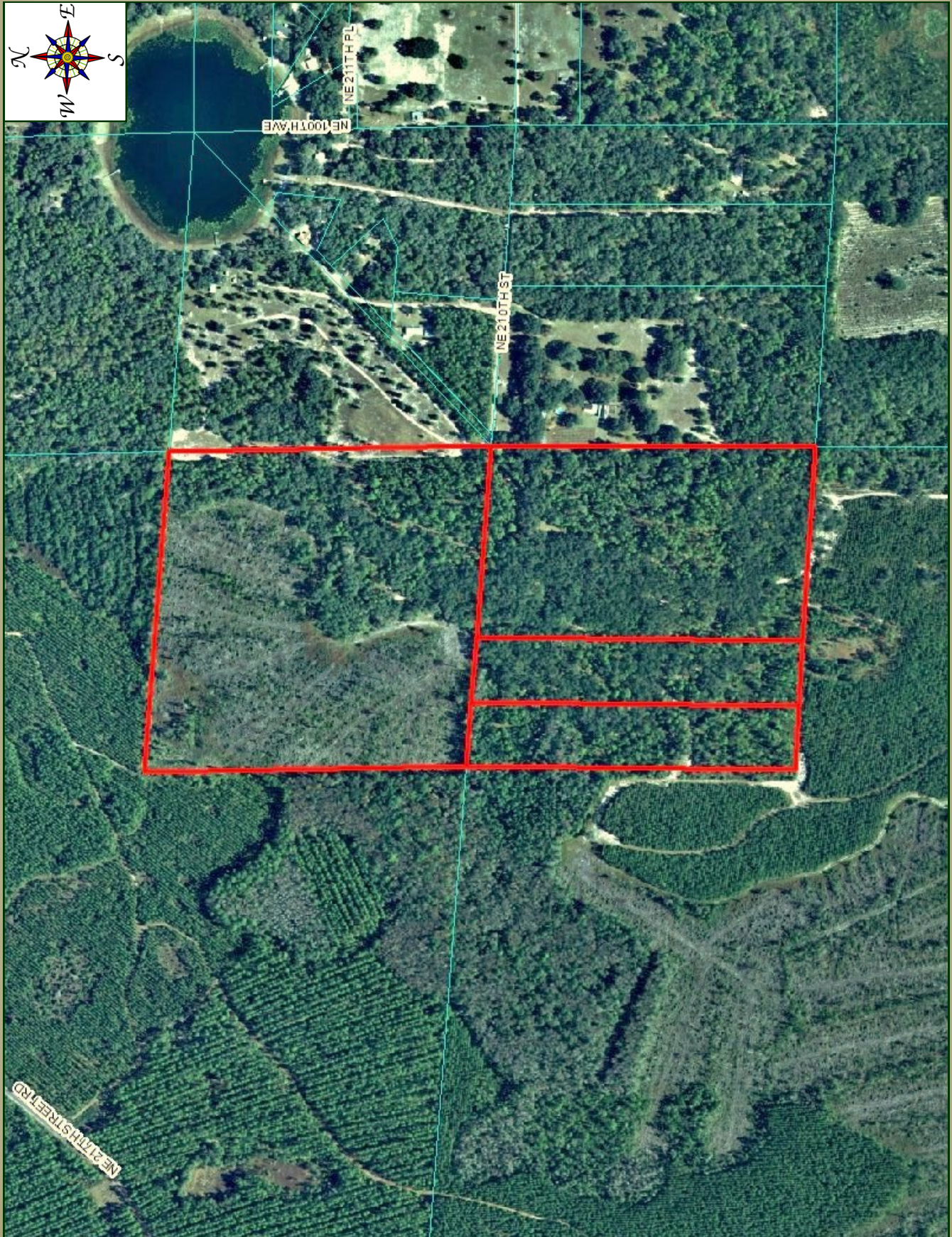
www.mcbrideland.com



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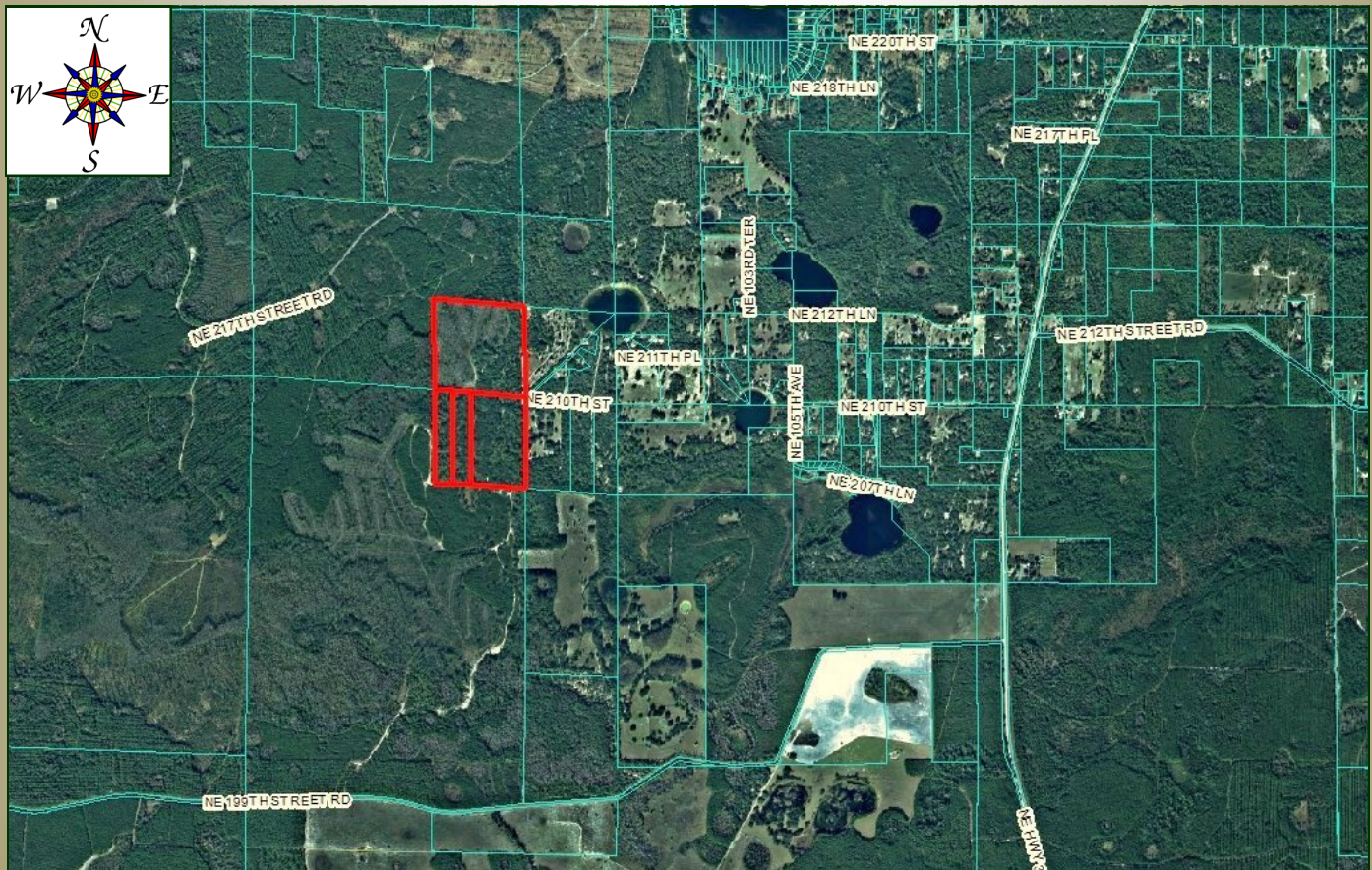
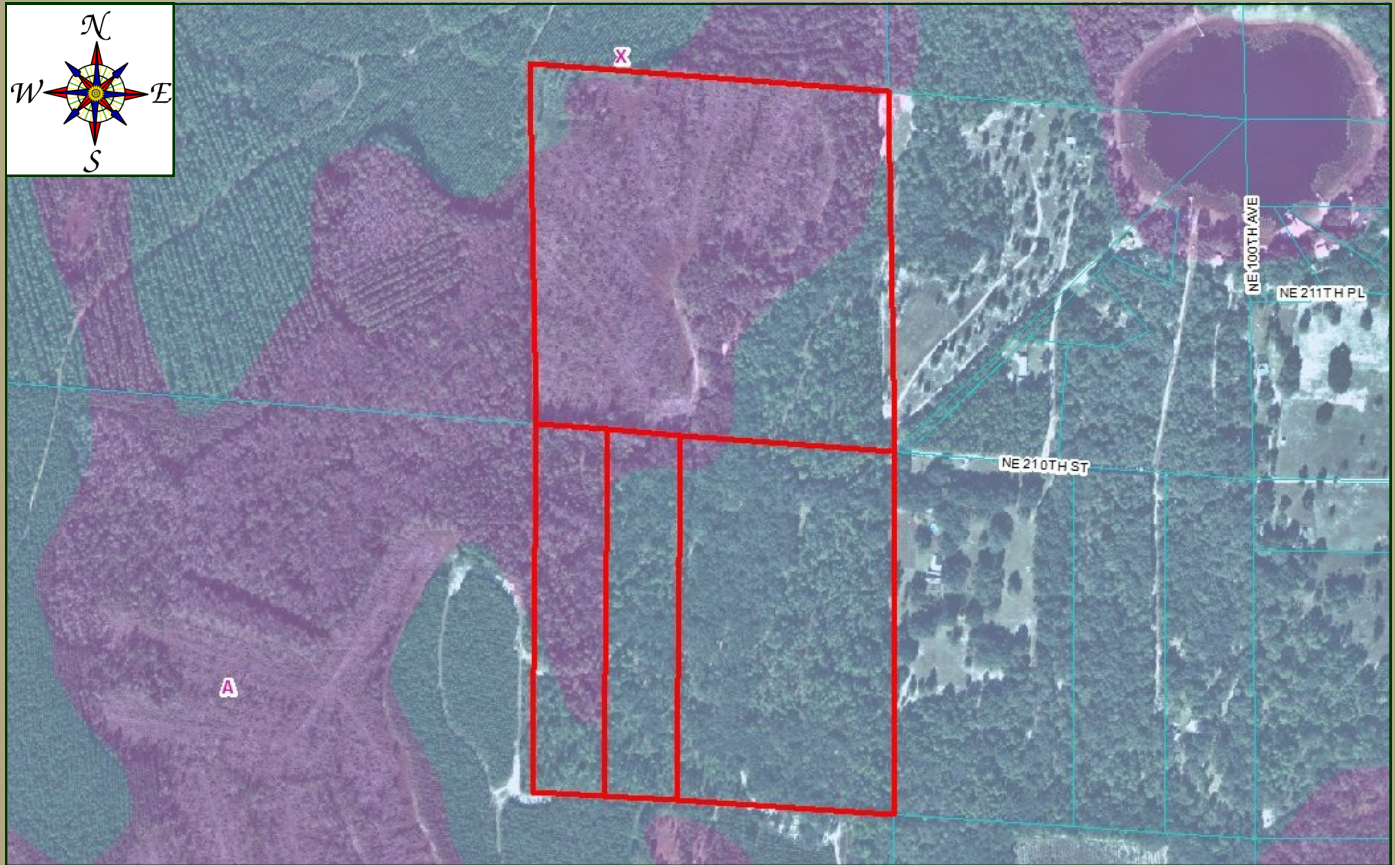
Aerial Map

80± ACRES IN FT. MCCOY, NE MARION CO., FLORIDA



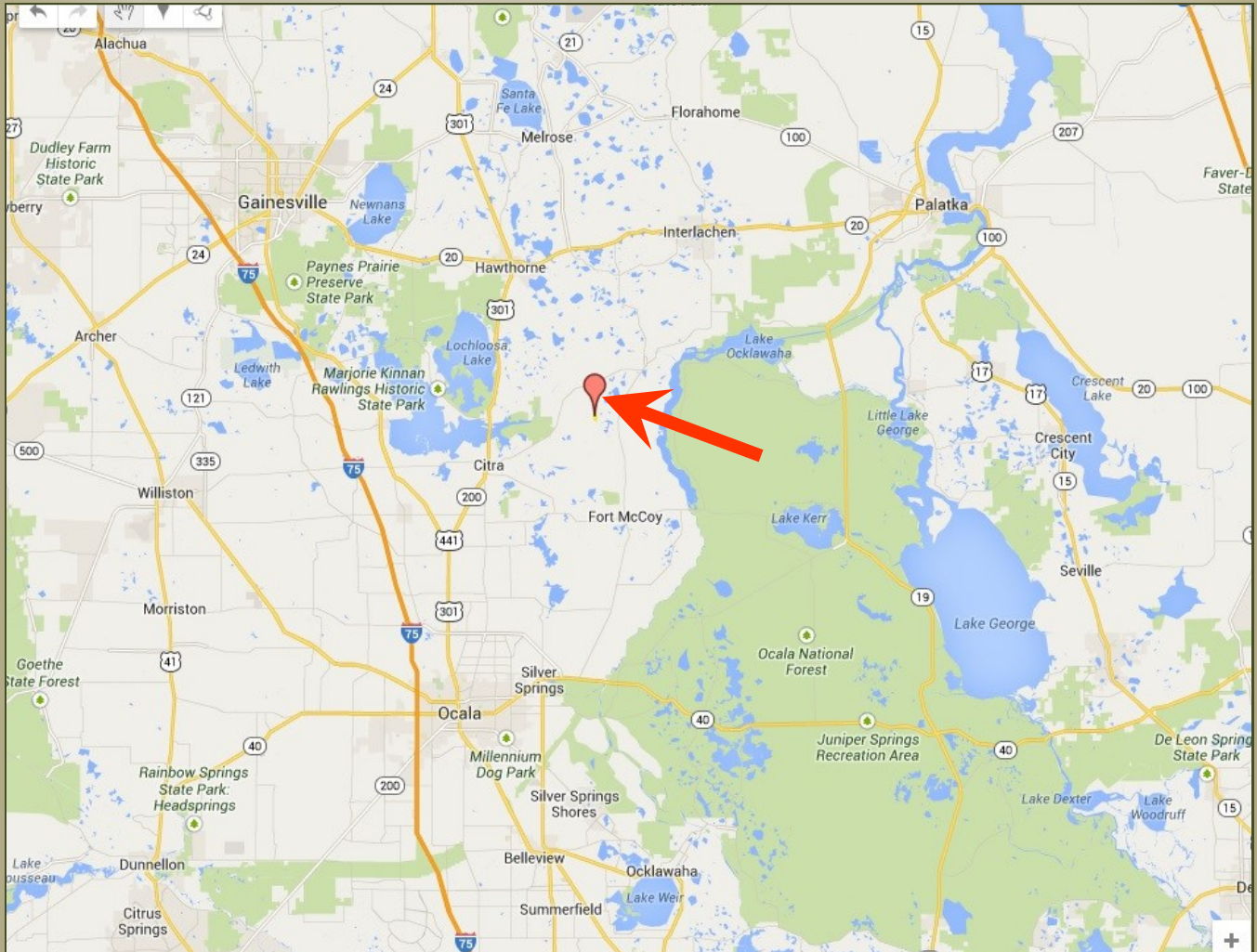
Flood Plain & Aerial Map

80± ACRES IN FT. MCCOY, NE MARION CO., FLORIDA



Directions

80± ACRES IN FT. MCCOY, NE MARION CO., FLORIDA



FROM OCALA:

Take SR 40 (aka Silver Springs Boulevard) East. Make a Left (heading North) on Hwy 315. Take Hwy 315 for approx. 17 miles to NE 210th Street. Make a Left on NE 210th Street (heading West) and take until dead ends into NE 105th Ave (approx. ½ mile). Make Right on NE 105th Ave and follow curve to Left onto NE 211th Place. Take NE 211th Place to NE 102nd Court and make Left. Follow NE 211th Place until curves right and turns back into NE 210th Street. Follow until road ends, property entrance will be on your left. Gate is locked so call McBride Land to make an appointment to view this incredible property!

Nathan R. Garcia, Broker Associate

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