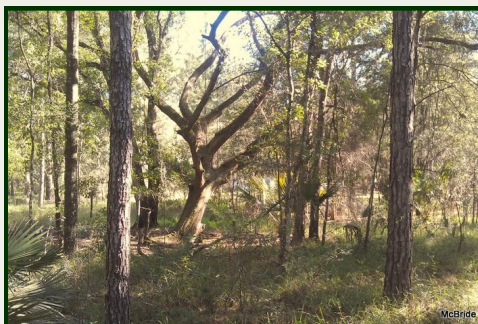
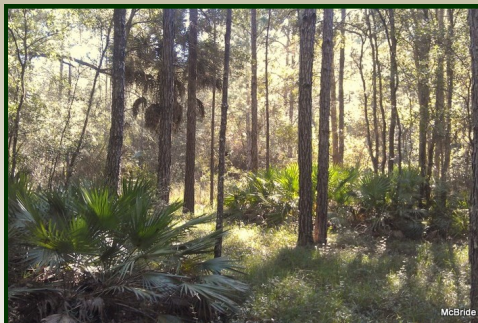


Sharpes Ferry Ranches #9

OCALA, MARION COUNTY, FLORIDA



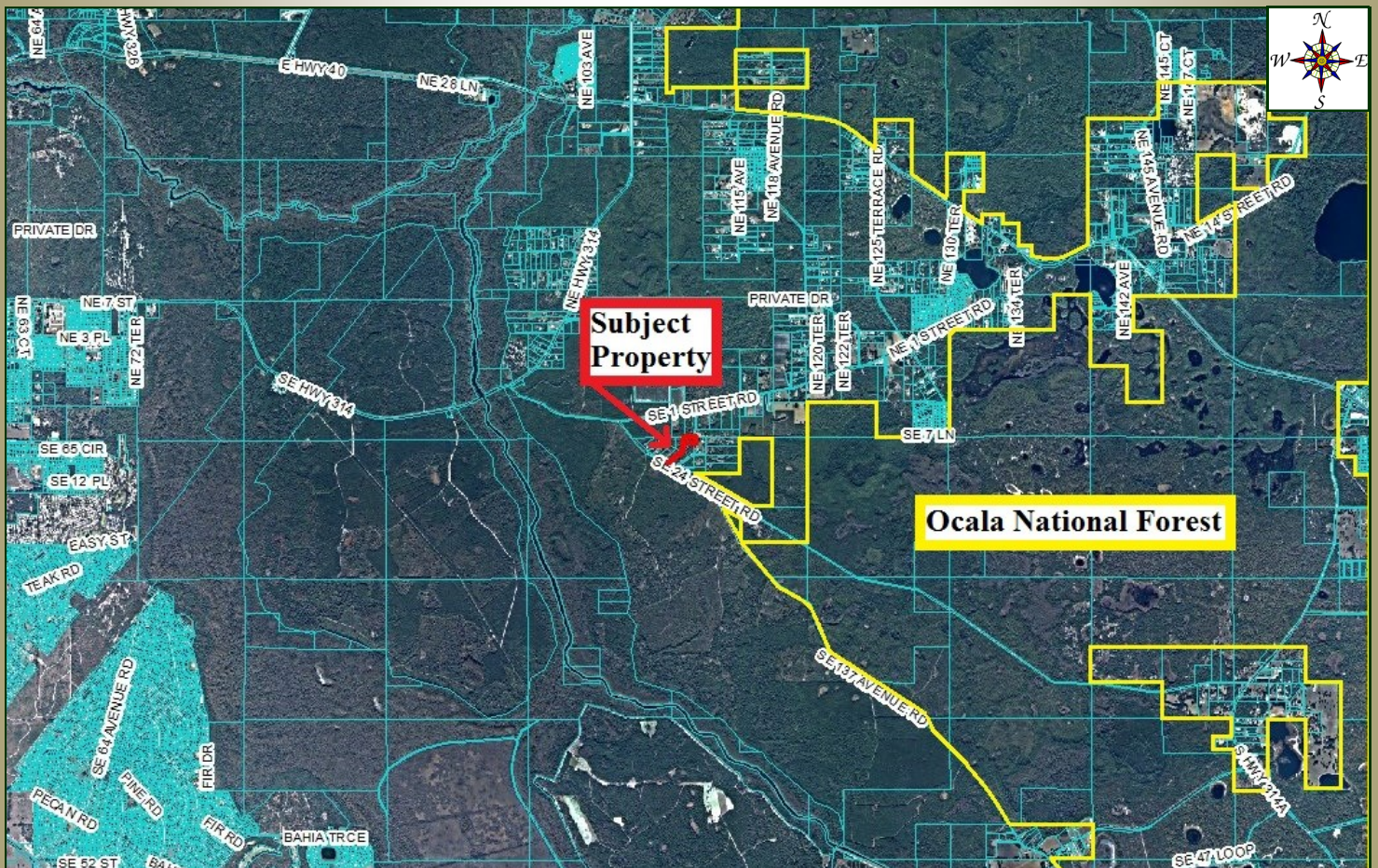
3.33± acres for only \$22,900
(\$6,877/acre)

- Located in Gorgeous Southeastern Marion County & only minutes from town!
- 3.33± acres of Beautiful Oaks, Huge Pine Timber, Winding roads and peaceful bliss!
- Marion County Tax Parcel ID #31881-009-00 (2012 Real Estate Taxes = \$219.56)
- Surrounded by the Ocala National Forest which provides for TONS OF WILDLIFE!
- Dimensions approx. 250' x 500' with a 20' flag for deeded access off SE 24th Street Road
 - Owner Financing Available...
- \$1,500 Down, 9.9% Interest, 15 year amortization, 3 year balloon, Pmts = \$229
- Tons of character and curb appeal - TREMENDOUS TIMBER VALUE (25+ years old)!
 - Call today so you don't miss out on this incredible opportunity!

www.mcbrideland.com



Phone: (352) 401-3755
 Fax: (352) 401-3757
 Mobile: (352) 362-5226

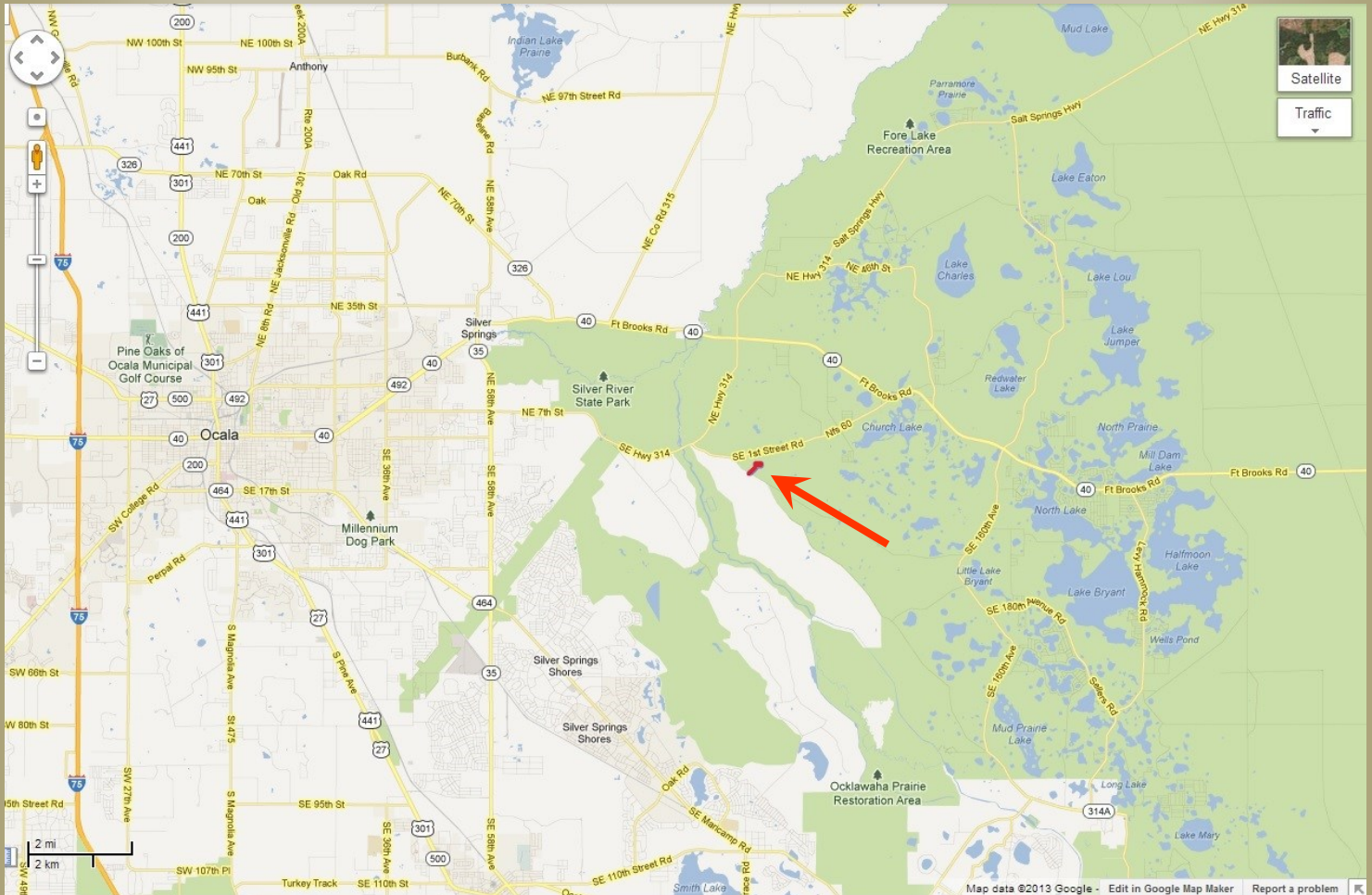


SHARPES FERRY RANCHES #9



Directions

SHARPES FERRY RANCHES #9



From Ocala:

From Ocala, take SR 40 East. Make a Right on NE 36th Ave. and take approx. 1/4 mile to NE 7th Street and make a Left. Take NE 7th Street approx. 6.32 miles to SE 1st St. Rd. (you will cross over Baseline & NE 7th St. turns into Hwy 314). SE 1st St. Rd. is the first road after you cross the Sharpes Ferry Bridge. Make a Right on SE 1st St. Rd. and take approx. 3/4 mile to SE 24th St. Rd. (this will be the first right after turning on SE 1st St. Rd.). Make Right on SE 24th St. Rd. and take approx. 1/2 mile to property on Left (signs visible from road).

Call Nathan Garcia at McBride Land to make an appointment to view this incredible property!

Office (352) 401-3755

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