

7± ACRES w/ WELL, POWER & SEPTIC

CITRA, NE MARION CO., FLORIDA



- **UNIQUE 7± acre parcel zoned A1 in Citra, NE Marion County, FL.**
- **Cleared hill with huge Live Oaks overlooking picturesque wetland makes for perfect homesite.**
- **WELL/POWER/SEPTIC in place - prior mobile home burned down Dec '24; property demo'd Apr '25**
- **Plenty of High Ground to use plus enjoy the wonderful view & sounds the wetland area provides**
 - **No Deed Restrictions - mobiles & animals welcome (A1 zoning) - Paved Road Frontage**
- **Approx. 4± acres outside of the wetland & flood prone area (see attached FEMA FP map for details)**
 - **TWO separate parcels - division potential... 03316-128-00 (3.9ac) & 03316-129-00 (3ac)**

OWNER FINANCING AVAILABLE

*10% Down * 10.9% Interest * 10 Year Amortization 3 Year Balloon*

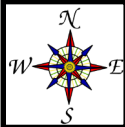
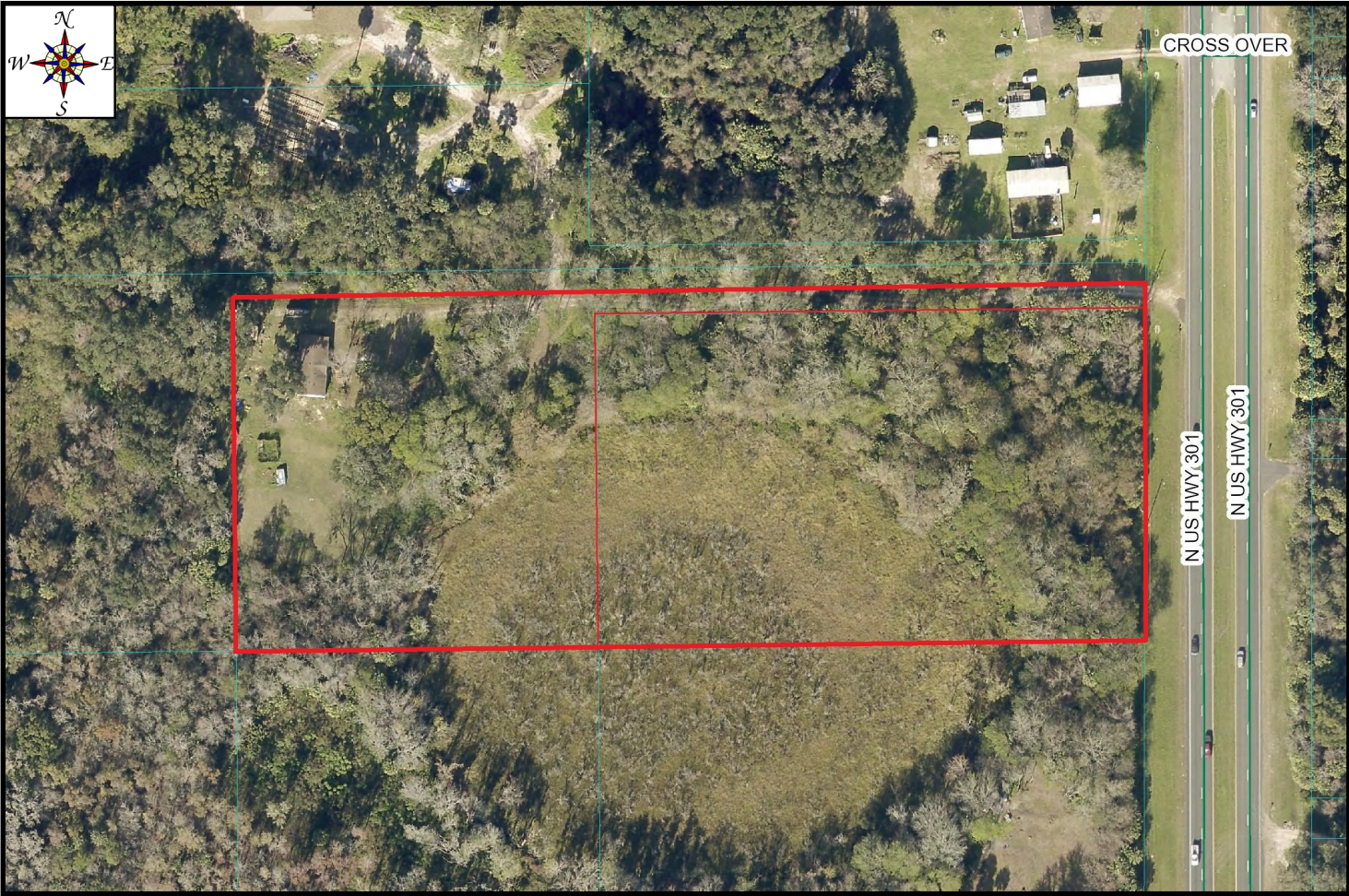
Size (acres)	Price	Down Pmt	Mo. Pmt	Closing Costs (estimate)	RE Taxes (estimate)
6.9	\$99,900	\$9,990	\$1,244	\$2,400	\$1,500

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).

www.mcbrideland.com

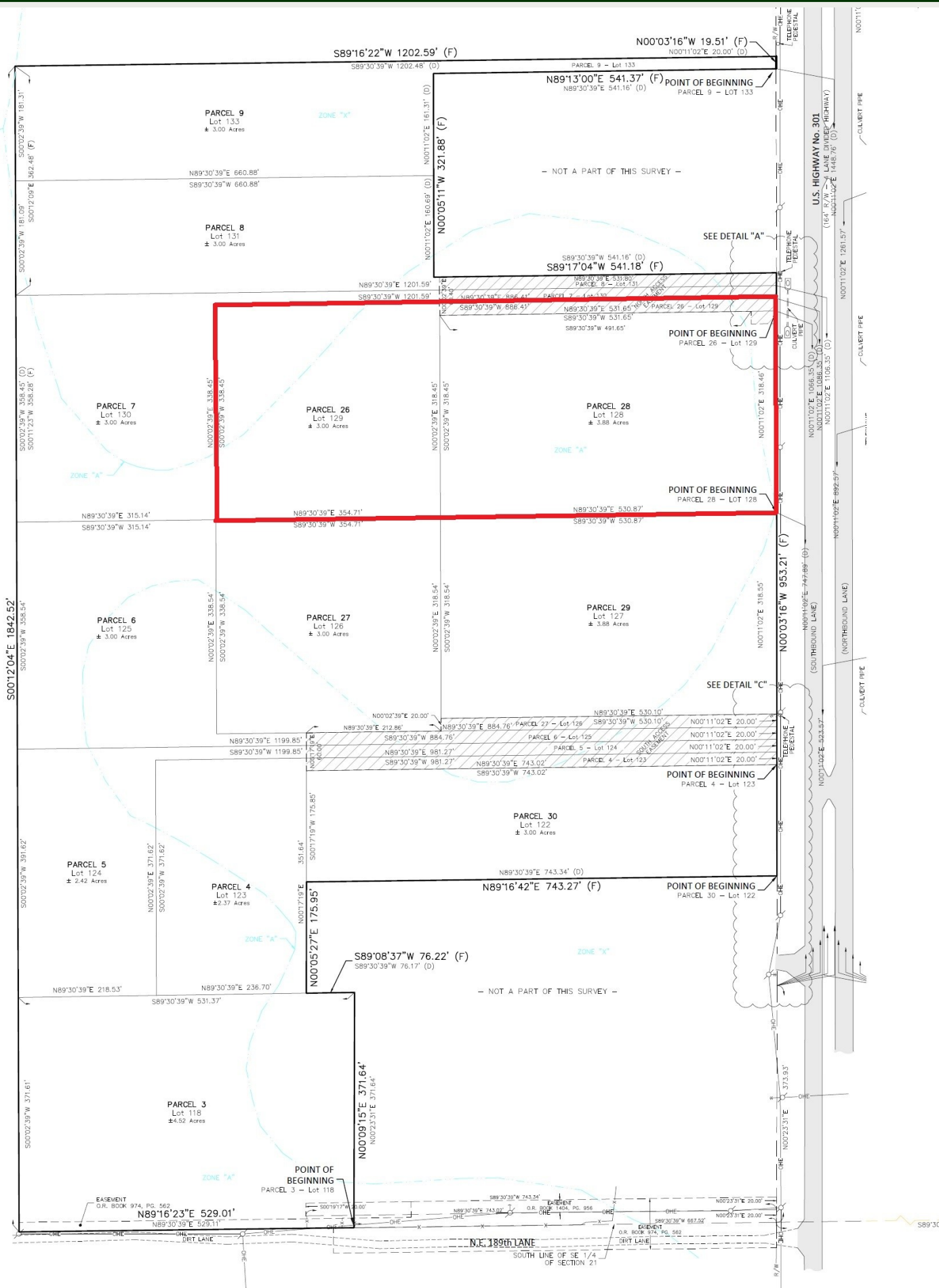


Phone: (352) 401-3755
Mobile: (352) 459-5283



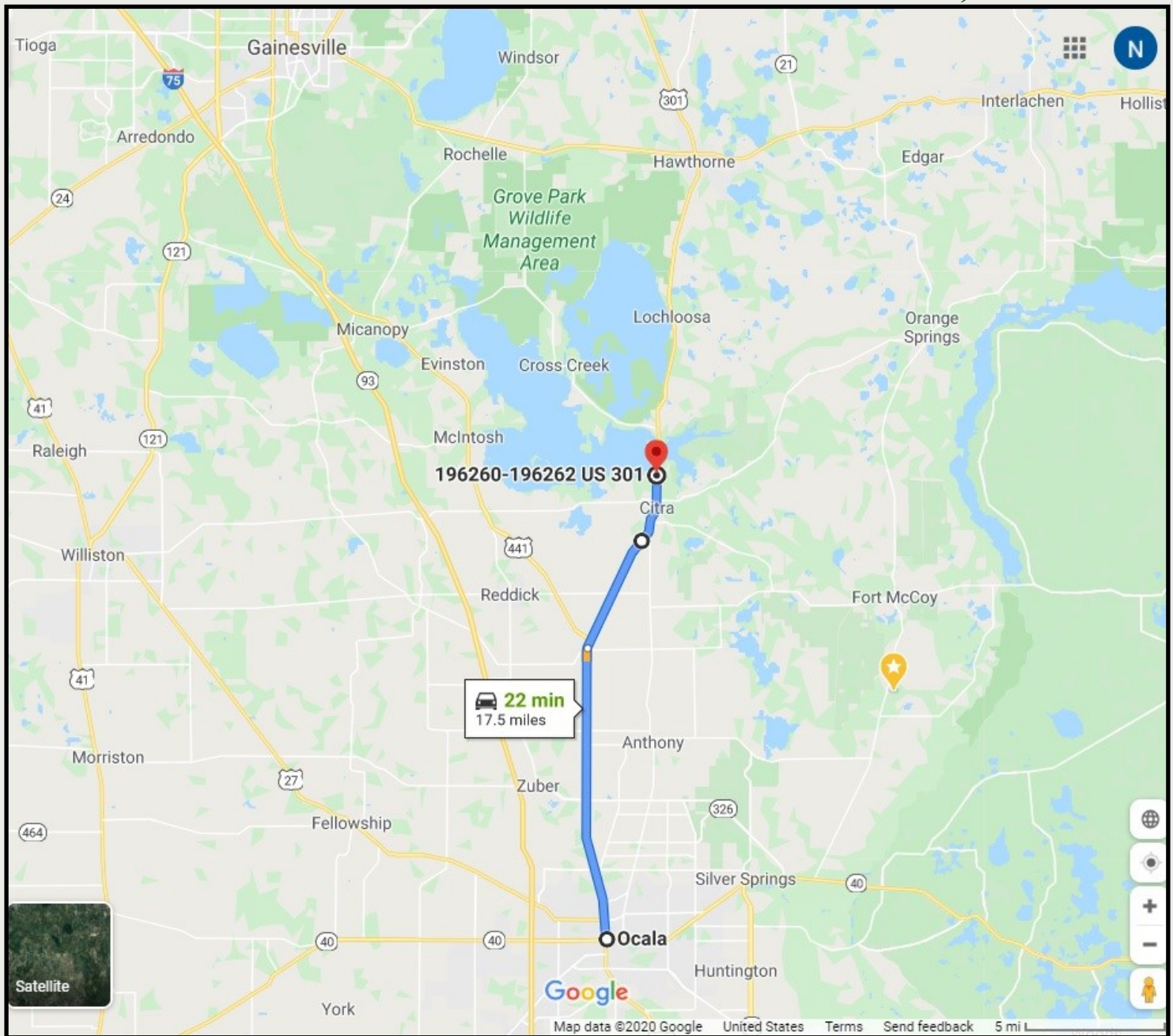
100 year FEMA Flood Plain





DIRECTIONS

ORANGE LAKE ACRES • CITRA • NE MARION Co., FL



FROM OCALA:

- NORTH ON US HWY 301 (VEER RIGHT AT THE 441/301 SPLIT HEADING TOWARDS CITRA)
- GO THROUGH THE STOP LIGHT AT HWY 318 IN CITRA TO NE 189TH LANE (WHICH IS A LITTLE OVER 1/2 MILE AND IS JUST PAST KALLI'S TOWING).

12976 N US 301, CITRA, FL 32113

***YOU MUST MAKE A U-TURN ON 301 IF YOU ARE COMING FROM OCALA
PROPERTY LOCATED JUST SOUTH OF THE ROYAL PALMS RV PARK***