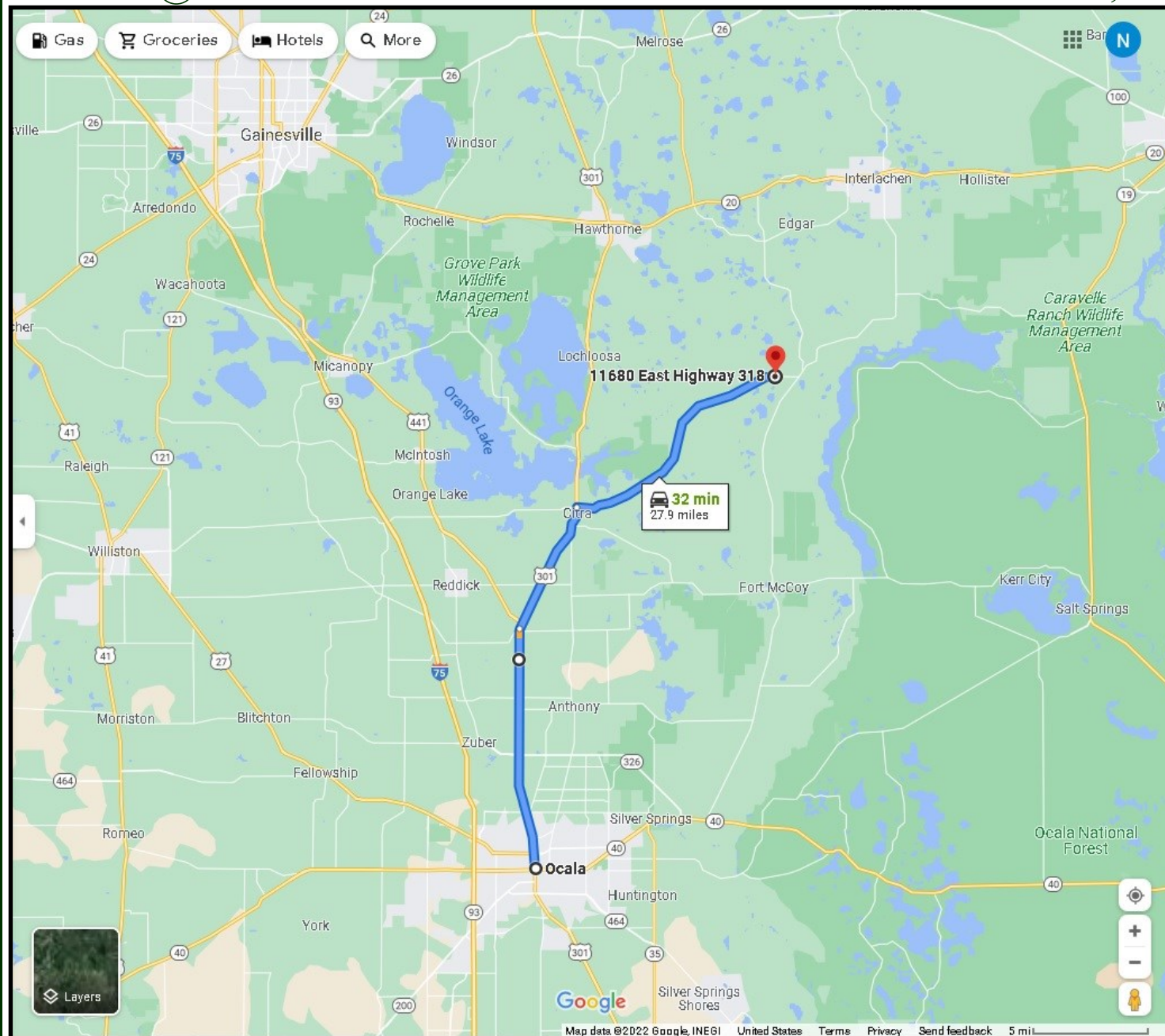


DIRECTIONS

SPRINGS @ OC • FT MCCOY/ORANGE SPRINGS • NE MARION CO., FL



FROM OCALA:

- North on Hwy 441/301
- Veer Right onto Hwy 301 heading towards Citra/Starke
- Right on Hwy 318 in Citra for 11.5 miles to property on Left.
- Property is directly across the street from the Freedom Faith Fellowship Church located at 11900 E Hwy 318, Fort McCoy, FL 32134

SHOWN BY APPOINTMENT ONLY

11680 E HWY 318, FORT MCCOY, FL 32134

PROPERTY ENTRANCE IS DIRECTLY ACROSS FROM FREEDOM FAITH CHURCH

SPRINGS @ ORANGE CREEK

10[±] TO 20[±] ACRE FARM SITES

FORT MCCOY/ORANGE SPRINGS, NE MARION CO., FLORIDA



YOU DON'T WANT TO MISS OUT ON THIS ONE... STUNNING ACREAGE ON RARE ESTATE!

- 10[±] to 20[±] acre farm sites with beautiful pastures and frontage on Orange Creek!
- Several Springs scattered throughout the property, RECREATIONAL WONDER!
- Great location off Hwy 318 between Citra and Orange Springs, all tracts have paved road frontage.
 - 30 minutes from Ocala and 30 minutes from Gainesville, GREAT LOCATION!
- 5 minutes from Horseshoe Lake, 5 minutes from Ocklawaha River, 10 minutes from Ocala National Forest, 30 minutes to St. Johns River and 1 hour to St. Augustine Beach
- There are a total of 11 parcels to choose from currently but Seller is in the process of having those lots divided into 10 acre parcels, subject to pricing adjustments.
- Zoning: A1 / Land Use: Rural Lands - minimal taxes with agriculture exemptions (approx. \$1.56/acre).
 - Minor Deed Restrictions to protect property values... NO HOA (mobiles & animals welcome).
 - OWNER FINANCING AVAILABLE SEE BELOW AND ATTACHED FOR DETAILS

Buyer pays all Closing Costs on Owner Financed Purchases (includes Doc Stamps on Deed & Mortgage, Intangible Tax on Mortgage, Title Insurance, \$100 Loan Fee, \$10/mo. Collection Fee. Owner Financing Terms are based off a 10 year amortization with a 3 year balloon at 10.9% Interest.

Adjustments to property lines / boundaries may be required, subject to pricing adjustments. Final layout and approvals expected within 30 days.

Data contained herein is for informational purposes only. Buyer must perform their own inspections on the land being offered for sale in this brochure.



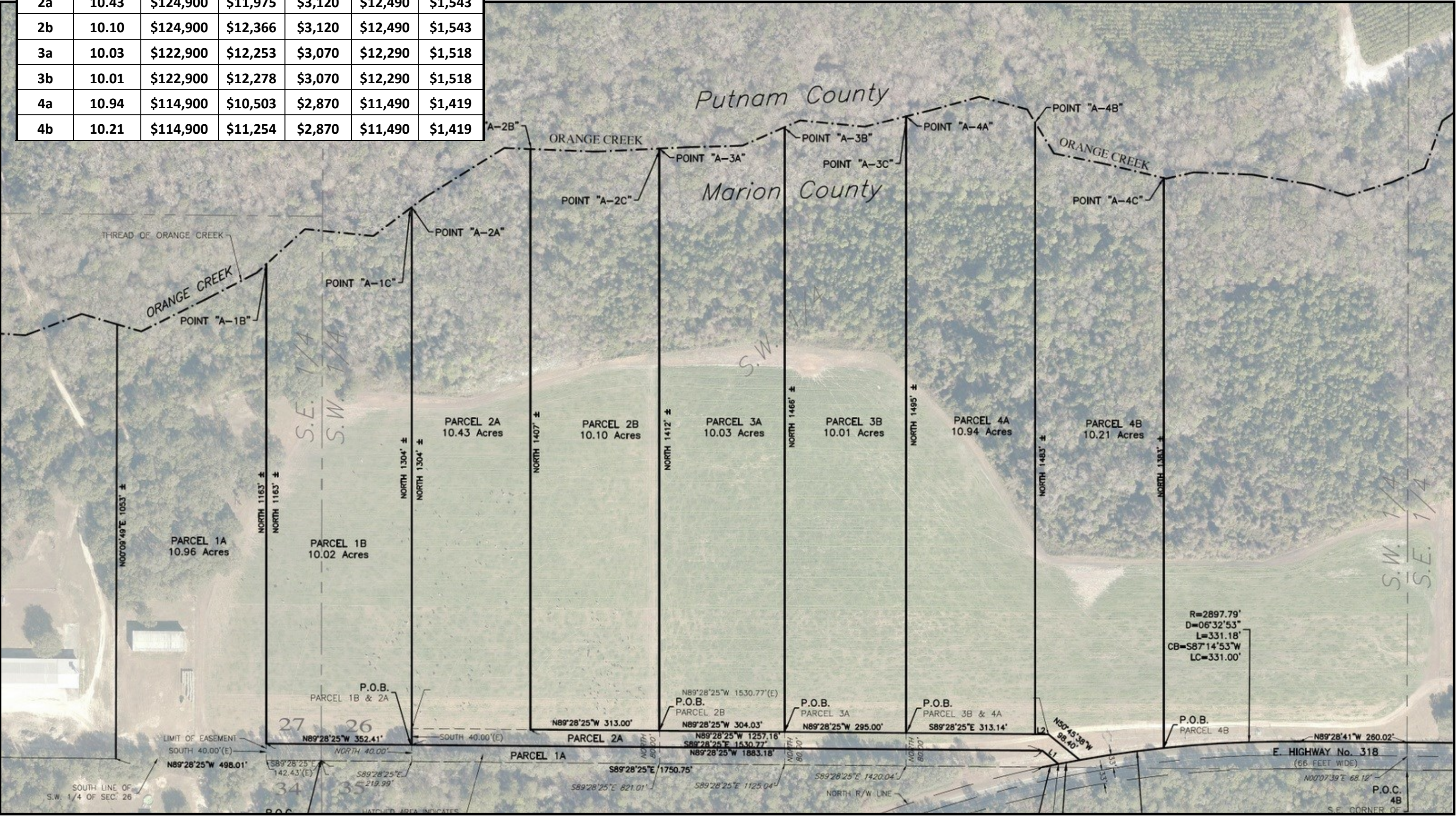
Phone: (352) 401-3755

Mobile: (352) 362-5226

www.mcbrideland.com

Lot #	Acres	Price	\$/ac	Closing Costs	Down	Pmt
1a	10.96	\$199,900	\$18,239	\$5,000	\$19,990	\$2,469
1b	10.02	\$174,900	\$17,455	\$4,370	\$17,490	\$2,160
2a	10.43	\$124,900	\$11,975	\$3,120	\$12,490	\$1,543
2b	10.10	\$124,900	\$12,366	\$3,120	\$12,490	\$1,543
3a	10.03	\$122,900	\$12,253	\$3,070	\$12,290	\$1,518
3b	10.01	\$122,900	\$12,278	\$3,070	\$12,290	\$1,518
4a	10.94	\$114,900	\$10,503	\$2,870	\$11,490	\$1,419
4b	10.21	\$114,900	\$11,254	\$2,870	\$11,490	\$1,419

SPRINGS @ ORANGE CREEK



Lot #	Acres	Price	\$/ac	Closing Costs	Down	Pmt
5a	10.03	\$114,900	\$11,456	\$2,870	\$11,490	\$1,419
5b	10.96	\$139,900	\$12,765	\$3,500	\$13,990	\$1,728
6a	10.17	\$139,900	\$13,756	\$3,500	\$13,990	\$1,728
6b	10.54	\$139,900	\$13,273	\$3,500	\$13,990	\$1,728
7a	10.31	\$139,900	\$13,569	\$3,500	\$13,990	\$1,728
7b	10.04	\$139,900	\$13,934	\$3,500	\$13,990	\$1,728
8a	18.49	\$274,900	\$14,867	\$6,870	\$27,490	\$3,395
8b	20.20	\$274,900	\$13,609	\$6,870	\$27,490	\$3,395
9a	10.02	\$129,900	\$12,964	\$3,250	\$12,990	\$1,604
9b	10.05	\$129,900	\$12,925	\$3,250	\$12,990	\$1,604
10	11.70	\$144,900	\$12,385	\$3,620	\$14,490	\$1,790

SPRINGS @ ORANGE CREEK



LINE TABLE: