MARION COUNTY RANCH & DEVELOPMENT: SPARR

308 ± ACRES
Marion County Ranch & Development’s Sparr tract is 308 ± acres of improved pastures with beautiful rolling topography and some scattered woods. Located in Marion County, this property boasts 3,900 ± FT of road frontage on NE 140th Street and 2,132 ± FT on NE Jacksonville Road.

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

Acreage: 308 ± acres
Sale Price: $2,202,000
Price per Acre: $6,500

Site Address: Old 301 (Jacksonville Road) North of 110th Street, Sparr, FL 32192
County: Marion

Road Frontage: 3,900 ± FT on NE 140th Street & 2,132 ± FT on NE Jacksonville Road
Predominant Soil Types: Mixed
Uplands/Wetlands: 100% uplands
Grass Types: Bahia grass
Irrigation/Wells: One 4-inch well for cattle & horses
Utilities: Well & septic
Fencing: Fenced with barbed wire & field fence
Zoning: A1 Agriculture 1DU/10 acres

Future Land Use: RL Rural Land
Land Cover: Improved pasture-Bahia grass; some native woods
Current Use: Cattle & horses
Potential Use: Residential development, estate homes, recreation, equestrian, cattle, ATV riding, farming
Income Features: Cattle lease currently in place
Parcel ID: 07700-000-00

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.
308 ± 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