

TWO POND FARMS

CITRA/ORANGE SPRINGS, NE MARION CO., FLORIDA



- **WATERFRONT PROPERTIES** in quiet Country setting!
- **Two SPRING FED PONDS (10 acre & 3 acre) with WHITE SANDY BOTTOM!**
 - Gently Rolling pastures with Large Live Oaks/Pines around the Ponds
 - Private Limerock Drive off Hwy 318 in convenient NE Marion Co., FL
- **Minor Deed Restrictions** to protect integrity of your investment but **NO HOA!**
 - **Zoning - A1 / Land Use - Rural Lands (1 unit per 10 acres).**
 - **35 minutes to Ocala and/or Gainesville and/or Palatka.**

OWNER FINANCING AVAILABLE

10% Down, 10% fixed for 3 years, 10 year amortization

see payment schedule for each lot on the following pages

Prices starting at...

\$10,800/acre

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).

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 10
11.27AC

LOT 9
17.62AC

LOT 8
10.09AC

LOT 7
10.19AC

LOT 6
10.73AC

LOT 3
10.80AC

LOT 5
10.22AC

LOT 2
10.75AC

LOT 4
12.38AC

LOT 1
10.05AC

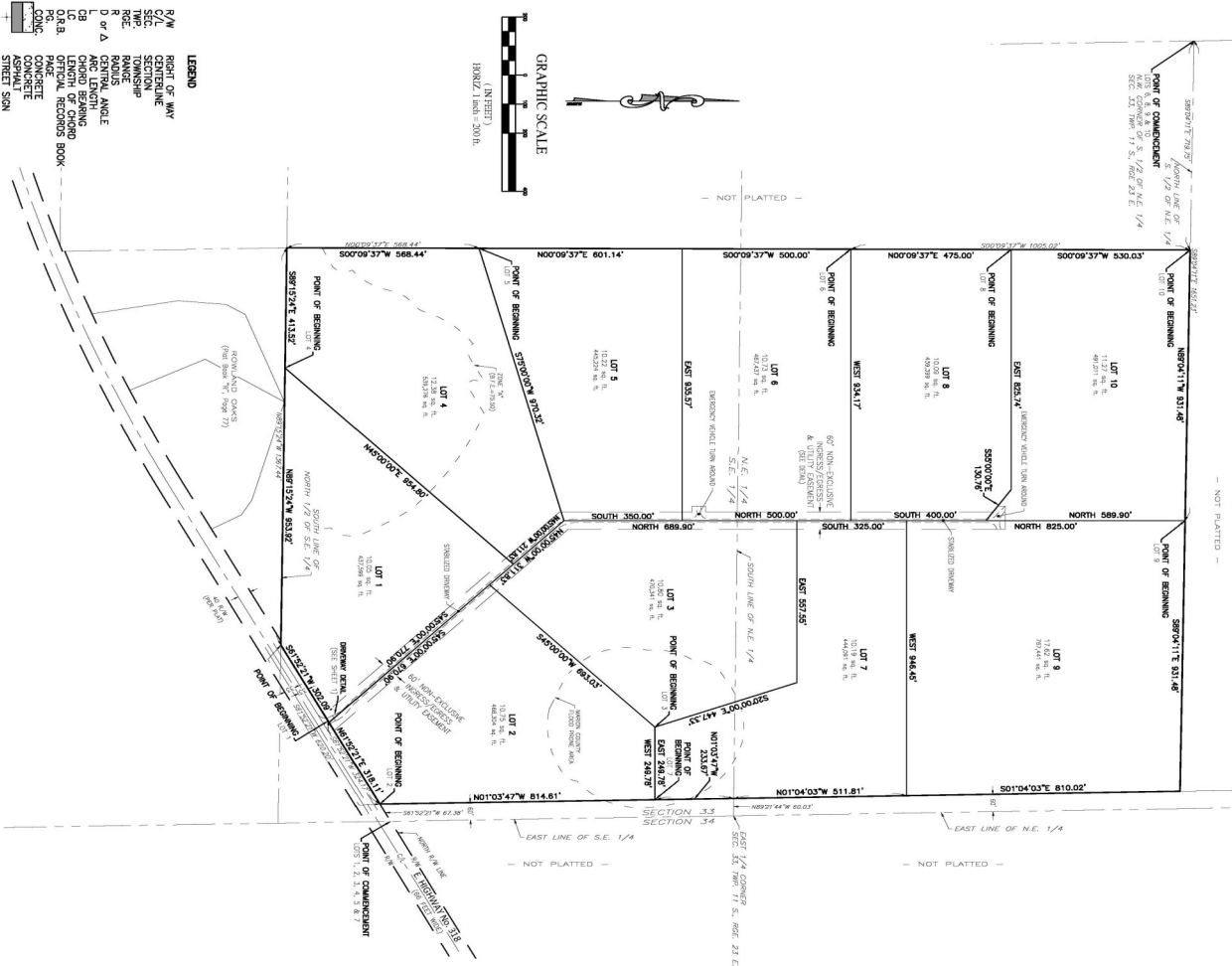
E HWY 518

Two Pond Farms

10/16/2024

Marion County Property Appraiser
Marion County, FL

TWO PONDS FARMS



Lot #	Acres	Price	\$/ac	Down Payment	Monthly Payment
1	10.05	\$175,900	\$17,502	\$17,590	\$2,103
2	10.75	\$190,900	\$17,758	\$19,090	\$2,281
3	10.80	\$190,900	\$17,676	\$19,090	\$2,281
4	12.38	\$175,900	\$14,208	\$17,590	\$2,103
5	10.22	\$140,900	\$13,787	\$14,090	\$1,686
6	10.73	\$140,900	\$13,131	\$14,090	\$1,686
7	10.19	\$180,900	\$17,753	\$18,090	\$2,150
8	10.09	\$140,900	\$13,964	\$14,090	\$1,686
9	17.62	\$190,900	\$10,834	\$19,090	\$2,281
10	11.27	\$140,900	\$12,502	\$14,090	\$1,686

TWO PONDS FARMS
AGRICULTURAL LOT SPLIT PLAN

Map of Lots & Easements

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

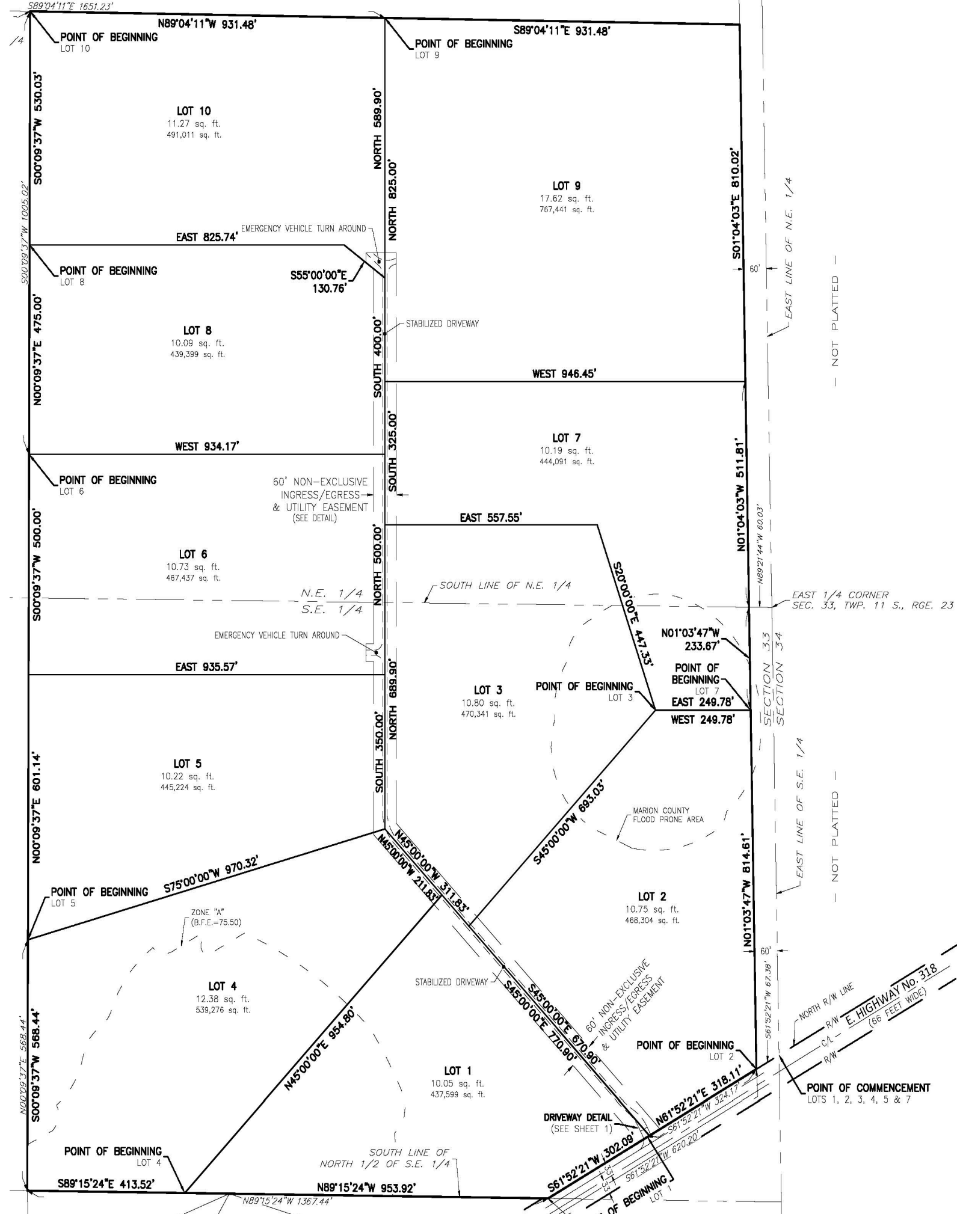
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DATE

REVISION

DATE: 8/17/2024
SCALE: 1" = 200'
SHEET: 2 OF 2





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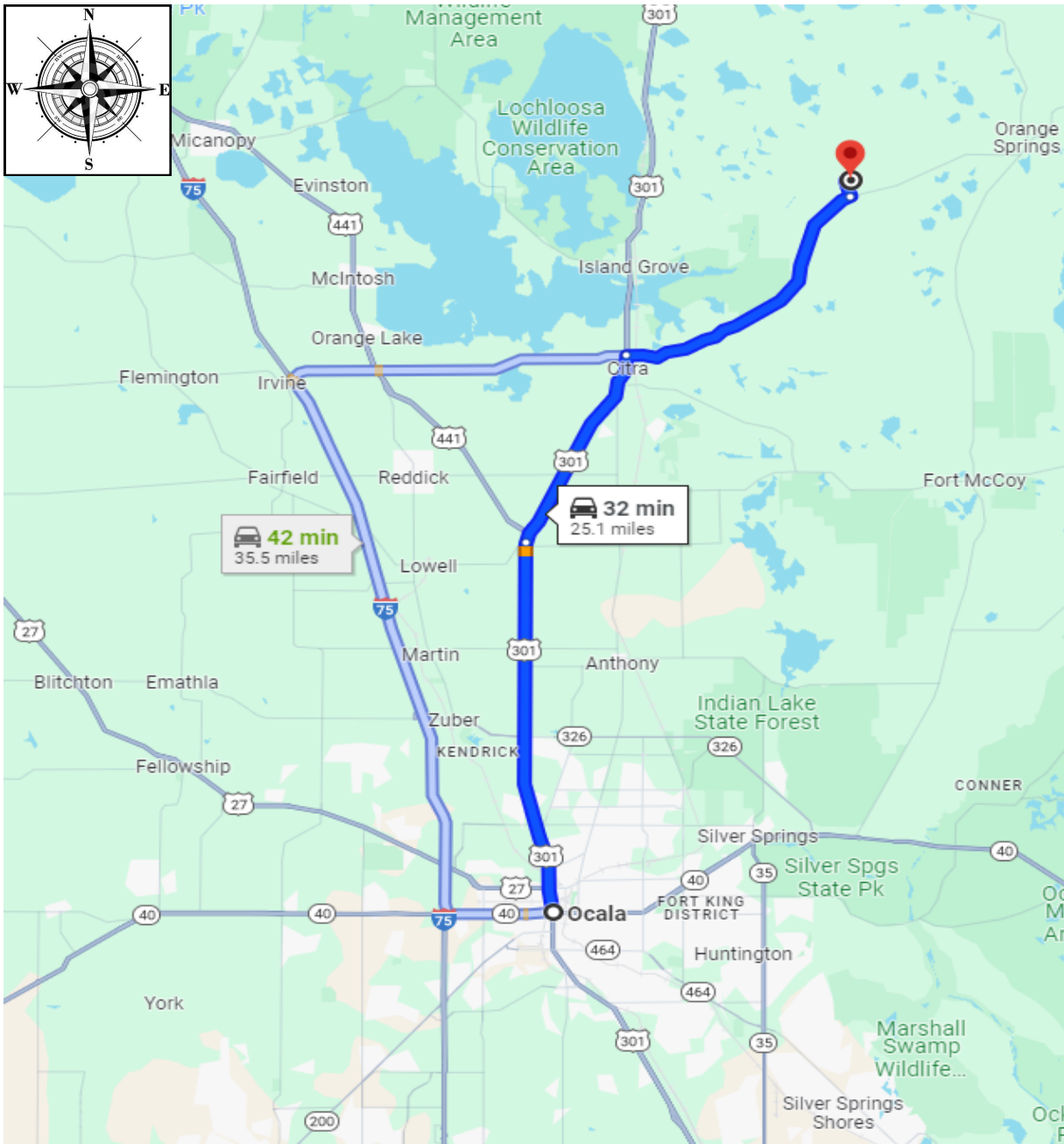
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E HWY 318

Two Pond Farms

DIRECTIONS

536AC • MARION Co., FL



From Ocala:

- North on US-301/US-441
- Keep right to continue on US-301
- Right on E Hwy 318/Spring St.
- Left on NE 85th Ave Rd
- Property entrance .4mi on right on NE 237 Pl

SHOWN BY APPOINTMENT ONLY
NE 237 PLACE, CITRA, FL 32113