

DUNNELLOF FARMLAND

DUNNELLOF, FL | MARION COUNTY

10.20 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 10.20 ± acres

Sale Price: \$96,900

Price per Acre: \$9,500

Site Address: South West 210th Ave, Dunnellon, FL 34431

County: Marion

Soil Types:

- Candler Sand, 0 To 5 Percent Slopes: 1+/- Acres
- Arredondo Sand, 0 To 5 Percent Slopes: 9+/- Acres

Uplands/Wetlands: 100% Uplands

Zoning: A1 - General Agriculture

Irrigation/Wells: Current irrigation practices consist of letting rainfall take care of the crop. If rainfall does not meet those needs, then the fields will be irrigated as necessary.

Current Use: Farming Operation for Peanuts

Utilities: Power lines are adjacent to the east border of the property, running along SW 210th ave.

Taxes: \$56.91 (2018)

Income Features: Currently planted with peanuts: Estimates put the peanut yield at nearly 3,000-4,500 pounds per acre.



Only 12-15 minutes from the city limits of Dunnellon, this 10 acres of farmland has hard road frontage off of SW 210th Ave and could be the perfect plot of land for your desired crop. This property is all uplands and currently planted in peanuts. As an alternative option, the beautiful open fields of farmland, gently rolling hills, and the tree line in the surrounding area make the property a prime location to build a house out in the country, providing a view that is unique to the north Florida area.

LOCATION & DRIVING DIRECTIONS

Parcel IDs: 17328-005-00

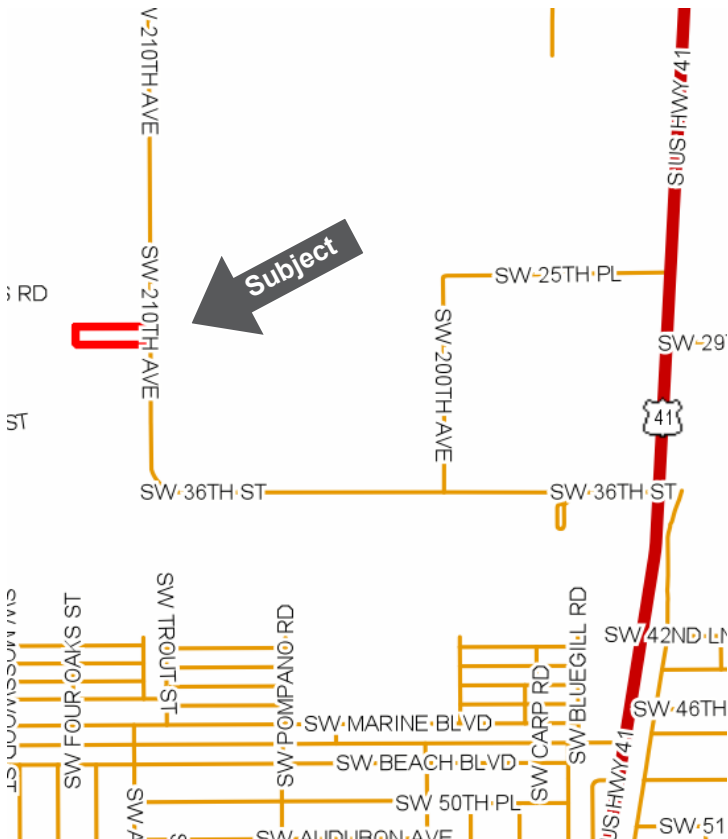
GPS Location: -82.46977, 29.16113

Driving Directions:

- Heading North on I75
- Take exit 352 onto FL-40
- In 0.3 of a mile turn left onto W Silver Springs Blvd toward Dunnellon
- In 7.8 miles turn right onto W Highway 328
- Go 7.8 miles then turn left onto N US Highway 41
- In 3.3 miles turn right onto SW 36th St
- Go 2.2 miles the destination is on your left.

Showing Instructions: Contact the listing agent

Beautiful open fields of farmland
with gently rolling hills





114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

10.20 ± Acres • Beautiful open fields of farmland, gently rolling hills
Great location for a homestead out in the country
12-15 minutes from the city limits of Dunnellon

SREland.com/DunnellonFarmland

Keat Waldron, 863.225.1231 | KWaldron@SREland.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
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