

Mackay Plantation - 37± acres

WATERFRONT LAND IN DUNNELLON, CITRUS COUNTY, FLORIDA

New Listing!!!



37± acres offered at \$189,900
(...that's only \$5,119 per acre!!!)

- Beautiful Pasture with Magnificent Oaks and several Incredible Ponds!
- You won't find a prettier piece of property, especially at this price... A MUST SEE!
- Located in Gorgeous Citrus County along CR 39 near the Withlacoochee River!
- Multiple Citrus Co. Altkey #'s - TOTAL 2012 RE Taxes = \$195.95 (Ag. Exemption).
- Zoning/Land Use: Coastal & Lakes Low Intensity Residential (1 unit per 20 acres but property currently consists of 19 platted parcels including several 1± acre lots).
- Division Potential subject to Pricing adjustment AND County Approval.
- Over ½ Mile of Paved Road frontage on CR 39 and surrounding roads.
- Additional Acreage Available - CALL TODAY FOR DETAILS!
- Possible Owner Financing Available...

www.mcbrideland.com



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

Aerial Map

MACKEY PLANTATION - 37± ACRES



McBRIDE
LAND & DEVELOPMENT CO.

1553 S.E. Fort King St. • Ocala, Florida 34471

NATHAN R. GARCIA, BROKER ASSOCIATE

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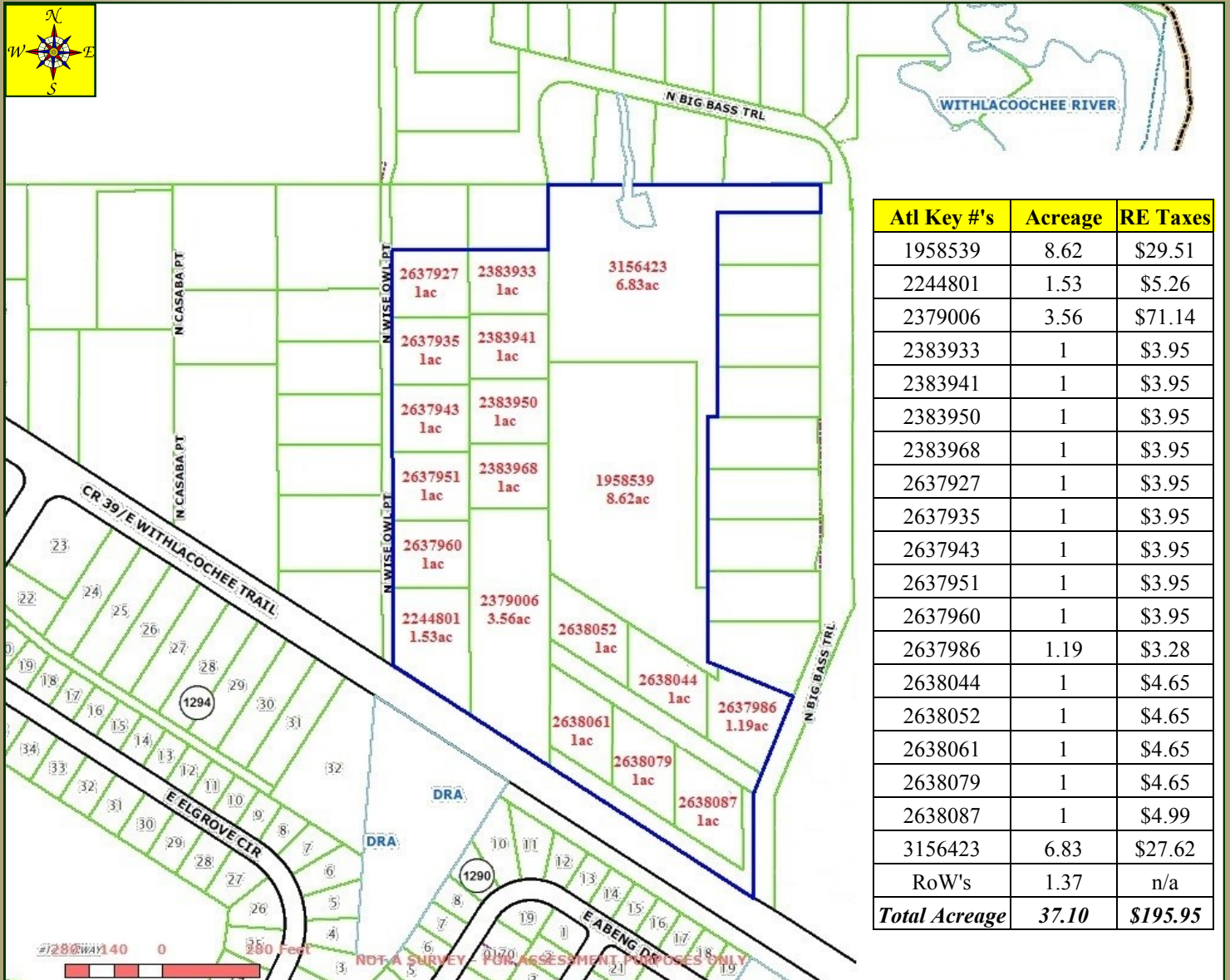
Survey Sketch

MACKEY PLANTATION - 37± ACRES



Atl Key & Acreage

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Atl Key #'s	Acreage	RE Taxes
1958539	8.62	\$29.51
2244801	1.53	\$5.26
2379006	3.56	\$71.14
2383933	1	\$3.95
2383941	1	\$3.95
2383950	1	\$3.95
2383968	1	\$3.95
2637927	1	\$3.95
2637935	1	\$3.95
2637943	1	\$3.95
2637951	1	\$3.95
2637960	1	\$3.95
2637986	1.19	\$3.28
2638044	1	\$4.65
2638052	1	\$4.65
2638061	1	\$4.65
2638079	1	\$4.65
2638087	1	\$4.99
3156423	6.83	\$27.62
RoW's	1.37	n/a
Total Acreage	37.10	\$195.95

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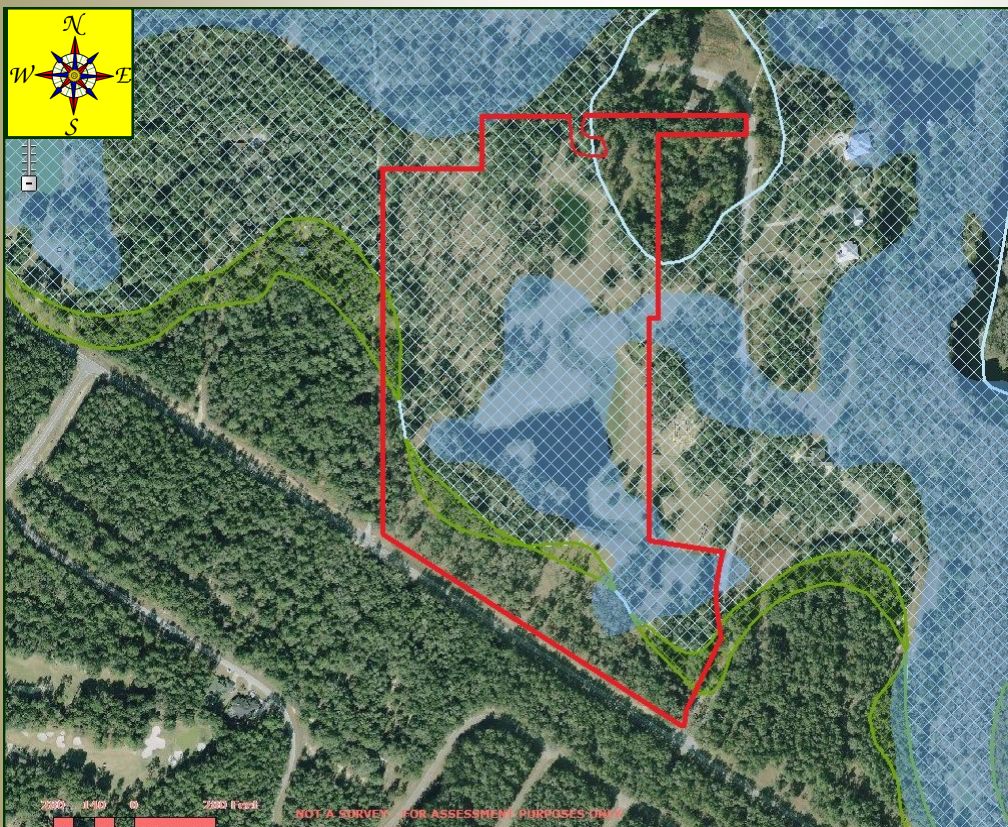
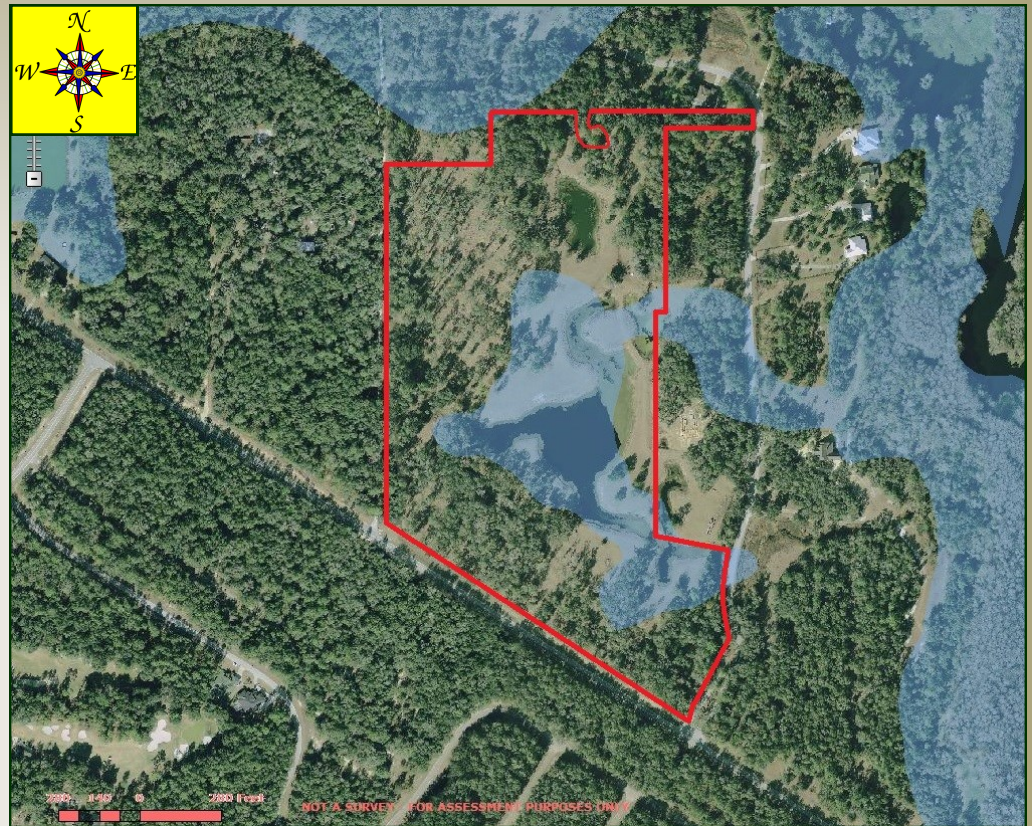
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Flood Plain & Wetlands

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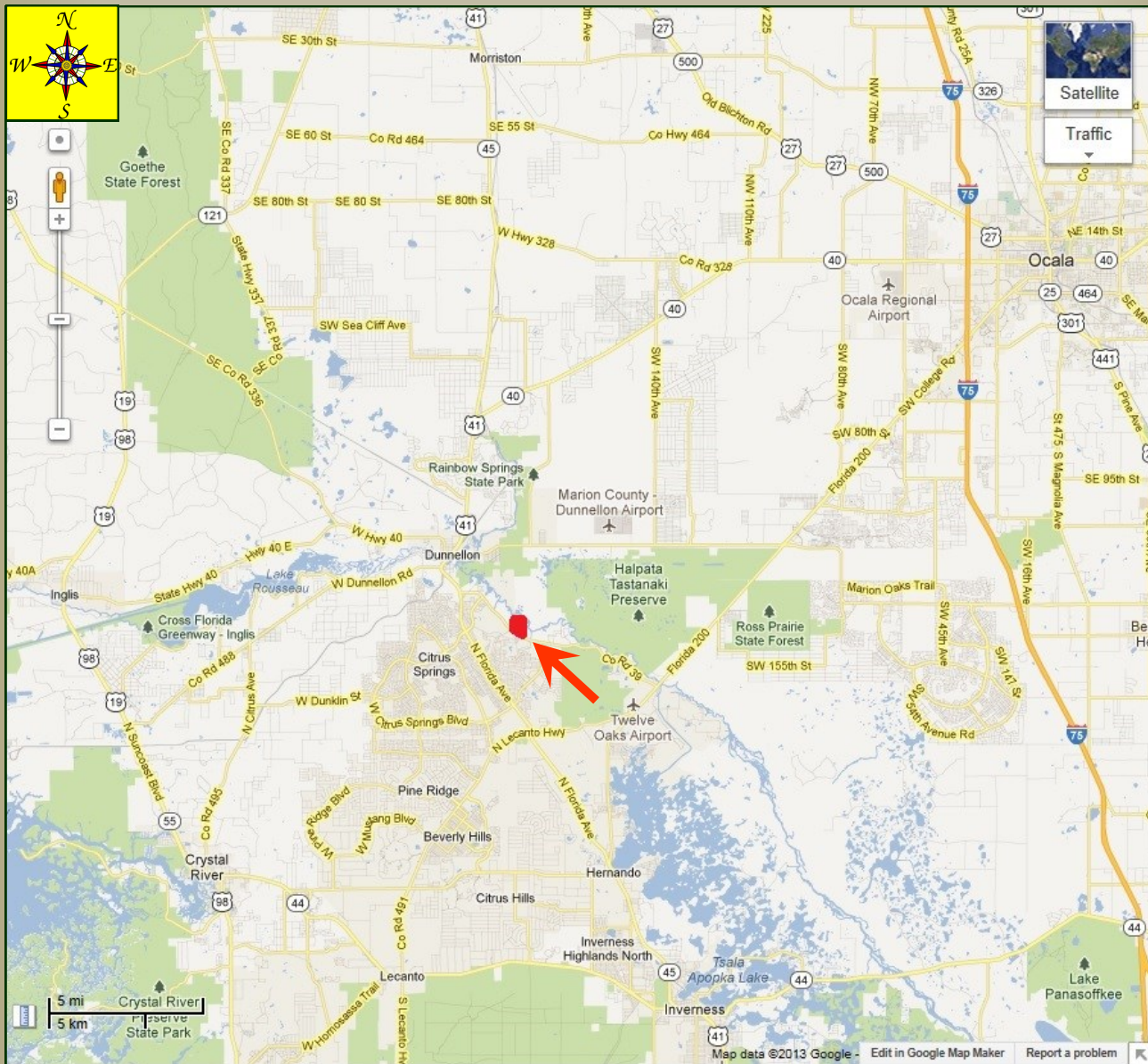
WETLANDS



100 YR FLOOD PLAIN
WITH WETLANDS
OVERLAY

Directions

MACKEY PLANTATION - 37± ACRES



From Ocala:

From Ocala, take SR 200 SW Towards Dunnellon. Make a Right (heading West) on CR39 which is just over the Withlacoochee River Bridge. Take CR39 approximately 5 miles to property on Right. Signs visible from road. Call today to schedule an appointment to view this incredible opportunity.



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