



FORT MCCOY 20 ACRE RANCHETTE AND RECREATION

23054 NE HIGHWAY 315
FORT MC COY, FL 32134

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Property Overview



Sale Price **\$250,000**

OFFERING SUMMARY

Acreage: **20.66 Acres**
Price / Acre: \$12,101
City: Fort Mc Coy
County: Marion
Property Type: Land: Land Investment, Ranch

PROPERTY OVERVIEW

Introducing the Fort McCoy 20 Acre Ranchette and Recreation, a prime locale that effortlessly combines pastoral charm with Florida's recreational allure, offering an ideal canvas for diverse pursuits. Nestled strategically between the dynamic cities of Ocala and Gainesville, this captivating property beckons those seeking a space to run cattle, relish recreational activities, or build their dream home.

Situated just over 20 acres in the scenic landscape of Fort McCoy, Florida, this property boasts convenient proximity to Jacksonville, a mere hour away. Its advantageous location harmonizes tranquility with accessibility, making it an enticing opportunity for a variety of endeavors.

Bordered by NE HWY 315, the property features excellent road frontage and thoughtful fencing, creating a sanctuary for a diverse array of wildlife. The majestic presence of oak trees, standing sentinel over the land, blends seamlessly with the beauty of Florida Pine Flatwoods, fashioning an enchanting backdrop reminiscent of Old Florida charm.

Diverse cleared areas within the property present an ideal palette for realizing your dream home, crafting a rustic hunting retreat, or running some of the famous Florida Cracker Cattle. Whether you envision a peaceful residence or an outdoor enthusiast's haven, the Fort McCoy 20 Acre Ranchette and Recreation invites exploration and promises endless possibilities.



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Land Investment• Ranch
Uplands / Wetlands:	15+/- Upland and 5 +/- Wetlands
Soil Types:	Pomona Sand Sparr Fine Sand Tavares Sand
Zoning / FLU:	Zoning: A-1 FLU: Rural Land
Road Frontage:	800' +/- on NE HWY 315
Nearest Point of Interest:	30 miles to Gainesville 25 miles to Ocala 75 miles to Jacksonville
Fencing:	The property is fenced
Potential Recreational / Alt Uses:	Hunting, recreation, ranch and homesite
Structures & Year Built:	A small storage shed is currently on the property. A mobile home used to be located on the property. It has since been removed but the septic tank remains.



LOCATION & DRIVING DIRECTIONS

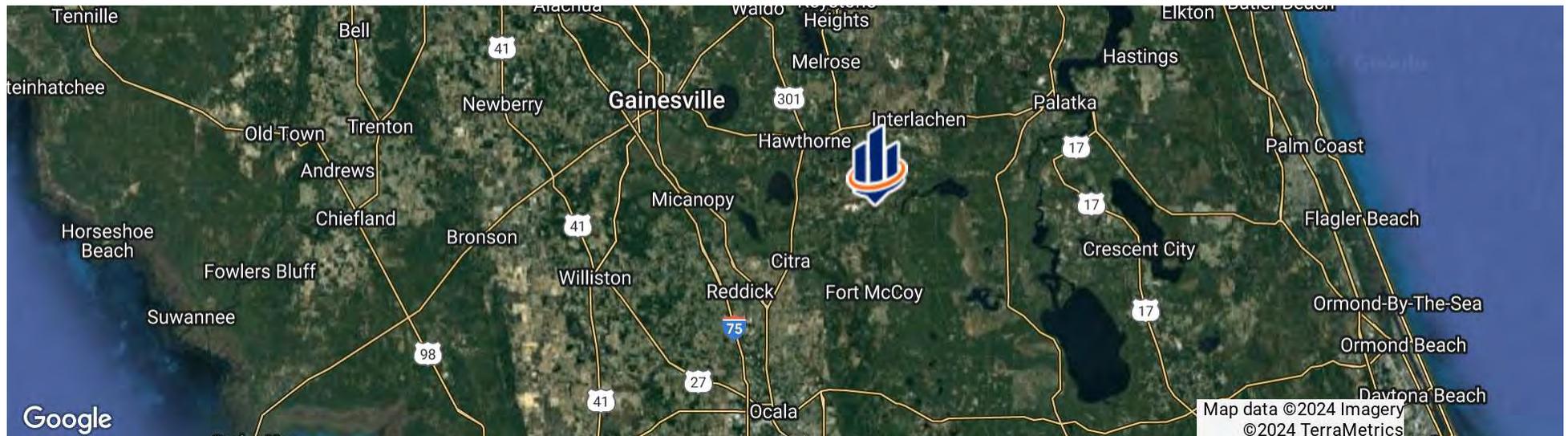
Parcel: 00129-005-00 03904-000-00 and 03904-002-00

GPS: 29.485571999999999, -81.9606146

Driving Directions:

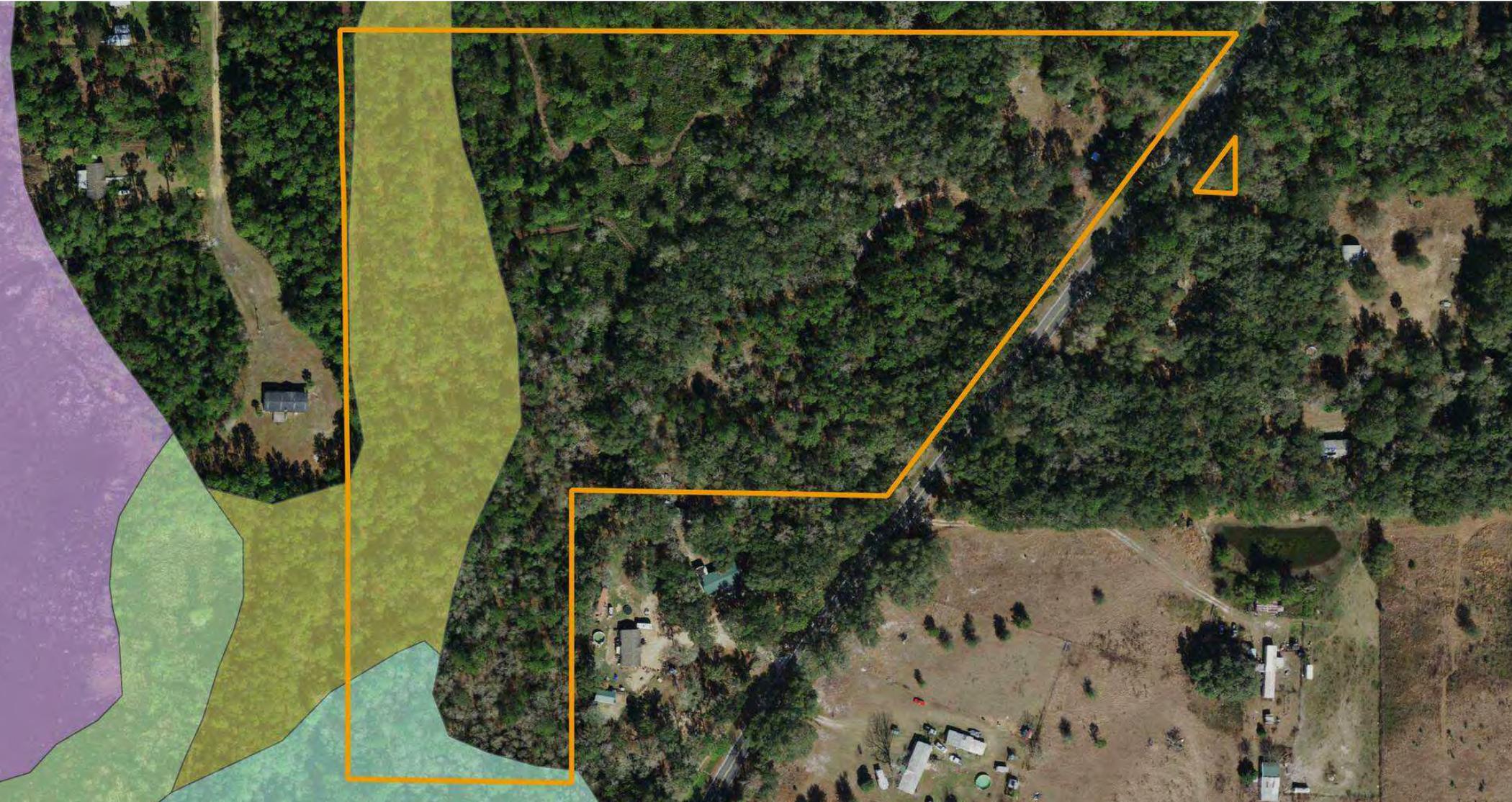
- If coming from Ocala: Drive NE on State HWY 40, turn left onto NE HWY 315
- continue for approximately 19.5 miles
- Property will be on your left

Showing Instructions: Call Shea Booster for Details





Wetlands Map





Additional Photos





SHEA R. BOOSTER

Associate Advisor

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PROFESSIONAL BACKGROUND

Shea Booster is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Shea believes that the quality of a deal is directly related to the quality of relationships he can build with his clients. Plainly speaking, he puts “People First.”

Shea holds a Bachelor of Science degree in Agricultural Education and Communication with minors in Leadership and International Studies from the University of Florida. During his time in the “Swamp,” Shea was extremely involved on campus. He was President of the University of Florida’s Collegiate Farm Bureau Chapter, sat on multiple advisory boards, held various leadership roles in his professional agriculture fraternity, Alpha Gamma Rho, and is a member of Florida Blue Key.

Prior to his time in Florida, Shea served as a National FFA Officer for the National FFA Organization. As the 2018-2019 Western Region National Vice President, Shea traveled over 100,000 miles across the country and internationally, advocating for ranchers, farmers, and agriculturalists at conventions, in boardrooms, and the U.S. Capitol. His time in this role led him to Florida.

In addition to his work at SVN, Shea also owns and operates a leadership development company, People First Leadership Solutions LLC, that provides leadership development training and programming for various companies and universities across the country.

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HEADQUARTERS

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Lakeland, FL 33801
863.648.1528

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605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

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Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

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