

# IRVINE ACRES

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.
  - 10 Parcels to choose from ranging from 10ac to 105± 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.

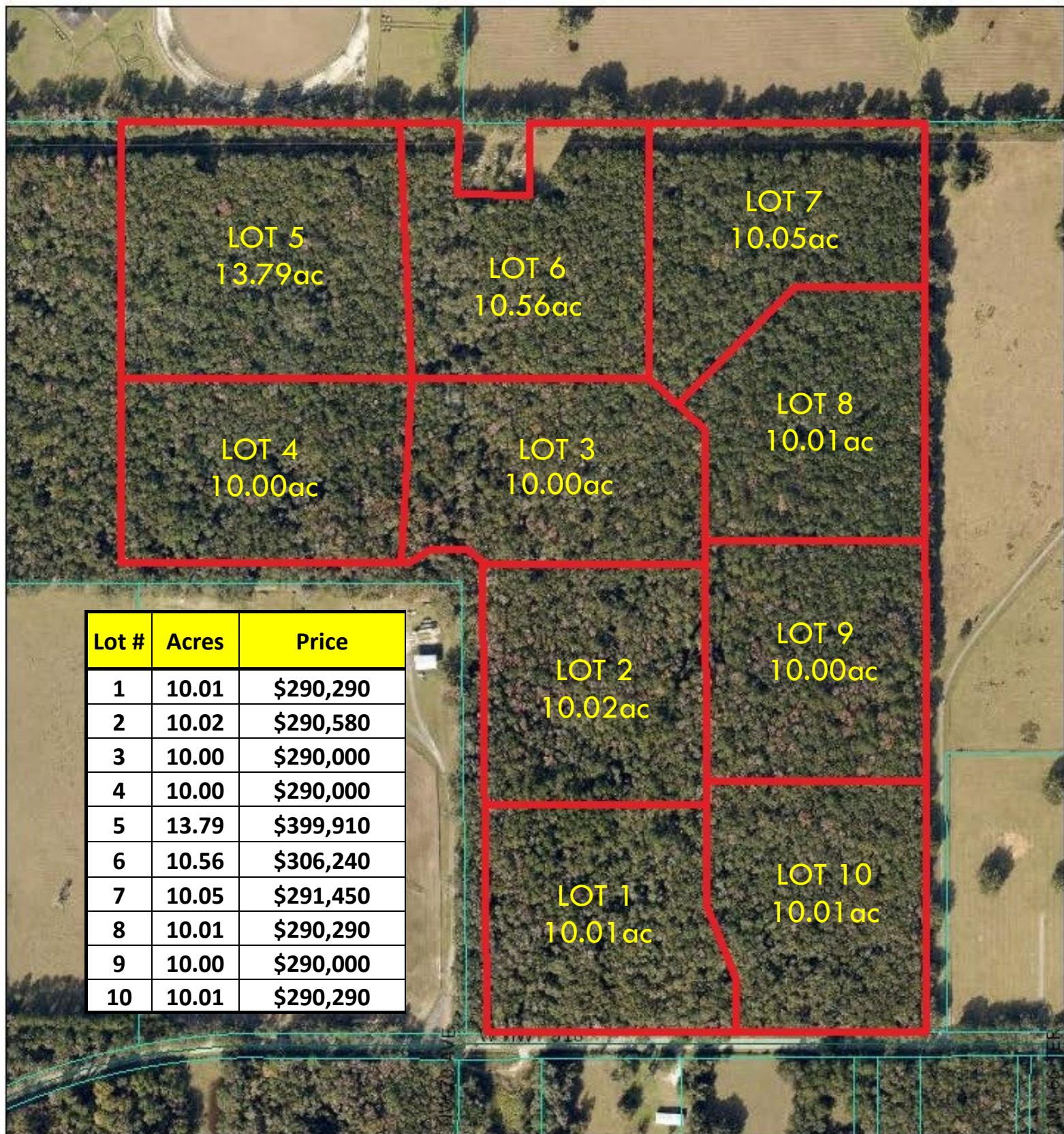
## OWNER FINANCING AVAILABLE

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).*

Lot #	Acres	Price	\$/ac	Down Payment	Monthly Payment
1	10.01	\$290,290	\$29,000	\$58,058	\$3,196
2	10.02	\$290,580	\$29,000	\$58,116	\$3,200
3	10.00	\$290,000	\$29,000	\$58,000	\$3,193
4	10.00	\$290,000	\$29,000	\$58,000	\$3,193
5	13.79	\$399,910	\$29,000	\$79,982	\$4,399
6	10.56	\$306,240	\$29,000	\$61,248	\$3,248
7	10.05	\$291,450	\$29,000	\$58,290	\$3,092
8	10.01	\$290,290	\$29,000	\$58,058	\$3,196
9	10.00	\$290,000	\$29,000	\$58,000	\$3,193
10	10.01	\$290,290	\$29,000	\$79,979	\$3,196

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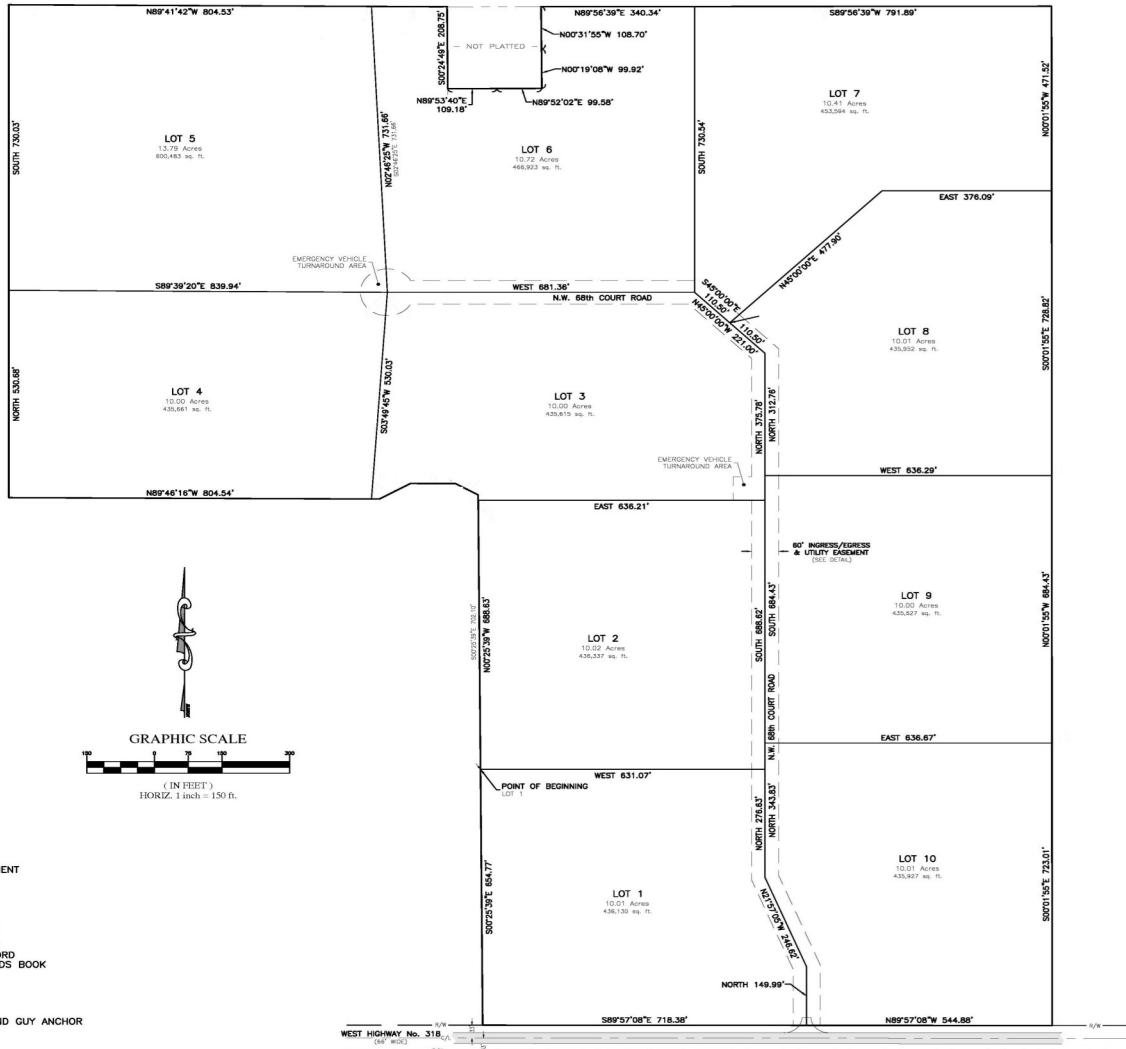
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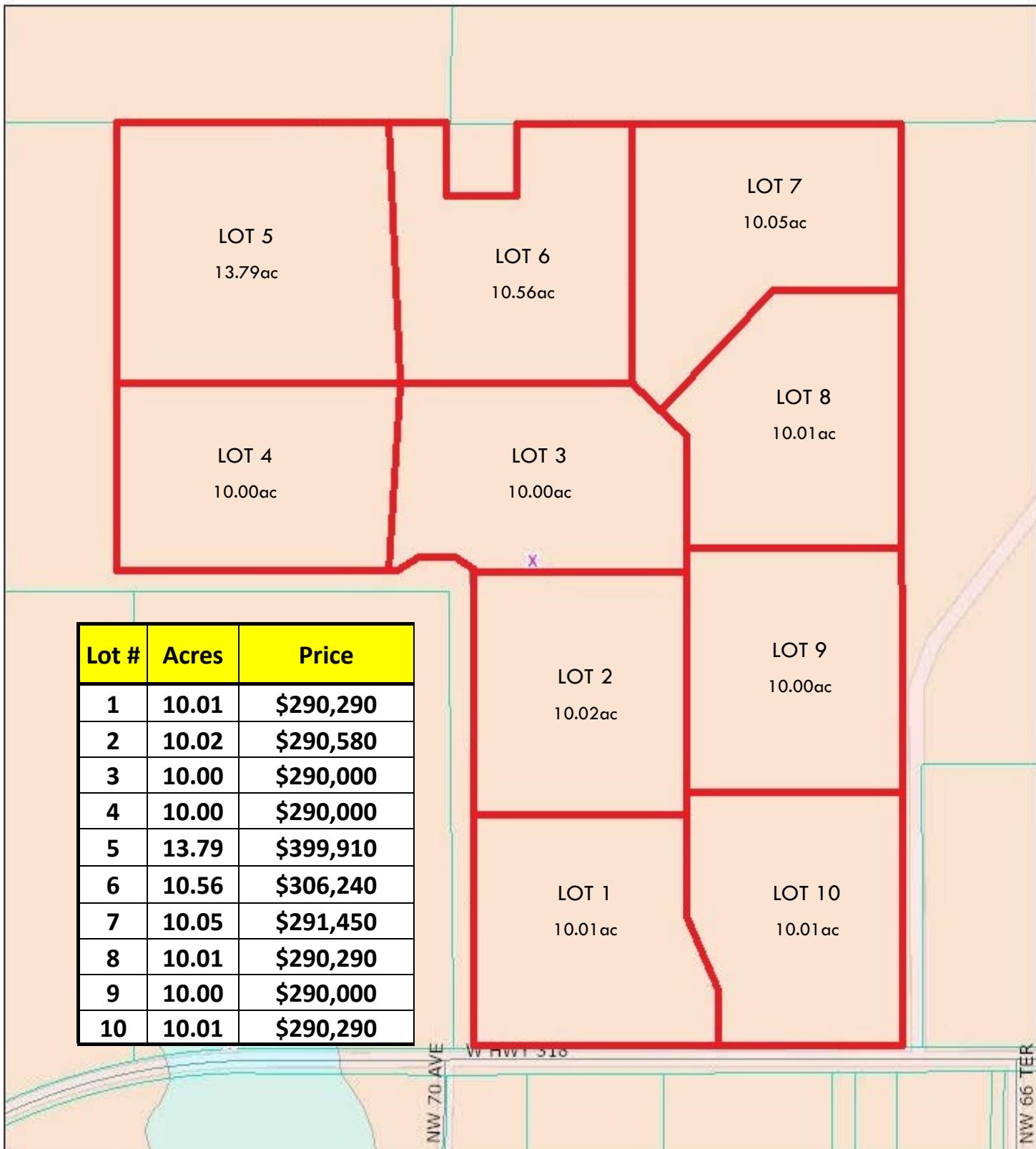
0 225 450 900 ft  
0 65 130 260 m

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# FLOOD PLAIN



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NW 70 AVE

W HWY 318

NW 66 TERR

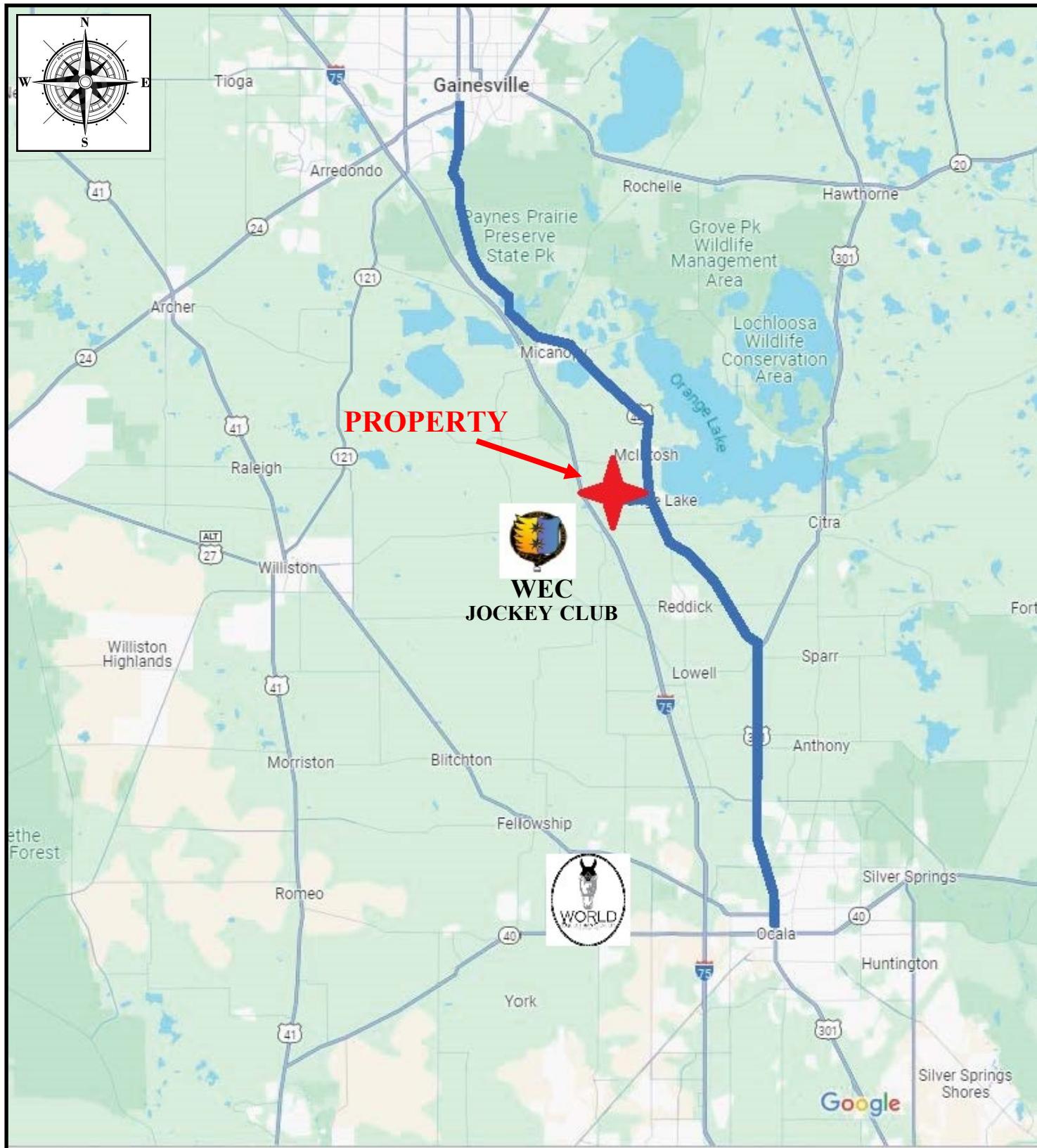


Phone: (352) 401-3755

Mobile: (352) 459-5283

# 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**