

MARION COUNTY RANCH & DEVELOPMENT: CITRA

MARION COUNTY

115 ± ACRES



Dean Saunders, ALC, CCIM
Managing Partner & Broker
dean@svn.com
863.774.3522

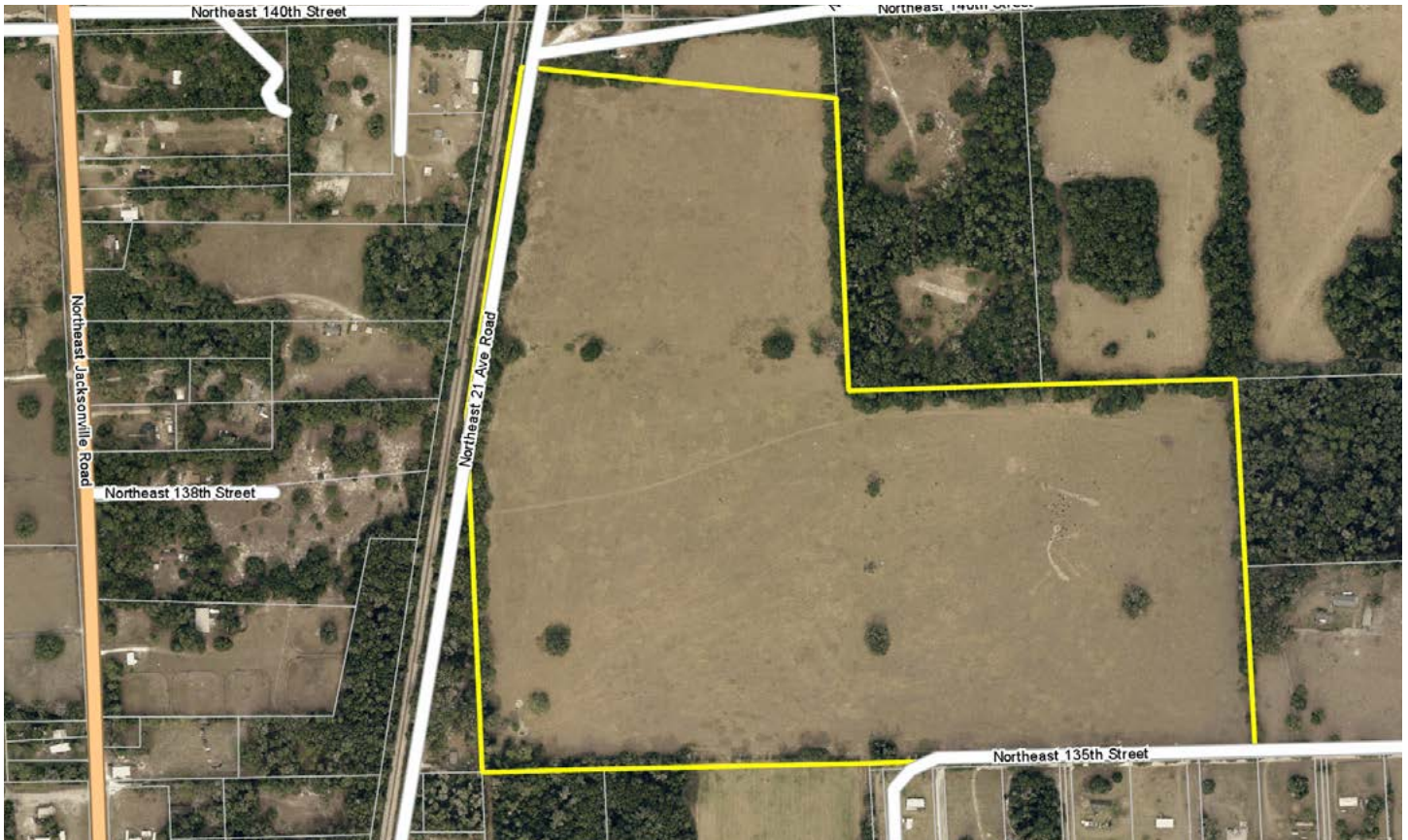
Brian Beasley, CCA, CNLM
Senior Advisor
brian.beasley@svn.com
863.287.2702

Marion County Ranch & Development's Citra tract is 115 ± acres of improved pastures with beautiful rolling topography and some scattered woods. Located in Marion County, this property has 1,228 ± FT of road frontage on NE 21st Avenue Road and 1,166 ± FT on NE 135th Street.

Currently used for cattle and horses, the property is set up with well and fencing to continue a cattle operation. An easily accessible but also peaceful getaway, Marion County Ranch & Development is just a 15-minute drive from Ocala.

This ranch provides many options for the potential buyer as a site for estate homes, residential development, recreation, or farming.





SPECIFICATIONS & FEATURES

Acres: 115 ± acres

Sale Price: \$724,500

Price per Acre: \$6,300

Site Address: 13675 NE 21st Avenue Road,
Citra, FL 32113

County: Marion

Road Frontage: 1,228 ± FT on NE 21st Avenue
Road & 1,166 ± FT on NE 135th Street

Predominant Soil Types: Mixed

Uplands/Wetlands: 100% uplands

Grass Types: Bahia grass

Irrigation/Wells: One 4 inch well for horses/
cattle

Utilities: Well & septic

Structures: None

Fencing: Fence with barbed wire

Zoning: A1 Agriculture 1DU/10 acres

Future Land Use: RL Rural Land

Land Cover: Improved pasture - Bahia grass

Current Use: Cattle & horses

Potential Use: Residential development,
estate homes, recreation, equestrian, ATV
riding, farming

Income Features: Cattle lease currently in
place

Parcel ID: 07811-000-00

Showing Instructions: Advisor must
be present for showings. Contact Dean
Saunders (863.774.3522) or Brian Beasley
(863.287.2702) to learn more or schedule a
showing.



114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

**115 ± acres • Improved Bahia pasture
Cattle lease currently in place**

Great site for residential development, estate homes, recreation, farming

Dean Saunders, ALC, CCIM
Managing Partner & Broker
dean@svn.com
863.774.3522

Brian Beasley, CCA, CNLM
Senior Advisor
brian.beasley@svn.com
863.287.2702



LAKELAND OFFICE:
114 N Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

©2020 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated
SVN | Saunders Ralston Dantzler Real Estate is regarded as an authority on all types of Florida land
and conservation easements, transacting over \$2.9 billion in sales since 1996. Offering land, forestry,
and conservation easement real estate services through Saunders Ralston Dantzler Real Estate and
the Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and
transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.

