ESTATES AT
PLEASANT HILL
Morrison, Florida • Marion County

Only 4 Lots Available!
Gated Equestrian Community
The Estates at Pleasant Hill is located in the heart of horse country in Ocala, Florida, Marion county.

This 84-acre, gated, deed-restricted equestrian community consists of a total of 11 lots, complete with riding or walking trails, fenced parcels ranging in size from 5.31 to 9.5 +/- acres, underground utilities, street lights and many more amenities.

Build the home of your dreams! Deed restrictions require a minimum 2,000 SF living area.

Parcel IDs:
- Lot 5: 12199.005.05
- Lot 6: 12199.005.06
- Lot 10: 12199.005.10
- Lot 11: 12199.005.11

GPS: 29.242695, -82.377024

Driving Directions:
- From I-75, go north on US 27
- Make a left turn onto NW Hwy 464B
- Go approximately 5.5 miles to gated entrance

Area provides quiet and peaceful country living and is a great place to bring your horses and raise a family!

4 +/- Miles to US 41
5 +/- Miles to US 27
6.5 +/- Miles to Morriston
11 +/- Miles to I-75
16 +/- Miles to Ocala
53 +/- Miles to Gainesville

Conveniently located to major metropolitan areas, airports, city amenities, and major highways.

For additional maps and details, go to: www.SaundersRealEstate.com/PleasantHill
Acreage:
- Lots for sale range from 5.31 to 9.42 +/- acres
- Community acreage total 84 +/- acres

Price per Lot: Prices Range from $70,000 to $90,000

County: Marion

Nearest Intersection: NW Hwy 464B & US 41

Road Frontage:
- Gated subdivision entrance fronts 1,300 +/- FT on NW Hwy 464B
- NW 153rd Court (interior paved street) fronts all lots
- Lot 5 and Lot 6 are on the paved Cul-de-Sac

Fencing: Wood, board

Land Cover: Cleared, Improved Pastures

Utilities: Underground electric, lots need well and septic

Zoning: A-1 General Agriculture, no ag exemption

Restrictions: Deed and Zoning

Infrastructure: Paved road, street lights, underground utilities, fenced lots, walking trails, riding trails around the perimeter.

Deed Restrictions: Minimum 2000 SF living area

Lot Inventory:

Lot 5
- 5.88 +/- acres - $70,000
- 5751 NW 153rd CT, Morriston, FL 32668 (Cul-de-Sac)

Lot 6
- 9.42 +/- acres - $90,000
- TBD NW 153rd CT, Morriston, FL 32668 (Cul-de-Sac)

Lot 10
- 5.31 +/- acres - $70,000
- 5478 NW 153rd CT, Morriston, FL 32668

Lot 11
- 6.57 +/- acres - $85,000
- 5432 NW 153rd CT, Morriston, FL 32668

HOA: Homeowners Association in place; fee $100/month

Amenities: Gated community, riding/walking trails, country living with convenient location to larger cities & amenities

Schools:
- Elementary: Fessenden Elementary School
- High: West Port High School
- Middle: West Port Middle School
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