



MICANOPY HOMESITE AND RECREATIONAL TRACT

NORTHWEST 221ST STREET ROAD
MICANOPY, FL 32667

Keat Waldron, ALC
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Sale Price **\$468,000**

OFFERING SUMMARY

Acreage: 26 Acres
Price / Acre: \$18,000
City: Micanopy
County: Marion
Property Type: Land: Land Investment, Ranch

PROPERTY OVERVIEW

Located just 15 minutes from Gainesville, this secluded 26 acres is the perfect location for a homesite, recreational retreat, or hunting camp. Abundant wildlife navigate through this region, as there are over 10,000 acres of untouched woods and conservation lands to the north of this property which include Payne's Prairie and the Barr Hammock Preserve.

Ocala, the horse capital of the world, is only 30 minutes away and has a lot to offer - including the World Equestrian Center, the largest equestrian complex in the United States. The University of Florida is the No.5 ranked public university in the country and is a short 25 minute drive from the property. Due to its close proximity to some of the top hospitals in the nation, fantastic restaurant and shopping options, as well as world-class sporting events - this property is a one-of-a kind find for someone looking to be out in the country, but also near two of north-central Florida's top cities. Not to mention the nation's largest "Bucees" location will be only 25 minutes from the property once construction is completed in 2025.

Specifications & Features



SPECIFICATIONS & FEATURES

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|---------------------------------|---|
| Land Types: | <ul style="list-style-type: none">• Land Investment• Ranch |
| Uplands / Wetlands: | Uplands: 25+/- acres - Wetlands: 1+/- acre |
| Soil Types: | Predominantly Pomona and Blichton sand |
| Taxes & Tax Year: | 2022 Annual Tax Bill: \$64.81 |
| Zoning / FLU: | Zoning: A-1 (General Agriculture) FLU: RL (Rural Land) |
| Road Frontage: | 1,470+/-feet of frontage on NW 221st St. Rd. AND 1,030+/- feet of frontage on NW 136th Ave. |
| Nearest Point of Interest: | Gainesville - 15 minutes Ocala - 30 minutes Cedar Key - 1 hour Orlando & Jacksonville - 1 hour 30 minutes Tampa - 1 hour 50 minutes |
| Survey or Site Testing Reports: | Survey to be provided upon request |



LOCATION & DRIVING DIRECTIONS

Parcel: 01558-001-00

GPS: 29.4704825, -82.3509915

Driving Directions: Travel north on I-75, Take exit 374 to CR 234 (Micanopy), take a left onto CR 234, In 1 mile travel straight onto SE 175th ave, In 1 mile continue straight onto 221st street road, In 2 miles the property will be on your left

Showing Instructions: Contact Keat Waldron ALC





2023 MARION COUNTY PROFILE

- Population of 365,000
- The county's mix of rural and urban areas provides residents with a range of lifestyle choices
- High quality of schools and educational institutions in the area make it an appealing choice for families
- Marion County carries the moniker "Horse Capital of the World"
- The county has more horses/ponies than any other in the U.S., 35% of Florida's horses are in the county and 46% of thoroughbreds

Property Outline



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos





KEAT WALDRON, ALC

Senior Advisor

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PROFESSIONAL BACKGROUND

Keat Waldron, ALC, is a Senior Advisor and certified Land Specialist at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

In 2021, Keat was recognized as the youngest Accredited Land Consultant (ALC) in the state of Florida. He has transacted land sales in 12 different counties throughout the central Florida corridor and has experience in selling everything from transitional tracts slated for development to large ranches consisting of thousands of acres. His expanded case specific knowledge in various markets has made him a vital resource in the transactional process when it comes to buying or selling land, always ensuring that his client's interests are being met. Throughout his career, he has a 100% success rate in selling properties that he has listed.

Keat holds a Bachelor of Science in Food and Resource Economics with a specialization in Agribusiness and Marketing Management, along with a minor in Business Administration from the University of Florida (UF). Upon graduation, Keat worked as a licensed real estate associate and auctioneer for one of the most prominent real estate auction firms in the country. He is a 7th-generation Floridian from Sebring, FL (Highlands County) and grew up with a passion for hunting, fishing, and the outdoors. His family has long ties to Florida land and the agricultural industry, which helped develop his keen interest in the field of real estate over the years.

Keat specializes in:

- Large Acreage Ranch Land
- Income Producing Agricultural Land
- Recreational/Hunting Land
- Transitional Development Land

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801



For more information visit www.SVNSaunders.com

HEADQUARTERS

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NORTH FLORIDA

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Lake City, Florida 32055
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GEORGIA

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