

# TWO POND FARMS

CITRA/ORANGE SPRINGS, NE MARION CO., FLORIDA



**70% SOLD, ONLY 3 LOTS REMAINING!!**

- **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, 10.9% fixed for 3 years, 10 year amortization**

see payment schedule for each lot on the following pages

Prices starting at...

**\$14,208/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](http://www.mcbrideland.com)





**SOLD**

LOT 10  
11.27AC

LOT 9  
17.62AC

**SOLD**

LOT 8  
10.09AC

**SOLD**

**SOLD**

LOT 6  
10.73AC

**SOLD**

LOT 7  
10.19AC

**SOLD**

LOT 5  
10.22AC

**SOLD**

LOT 3  
10.00AC

LOT 4  
12.38AC

LOT 2  
10.75AC

LOT 1  
10.05AC

E HWY 518

## Two Pond Farms

10/16/2024

Marion County Property Appraiser  
Marion County, FL



JOB NO. TWO PONDS FARM, A.S.	DATE 9/17/2024	SCALE 1" = 200'	SHEET 2 OF 2	<b>TWO PONDS FARMS</b> AGRICULTURAL LOT SPLIT PLAN <i>Map of Lots &amp; Easements</i>	<b>ROGERS ENGINEERING, LLC</b> <i>Civil Engineering &amp; Land Surveying</i> 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074	Robert L. Rogers, PE FL Reg. No. 10027 <a href="mailto:rrogers@rogerseng.com">rrogers@rogerseng.com</a> Rodney K. Rogers, PSM FL Reg. No. 5274 <a href="mailto:rkrogers@rogerseng.com">rkrogers@rogerseng.com</a> Mekelle M. Boyer, PSM FL Reg. No. 7398 <a href="mailto:kboyer@rogerseng.com">kboyer@rogerseng.com</a>	DATE REVISION
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**SOLD**

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**SOLD**

LOT 10  
11.27 sq. ft.  
491,011 sq. ft.

LOT 9  
17.62 sq. ft.  
767,441 sq. ft.

LOT 8  
10.09 sq. ft.  
439,399 sq. ft.

LOT 6  
10.73 sq. ft.  
467,437 sq. ft.

LOT 3  
10.80 sq. ft.  
470,341 sq. ft.

LOT 5  
10.22 sq. ft.  
445,224 sq. ft.

LOT 2  
10.75 sq. ft.  
468,304 sq. ft.

LOT 4  
12.38 sq. ft.  
539,276 sq. ft.

LOT 1  
10.05 sq. ft.  
437,599 sq. ft.

S89°04'11"E 1651.23'

N89°04'11"W 931.48'

S89°04'11"E 931.48'

POINT OF BEGINNING  
LOT 9

NORTH 589.90'  
NORTH 825.00'

S01°04'03"E 810.02'

EAST LINE OF N.E. 1/4

NOT PLATTED

S55°00'00"E  
130.76'

STABILIZED DRIVEWAY

WEST 946.45'

WEST 934.17'

60' NON-EXCLUSIVE  
INGRESS/EGRESS  
& UTILITY EASEMENT  
(SEE DETAIL)

EAST 557.55'

N.E. 1/4  
S.E. 1/4

EMERGENCY VEHICLE TURN AROUND

EAST 935.57'

N01°03'47"W  
233.67'

POINT OF BEGINNING  
LOT 7

EAST 249.78'  
WEST 249.78'

SECTION 33  
SECTION 34

EAST 1/4 CORNER  
SEC. 33, TWP. 11 S., RGE. 23

EAST LINE OF S.E. 1/4

NOT PLATTED

MARION COUNTY  
FLOOD PRONE AREA

POINT OF BEGINNING  
LOT 5

ZONE "A"  
(B.F.E.=75.50')

STABILIZED DRIVEWAY

60' NON-EXCLUSIVE  
INGRESS/EGRESS  
& UTILITY EASEMENT

POINT OF BEGINNING  
LOT 2

NORTH R/W LINE  
R/W E. HIGHWAY No. 318  
C/L - (66 FEET WIDE)  
R/W

POINT OF COMMENCEMENT  
LOTS 1, 2, 3, 4, 5 & 7

POINT OF BEGINNING  
LOT 4

SOUTH LINE OF  
NORTH 1/2 OF S.E. 1/4

DRIVEWAY DETAIL  
(SEE SHEET 1)

POINT OF BEGINNING  
LOT 1

S89°15'24"E 413.52'

N89°15'24"W 953.92'

N89°15'24"W 1367.44'

S61°52'21"W 302.09'

S61°52'21"W 620.20'





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11.27AC

LOT 9  
17.62AC

**SOLD**

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10.09AC

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LOT 6  
10.73AC

**SOLD**

LOT 7  
10.19AC

**SOLD**

LOT 5  
10.22AC

**SOLD**

LOT 3  
10.80AC

**SOLD**

LOT 4  
12.38AC

LOT 2  
10.75AC

LOT 1  
10.05AC

A

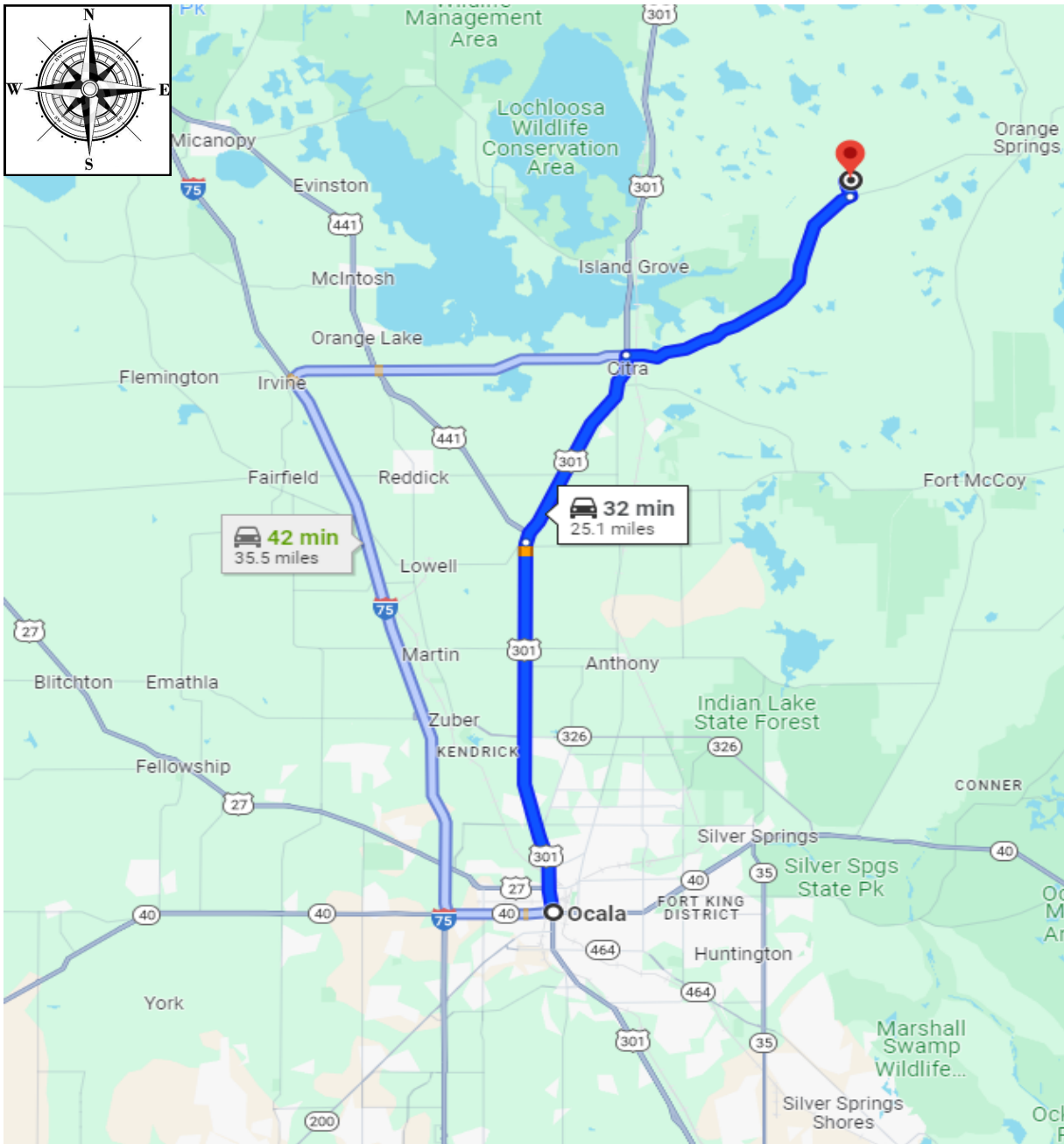
E HWY 318

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**