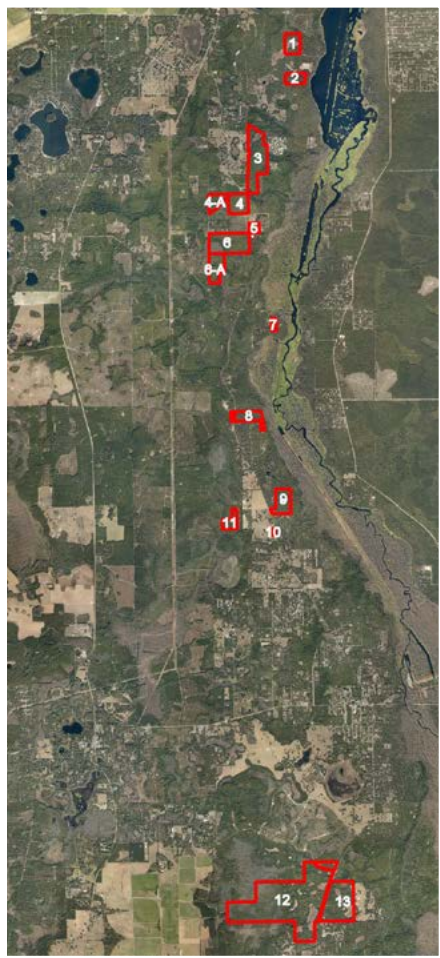


OCKLAWAHA RIVER PRESERVE

FORT MCCOY, FL | MARION COUNTY

1,016 ± ACRES TOTAL



6 Tracts Sold, only 9 Tracts Remain!



Great Fishing and Recreational Opportunities!

Ocklawaha River Preserve

Acreage: 1,016 ± acres

Sale Price: \$3,215,536

Site GPS: -81.9366, 29.4649

Address: 21801 NE 130th Court Rd., Fort McCoy, FL 32134

County: Marion County

Uplands/Wetlands: 675 ± Uplands

Game Populations: Wild turkey and white-tailed deer

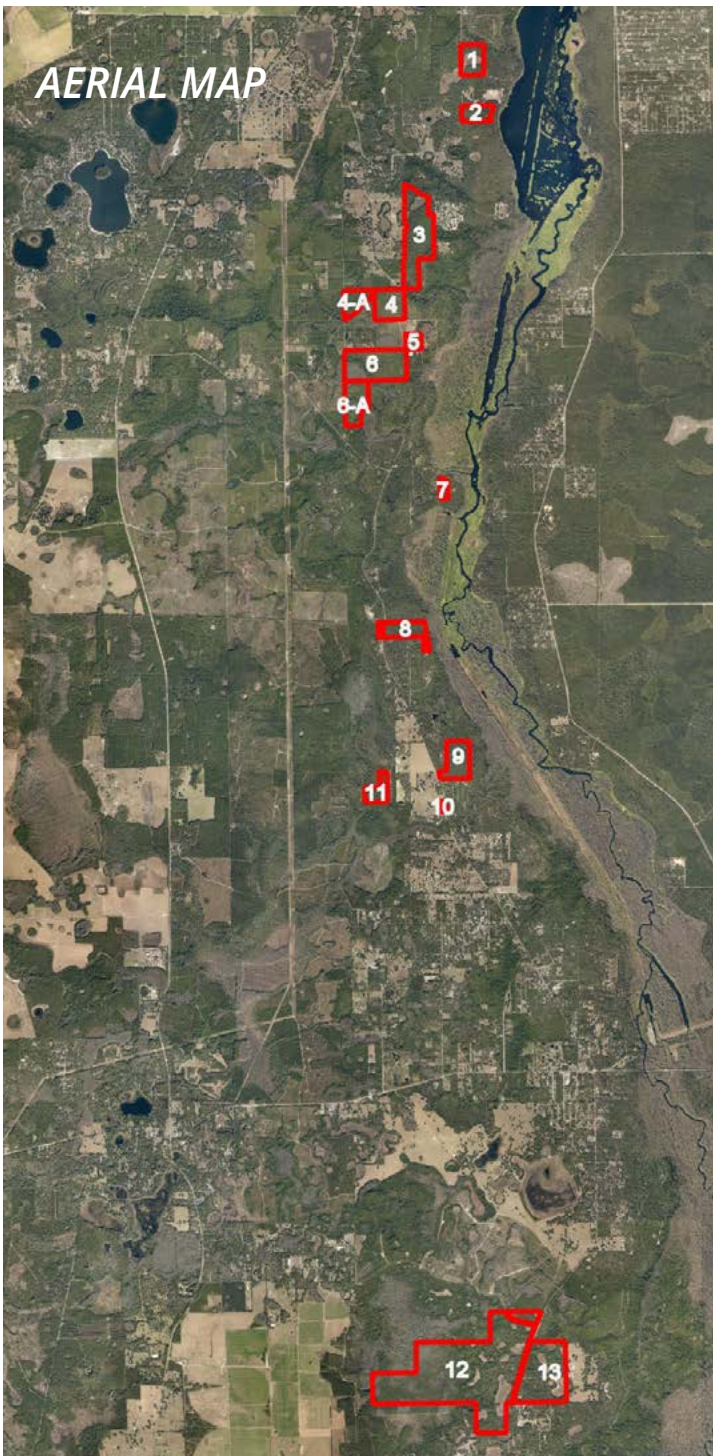
Conservation Easement: None of the properties are encumbered by a Conservation Easement

Recreational Activities: Hunting, fishing, wildlife viewing, hiking and horseback riding

Points of Interest: Ocala National Forest, Gores landing Wildlife Preserve, Ocklawaha River, and the Lake/Rodman Dam

The Ocklawaha River Preserve provides a rare opportunity to own 15 parcels totaling 1,016 ± acres in eastern Marion County Florida. These parcels can be offered as a whole or in 15 separate tracts ranging from 2.7 acres to 440 acres. All properties are located near the Ocklawaha River and some as close as 1,000 ± feet away, the furthest being 1.7 ± miles away. This area offers superb fishing and recreational opportunities.

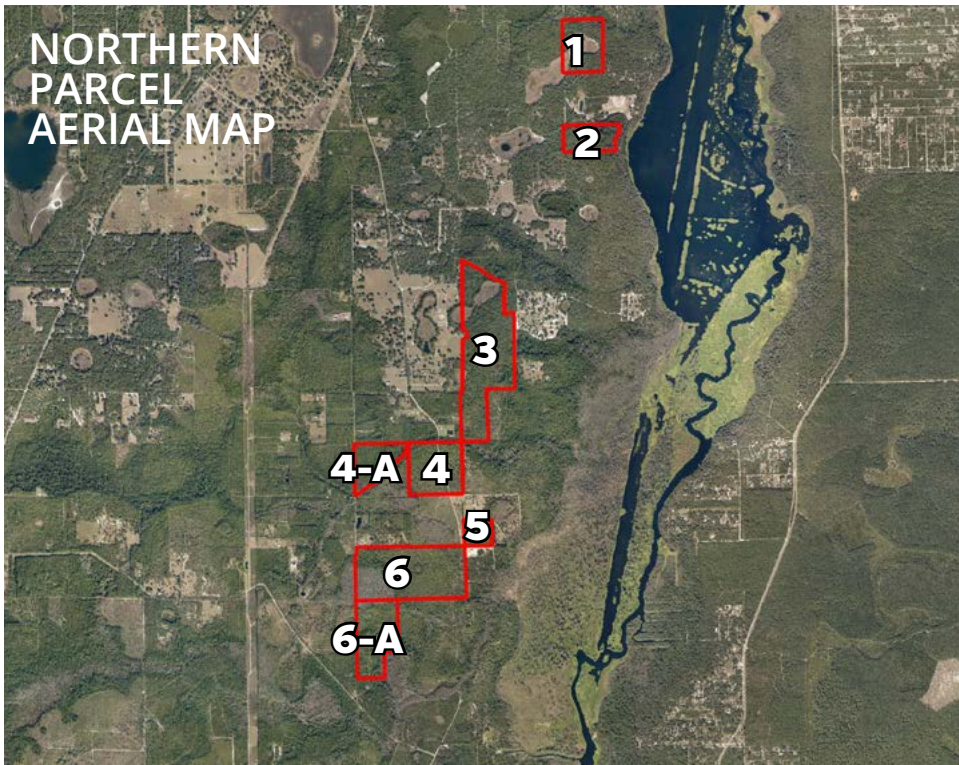
Many of the properties are located next to the Marjorie Harris Cross Florida Greenway as well as the Etoniah/Cross Florida Greenway, which offers excellent hunting of deer and turkeys. Contact the listing agents to schedule a showing or for additional details about each property.



LOCATION & DRIVING DIRECTIONS

GPS Location: -81.9366, 29.4649

Showing Instructions: Contact listing agents for showing instructions



NORTHERN PARCEL DESCRIPTIONS



Parcel 1
31.1 ± acres
\$111,960
\$3,600 per Acre

Parcel #: 00505-000-00
Site GPS: -81.92548,
29.49499
Uplands: 21.7 ± Acres Uplands
Taxes 2018: \$88.46



Parcel 2
20.7 ± acres
\$81,765
\$3,950 per Acre

Parcel #: 00505-000-01
Site GPS: -81.93296,
29.47795
Uplands: 20.7 ± Acres Uplands
Taxes 2018: \$54.37



Parcel 3
102 ± acres
\$357,000
\$3,500 per Acre

Parcel #: 04815-000-01,
04809-000-01
Site GPS: -81.93453,
29.47842
Uplands: 87 ± Acres Uplands
Taxes 2018: \$58.31,
\$255.70



Parcel 4
40.5 ± acres
\$159,975
\$3,950 per Acre

Parcel #: 04815-000-02
Site GPS: -81.93634,
29.46452
Uplands: 40 ± Acres Uplands
Taxes 2018: \$101.64



Parcel 4-A
22.20 ± acres
\$87,690
\$3,950 per Acre

Parcel #: 04817-002-01
Site GPS: -81.94322,
 29.46596
Uplands: 19.1 ± Acres Uplands
Taxes 2018: \$1,057.06



Parcel 5
10.4 ± acres
\$41,080
\$3,950 per Acre

Parcel #: 04815-000-03
Site GPS: -81.93458,
 29.45894
Uplands: 10.4 ± Acres Uplands
Taxes 2018: \$36.68



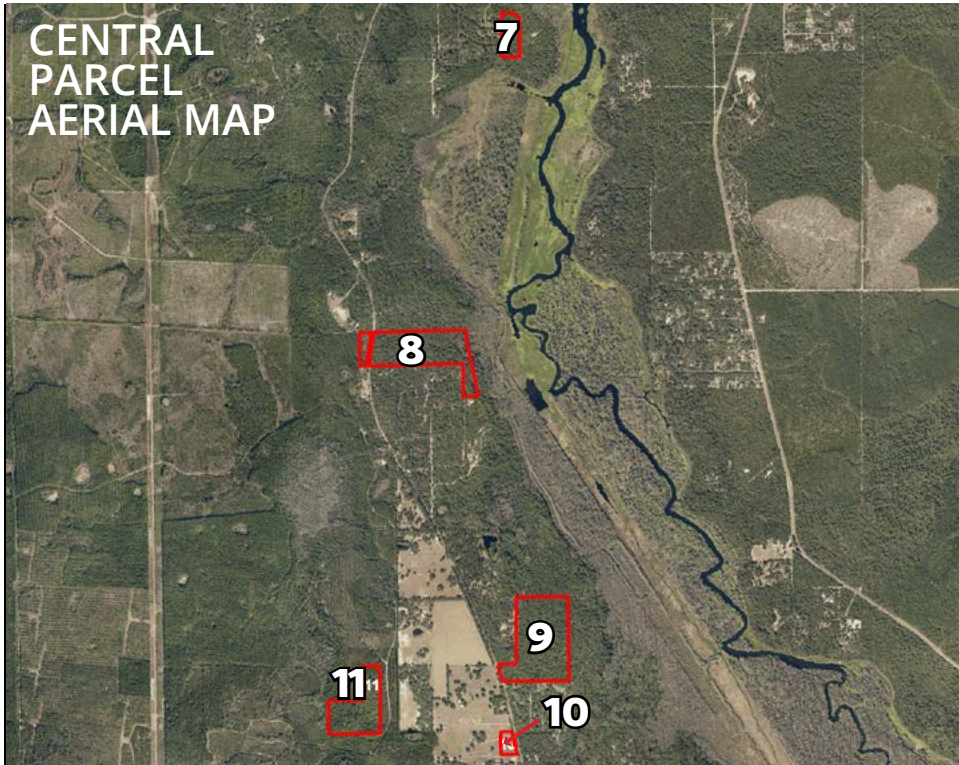
Parcel 6
83.8 ± acres
\$276,540
\$3,300 per Acre

Parcel #: 04815-000-05
Site GPS: -81.93458,
 29.45894
Uplands: 56.2 ± Acres Uplands
Taxes 2018: \$188.30



Parcel 6-A
41.72 ± acres
\$137,676
\$3,300 per Acre

Parcel #: 05554-000-01
Site GPS: -81.94279,
 29.45308
Uplands: 27.43 ± Acres Uplands
Taxes 2018: \$105.35



CENTRAL PARCEL DESCRIPTIONS



Parcel 7
6.8 ± acres
\$23,800
\$3,500 per Acre

Parcel ID: 05554-000-02
Site GPS: -81.92979, 29.44256
Uplands: 6.8 ± Acres Uplands
Taxes 2018: \$28.55



Parcel 8
34.1 ± acres
\$134,695
\$3,950 per Acre

Parcel ID: 05587-000-00 [Part of parcel]
Site GPS: -81.92988, 29.40750
Uplands: 34.1 ± Acres Uplands
Taxes 2018: \$66.47 estimated



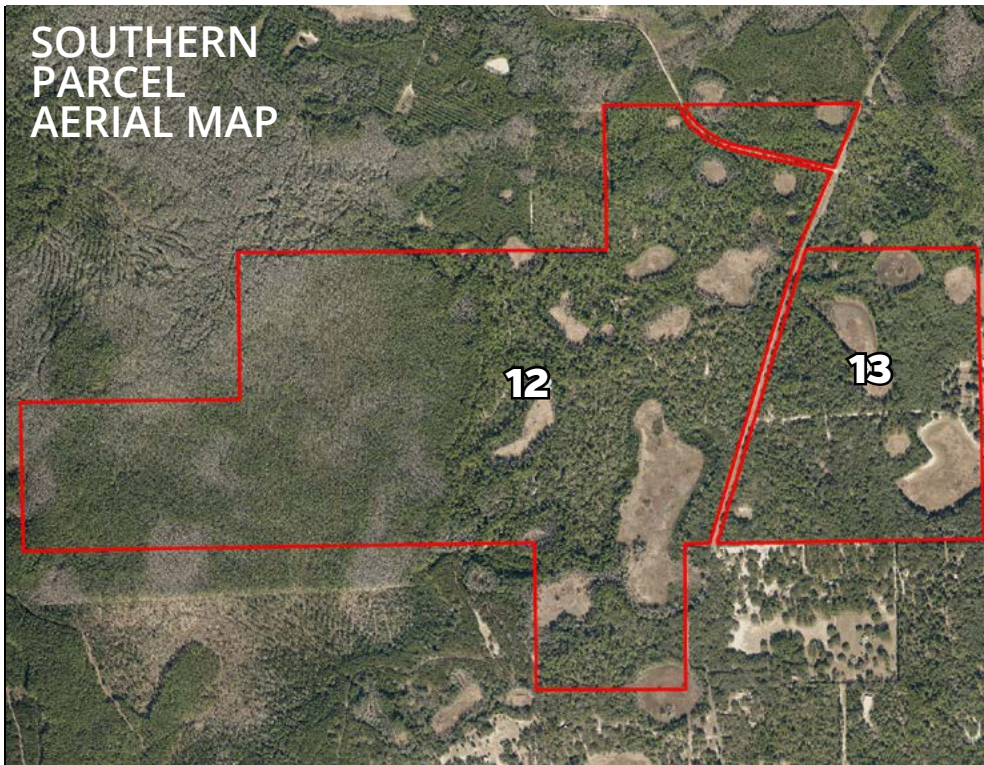
Parcel 9
40.6 ± acres
\$160,370
\$3,950 per Acre

Parcel ID: 05601-000-00
Site GPS: -81.92988, 29.40750
Uplands: 40.6 ± Acres Uplands
Taxes 2018: \$101.72



Parcel 10
2.7 ± acres
\$10,000 Bulk Price

Parcel ID: 05601-000-02
Site GPS: -81.92927, 29.40421
Uplands: 2.7 ± Acres Uplands
Taxes 2018: \$20.14



SOUTH PARCEL DESCRIPTIONS



Parcel 11
20.1 ± acres
\$79,395
\$3,950 per Acre

Parcel ID: 05601-000-01
Site GPS: -81.93732, 29.40778
Uplands: 20.1 ± Acres Uplands
Taxes 2018: \$79.17



Parcel 12
440.1 ± acres
\$1,100,250
\$2,500 per Acre

Parcel ID: 10438-000-00,
 10430-000-00, 10399-000-00 [Part of parcel]
Site GPS: -81.91675, 29.34092
Uplands: 176.5 ± Acres Uplands
Taxes 2018: \$826.88, \$465.87, \$123.70 estimated



Parcel 13
119.3 ± acres
\$453,340
\$3,800 per Acre

Parcel ID: 10430-002-00
Site GPS: -81.91869, 29.33476
Uplands: 91.8 ± Acres Uplands
Taxes 2018: \$280.81



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

1,016 ± Acres • Properties are across the river from the Ocala National Forest, Gores Landing Wildlife Preserve and Lake Ocklawaha/Rodman Reservoir
Perfect for recreational activities!

SREland.com/OcklawahaRiver

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David Hitchcock, ALC, CCIM 863.272.7155 | DavidH@SREland.com



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863.648.1528 - Main Office

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Lake City, FL 32055
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