

# 21 Acre Residential Tract – Citra, FL

## Marion County, Florida



**Presented by Sunmark Realty, Inc.**  
**P.O. Box 420**  
**Pineland, FL 33945**

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**Licensed Real Estate Broker** • Information contained herein has been obtained from the owner of the property and from other resources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the stability of the property for your records. This offer may be amended or withdrawn at any time without further notice.

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## Property Features:

- SITE OPPORTUNITY:** 21 acre residential tract in North Marion County located adjacent to Orange Lake. Property consists of several lots comprising a total of 21 acres. Great opportunity to have a small horse farm or nice secluded residential home site. Property sits on a small bluff jutting out into the Orange Lake basin overlooking the surrounding area.
- ZONING:** A 1 (General Agriculture /Rural Residential) One Home site per 10 acres.
- FUTURE LAND USE:** A 1 (General Agriculture)
- ACCESS:** Access via County Road 318 north of Ocala. Property address off of Northeast 3<sup>rd</sup> Court, Citra, Florida. Paved county road up to NE 3<sup>rd</sup> Ct. Roads county maintained.
- DIRECTIONS:** County Road 318 to NE 10<sup>th</sup> Ave. Take road to NE 5<sup>th</sup> Terrace Road (Left) to NE 3<sup>rd</sup> Court. Go to the end and there will be a gate.
- UTILITIES:** Property has a well and power to it. Property also has fence w/ gate surrounding most of the property.
- PARCEL ID s:**
- |             |              |
|-------------|--------------|
| Parcel ID # | 03843-139-00 |
| Parcel ID # | 03843-138-00 |
- OWNER:** Orange Lake Investments, LLC
- PRICE:** ~~\$240,000~~ **REDUCED TO \$210,000**  
**OWNER FINANCING AVAILABLE.**

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## LOCATON MAP AERIAL



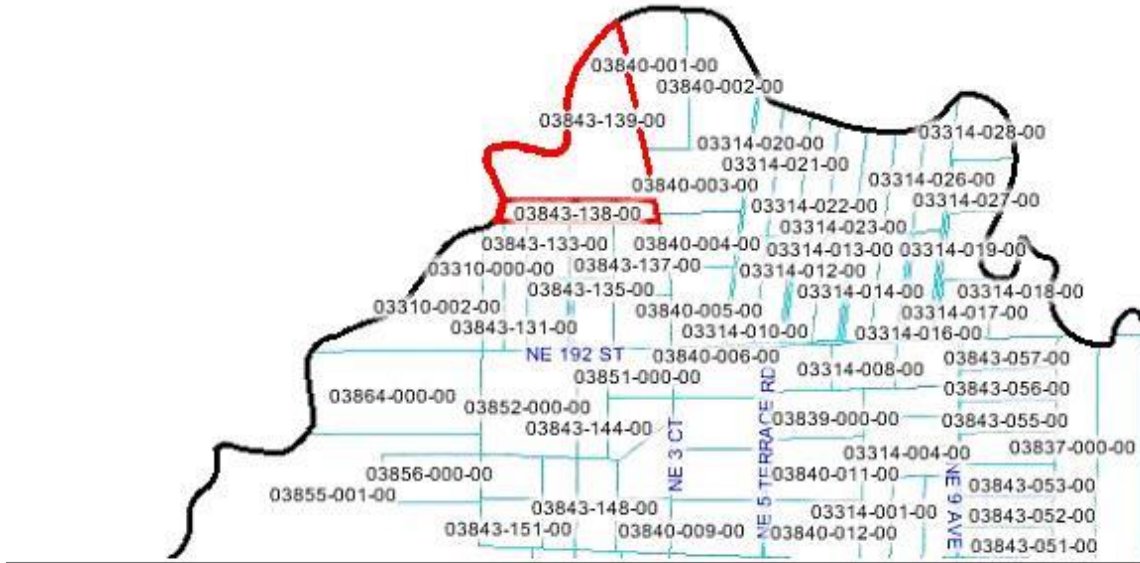
## DRIVING DISTANCES

Citra to Ocala = 17 Miles +/-  
Citra to Gainesville = 23 Miles +/-  
Citra to Orlando = 75 Miles +/-  
Citra to Inverness = 60 Miles +/-

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## CURRENT PARCEL MAP



## LEGAL DESCRIPTION

LOTS 139, 140, 141, AND 142 OF "SILVER HILLS" AN UNRECORDED SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT A 4" SQUARE MOOREHEAD ENGINEERING CO. CONCRETE MONUMENT LOCATED AT THE NORTHWEST CORNER OF LOT 6 AS SHOWN ON THE PLAT OF "GIF CLARK GRANT" AS RECORDED IN RECORDED IN PLAT BOOK "E", PAGE 44 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA THENCE RUN S. 89°32'26"W., A DISTANCE OF 9.97 FEET; THENCE N. 01°49'01' W., A DISTANCE 450.08 FEET; THENCE N. 11°34'16" W., A DISTANCE OF 611.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 11°34'16" W., A DISTANCE OF 1194.00 FEET TO A POINT INTERSECTING THE ORDINARY HIGH WATER LINE OF ORANGE LAKE; THENCE MEANDERING WESTERLY AND SOUTHWESTERLY ALONG SAID ORDINARY HIGH WATER LINE AS APPROXIMATE DISTANCE OF 1425.00 FEET TO A POINT THAT IS N. 89°46'19" W., FROM THE POINT OF BEGINNING. THENCE S. 89°46'19" E., A DISTANCE OF 1064 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LOT 138 A PARCEL OF LAND IN GIF CLARK GRANT AS SHOWN ON PLAT BOOK E PAGE 044 MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMENCE AT NW COR OF LOT 6 AS SHOWN OF SAID PLAT FOR A POINT OF REFERENCE S. 89-31-26 W 9.97 FT N 01-49-01 W 450.08 FT N 11-34-16 W 457.85 FT TO POB N 11-34-16 W 153.24 FT N 89-46-19 W 1398.90 FT MOL TO ORDINARY HIGH WATER LINE OF ORANGE LAKE SLY S 34-21-54 W 181.23 FT TO A PT WHICH BEARS N 89-46-19 E FROM POB CONT 1531.93 FT MOL TO POB SUBJ TO A PERSCRIPTIVE RD ROW ACROSS ELY 10 FT.

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## PROPERTY DATA REPORTCARD

### Marion County Property Appraiser Villie M. Smith, CFA, ASA

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**03843-139-00**

MARION COUNTY

03843-139-00 Alt Key:3334116 [\\*\\* Property Information \\*\\*](#) [Map It!](#) As  
of 01/18/08

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ORANGE LAKE INVESTMENTS LLC [TAXES/ASSESSMENTS:](#) \$2,957.33

[M.S.T.U.](#)

POBOX 420

170\_ PC: 99

PINELAND FL

Mill Grp 9001

33945

[IMAGES](#)

15.81 Acres

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#### \*\* Land Data \*\*

LN	Use	Front	Depth	Zone	C	Notes	Units	Type	Rate	Dph	Loc	Shp
Phy	Just	Val										
01	5771			A1		KAB-3W1	15.81	AC		100	100	96
	Neighborhood		1001	ORANGE LAKE		NO WF		Total Land		-	Class	
	Mkt: 1	70						Total Land		-	Just	

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## Marion County Property Appraiser Villie M. Smith, CFA, ASA

**03843-138-00**

MARION COUNTY

03843-138-00 Alt Key:2759089 **\*\* Property Information \*\*** [Map It!](#) As of 01/18/08

ORANGE LAKE INVESTMENTS LLC [TAXES/ASSESSMENTS:](#) \$812.91

[M.S.T.U.](#)

PO BOX 420

171\_ PC: 99

PINELAND FL

Mill Grp 9001

[IMAGES](#)

33945

5.05 Acres

**\*\* Land Data \*\***

LN	Use	Front	Depth	Zone	C	Notes	Units	Type	Rate	Dph	Loc	Shp
Phy	Just	Val										
01	5771	154	1428	A1		KAB-3W7	3.69	AC		100	100	109
	90											
02	9640			A1			1.36	AC		100	100	100
	100											
Neighborhood 1222 TWP 12 RGE 22									Total Land	-	Class	
Mkt: 1 70									Total Land	-	Just	

**\*\* Miscellaneous Improvements \*\***

Type	Number	Units/Type	Life	EYB	Grade	Length
Width Just Value						
256 WELL	1-5	BTH	1.00	UT	99	2004 1

**\*\* Planning and Building \*\***  
[County Permit search](#)

Permit Number	Permit Amount	Date Issued	Date Complete	Construction	Description
01 M091349	2,000	09/04	10/04	AG SERVICE	

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