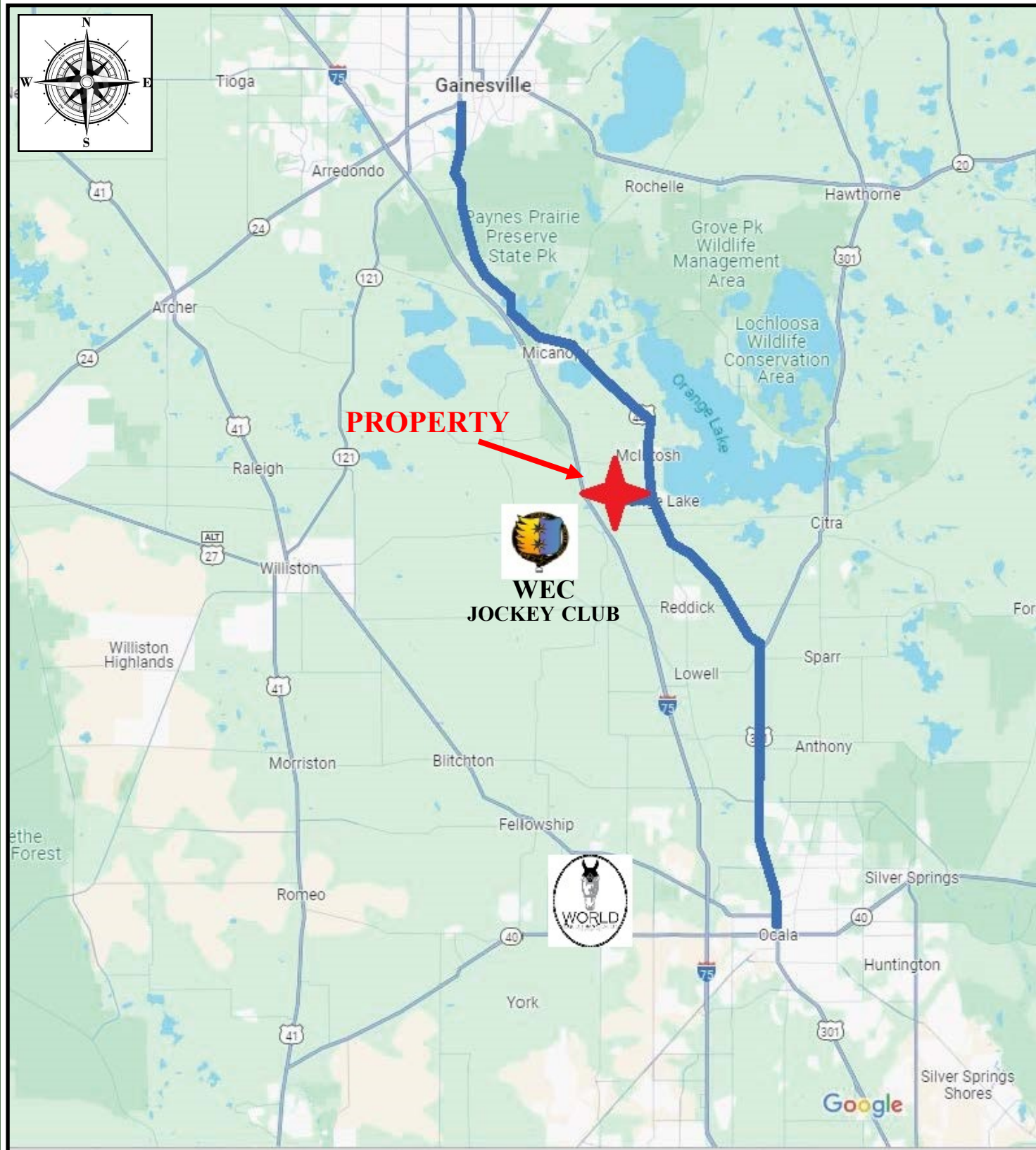


DIRECTIONS

IRVINE ACRES • MARION CO., FL



From Ocala: North on US-301/US-441 * Keep Left to continue on 441
 * Left on W Hwy 318 and continue for 1.5 miles to property on Right
SHOWN BY APPOINTMENT ONLY

IRVINE ACRES

10± TO 28± ACRE FARM SITES

REDDICK, NW MARION CO., FLORIDA



- Beautiful Land in convenient yet secluded location only 2mi. from WEC Jockey Club.
- Century Old Live Oaks & Towering Pines TONS OF WILDLIFE.
- 12 Parcels to choose from ranging from 10ac to 160± ac - Buy ALL or Part.
- Paved Road frontage on W Hwy 318 with shared, private PAVED Drive.
- Minor Deed Restrictions to protect integrity of your investment but NO HOA!
- Zoning - A1 / Land Use - Rural Lands (1 unit per 10 acres).
- 30 minutes to Ocala and/or Gainesville just 1.5 miles West of N Hwy 441.

OWNER FINANCING AVAILABLE

20% Down, 10.0% fixed for 3 years, 10 year amortization

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.



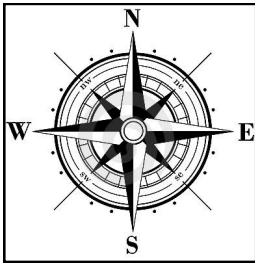
Phone: (352) 401-3755

Mobile: (352) 362-5226

www.mcbrideland.com

IRVINE ACRES

10[±] TO 28[±] ACRE FARM SITES



Parcel 1A
(28.47ac)

Parcel 2A
(26.52ac)

Lot 5
(13.79ac)

Lot 6 (10.56ac)

Lot 7 (10.05ac)

Lot 4
(10.00ac)

Lot 3
(10.00ac)

Lot 8
(10.01ac)

SOLD
Lot 2
(10.02ac)

SOLD
Lot 9
(10.00ac)

SOLD
Lot 1
(10.01ac)

SOLD
Lot 10
(10.01ac)

Lot #	Acres	Price	\$/ac
1	10.01	SOLD	
2	10.02	SOLD	
3	10.00	\$290,000	\$29,000
4	10.00	\$290,000	\$29,000
5	13.79	\$399,910	\$29,000
6	10.56	\$306,240	\$29,000
7	10.05	\$291,450	\$29,000
8	10.01	\$290,290	\$29,000
9	10.00	SOLD	
10	10.01	SOLD	
11	28.47	\$711,750	\$25,000
12	26.52	\$663,000	\$25,000