

ALICIA ACRES - 3± ACRES

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



- Beautiful mini-farm site in great location with gorgeous pasture and large Live Oaks!
- 3.06± acres....202' x 659' lot with dirt/clay road frontage, fencing on 3 sides;
- ELECTRIC, SEPTIC, WELL, 2 ENCLOSED SHEDS & IMPACT FEE WAIVER in place - Condition of Improvements unknown, Buyer to perform all necessary inspections prior to purchase
- Approximately 30 minutes from Ocala and Gainesville & close to many recreational wonders:
 - ◇ 1± mile from the Horseshoe Lake & Campsite
 - ◇ 2± miles from the Ocklawaha River & Rodman Reservoir
 - ◇ 7± miles from Ocklawaha Prairie Restoration Area Trailhead
- A1 zoning with rural land use - NO DEED RESTRICTIONS... mobiles and animals welcome.
- COMPLETELY HIGH & DRY - NO FEMA FLOOD PLAIN.
- Tax Parcel ID po #03896-031-000 2022 RE Taxes = \$28.54
- OWNER FINANCING AVAILABLE... 10% down, 10.9%, 10 yr amort., 3 yr balloon, Pmts = \$874

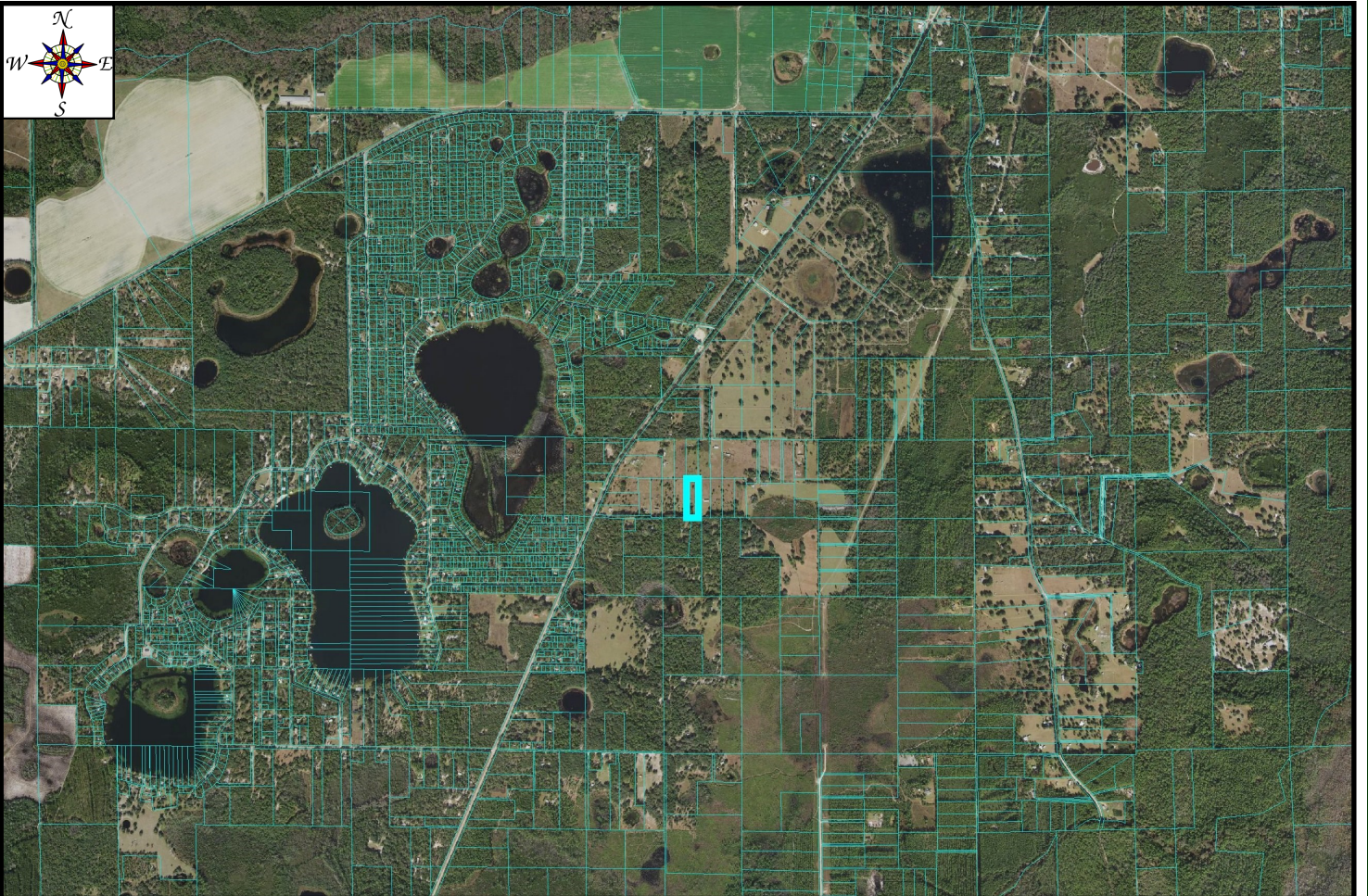
\$69,900

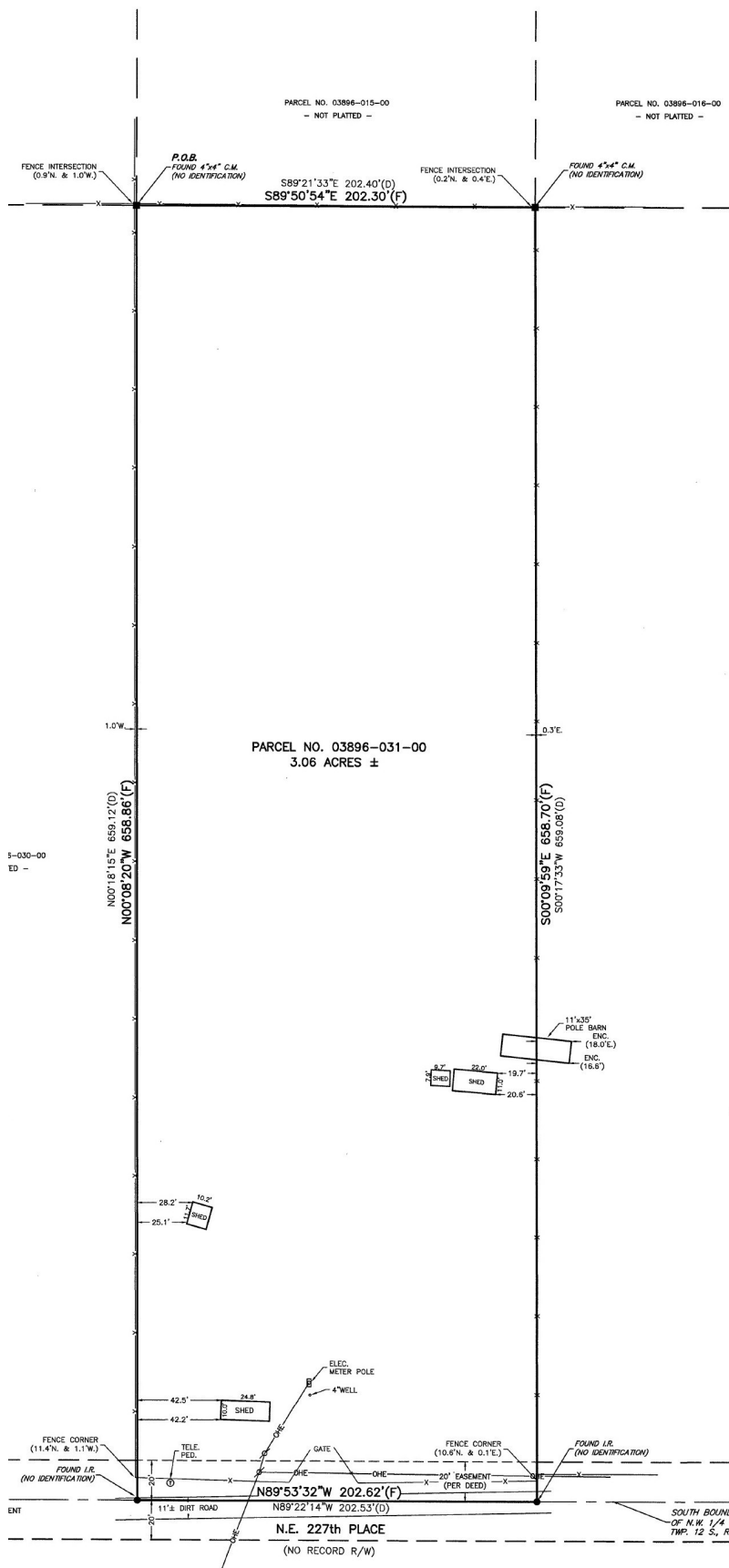
Buyer pays all Closing Costs on Owner Financed Purchases (includes Doc Stamps on Deed & Mortgage, Intangible Tax on Mortgage, Title Insurance, \$100 Loan Fee, \$10/mo. Collection Fee (Total estimated to be approx. \$1,200).

www.mcbrideland.com



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Mobile: (352) 362-5226





LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
N&D	NAIL & DISC
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
(P)	PLAT MEASUREMENT
(D)	DESCRIPTION MEASUREMENT
(F)	FIELD MEASUREMENT
R	RADIUS
D or Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
LC	LENGTH OF CHORD
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
CONC.	CONCRETE
—+—	UTILITY POLE AND GUY ANCHOR
—O—	OVERHEAD WIRES
—X—	FENCE
■	CONCRETE
■	ASPHALT
X	LIGHT POLE
●	FIRE HYDRANT
⊙	TELEPHONE PEDESTAL
⊞	ELECTRIC METER

LEGAL DESCRIPTION:

TRACT 31

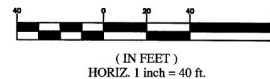
FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE, ALONG THE WEST BOUNDARY OF SAID SECTION S 00 DEGREES 19' 40" W 659.20 FEET; THENCE, DEPARTING FROM SAID WEST BOUNDARY S 89 DEGREES 21' 33" E 404.80 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE S 89 DEGREES 21' 33" E 202.40 FEET; THENCE, S 00 DEGREES 17' 33" W 659.08 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE, ALONG SAID SOUTH BOUNDARY N 89 DEGREES 22' 14" W 202.53 FEET; THENCE, DEPARTING FROM SAID SOUTH BOUNDARY N 00 DEGREES 18' 15" E 659.12 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 20.00 FEET EASEMENT ALONG THE SOUTH BOUNDARY THEREOF.

SURVEY REPORT:

1. FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
2. FIELD SURVEY DATE: 6-28-2022.
3. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHT-OF-WAYS, OR EASEMENTS OF RECORD, WERE FURNISHED BY INVESTORS TITLE INSURANCE COMPANY, FILE NO.: 22-1007, COMMITMENT DATE: MAY 20, 2022.
4. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
5. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
6. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0180, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.
7. THIS PROPERTY THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR RURAL LAND USE.
8. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

GRAPHIC SCALE



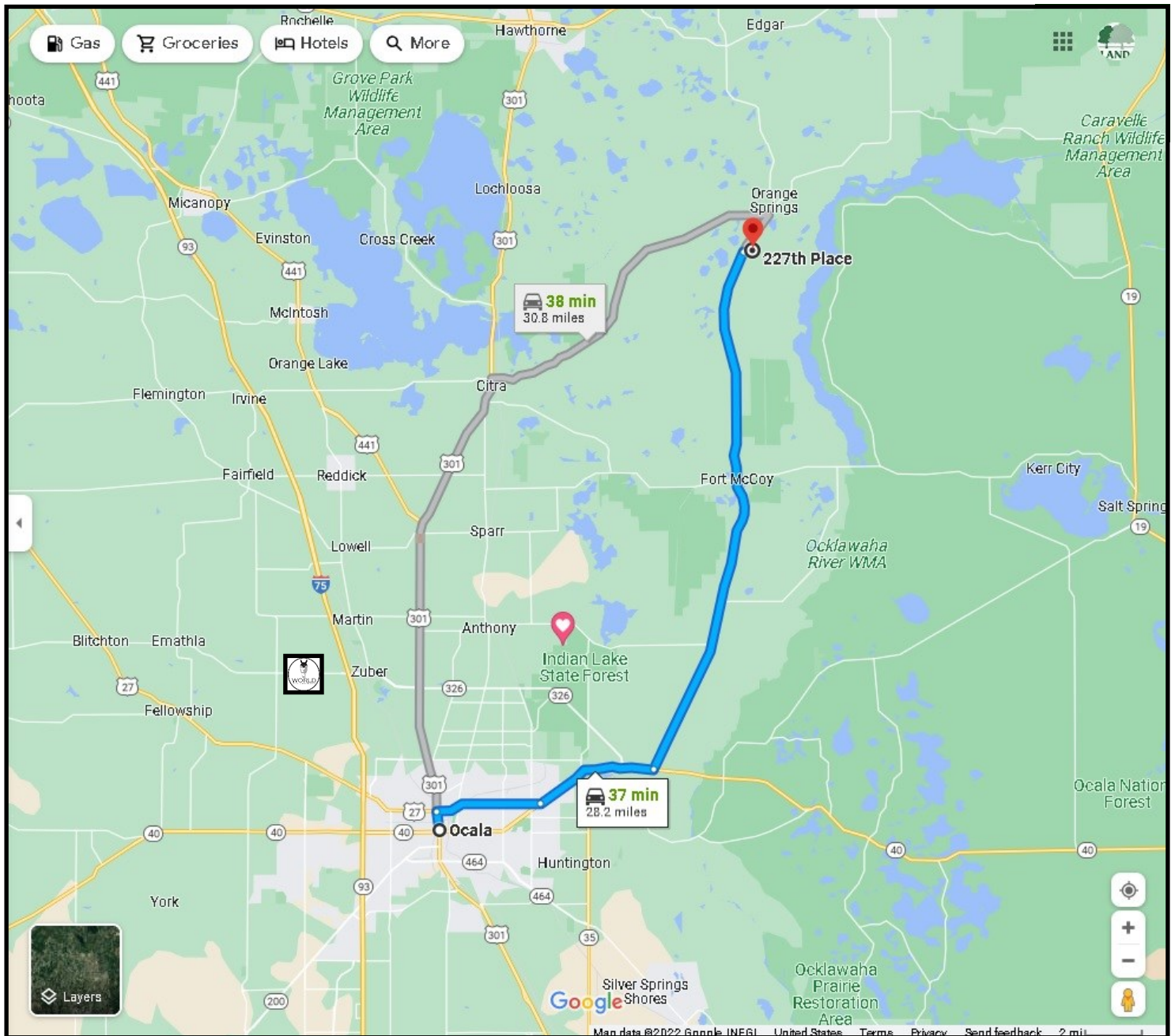
CERTIFY TO:

JAMES D. RAY & PATRICIA L. RAY
ATLAS TITLE AGENCY, LLC
INVESTORS TITLE INSURANCE COMPANY

RODNEY K. ROGERS
DATE: 6/28/22
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 50746
STATE OF FLORIDA

DIRECTIONS

6± ACRES • 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 until dead ends into Hwy 315.
- Right on Hwy 315 for approx. 1.6 mi. to NE 227th Place;
- Left on NE 227th Place for approx. 0.3mi to Property on Left

12101 NE 227TH PLACE, FORT MCCOY, FL 32134