

\$448,900 - - 40 acres

Northwest 198th Street Road, Reddick, FL 32686

- Marion County

Recreational Property

Residential Property

Undeveloped Land

40 Acres of Agricultural Land South of Gainesville, FL

State	County	City	Zip
Florida	Marion County	Reddick	32686
Address	Price	Acres	Bedrooms
Northwest 198th Street Road	\$448,900 -	40 acres	0
Baths			
0			

Description

Lucky Dog Price: \$448,900

Market Value: \$633,000

Savings of 29%!!

Introducing a phenomenal investment opportunity - an expansive, fully fenced 40 acres of land nestled in the heart of Micanopy, FL. Just a short drive to Ocala and Gainesville. The property is zoned as A1 General-Agricultural, with the added benefit of permitting the construction of not one, but two stunning dwellings.

And guess what? Mobile homes, farming, and livestock, like cattle, chickens, horses, goats, etc. are all allowed, making it a fantastic opportunity for those seeking to cultivate a sustainable and self-sufficient lifestyle.

With no worries of flooding, this piece of land is your ideal haven for settling down and building a thriving life. Electric is available in the area. You also have the flexibility to install a well and septic system to cater to your needs. Property is fenced with gate. Call for access. Property can be subdivided through the platting process (to be verified by buyer). Don't miss out on this extraordinary chance to invest in your future and build your dream home in a serene and idyllic location!

Closest Street Address:

13450 NW 198TH STREET RD MICANOPY, FL 32667-7108

*This is NOT the address of the property, but a neighboring lot and should only be used for directional purpose and general area location. This address/property is not related to this listing in any way. Please do not disturb any neighbors.

Site Address: NW 198TH STREET RD - REDDICK, FL 32686

County / State: Marion County, FL

Parcel Number: 01724-002-00

Parcel Size: 40 acres

Parcel Area: 1,742,400 sq ft

Zoning: A1 (General-Agricultural)

of Dwellings Allowed to be Built: 2 homes

Flood Zone: None

Electric: City available, to be verified by buyer

Water: Well needed

Sewer: Septic needed

Survey/Plat Map: None

Percolation Test: None

Property Access: DirDirt road

Legal Description: SEC 19 TWP 12 RGE 20 COM AT THE NW COR OF SEC 19 TH S 00-01-55 E 660 FT TO THE POB TH CONT S 00-01-55 E 793.25 FT TH S 89-53-30 E 2009.98 FT TH N 00-01-55 W 667.23 FT TH S 89-43-13 E 689.07 FFT TH N 61-13-09 E 665.45 FT TH N 64-08-04 W 147.14 FT TH S

Subdivision: n/a

Center GPS Coordinates: 29.4381, -82.3531

RV Parking / Living Allowed: Not allowed

Mobile Homes Allowed: Yes

Farming Allowed: Yes

Livestock Allowed: Yes

Both Surface & Mineral Rights Included: To be verified by buyer

Timber Rights Available: To be verified by buyer

Annual Taxes: \$145.27

HOA Fees / Name of HOA: n/a

Elevation: 101.7 feet

Elementary School: Micanopy Area Co-Op School

Middle School: Micanopy Academy

High School: Micanopy Academy

Buyers Agent Commission Offered: 3%

Title Provided: Warranty Deed w/ Title Insurance

Amenities

Financing Options

Mortgage Options

- Owner Finance

Land

Easements

- Access

Lot Description

- Acreage
- Heavily Treed
- Irregular

Proposed Use

- Agriculture
- Mobile
- Poultry
- Residential Single

Topography

- Level

Seller Contact Information

Lucky Dog Land Deals

Lucky Dog Land Deals

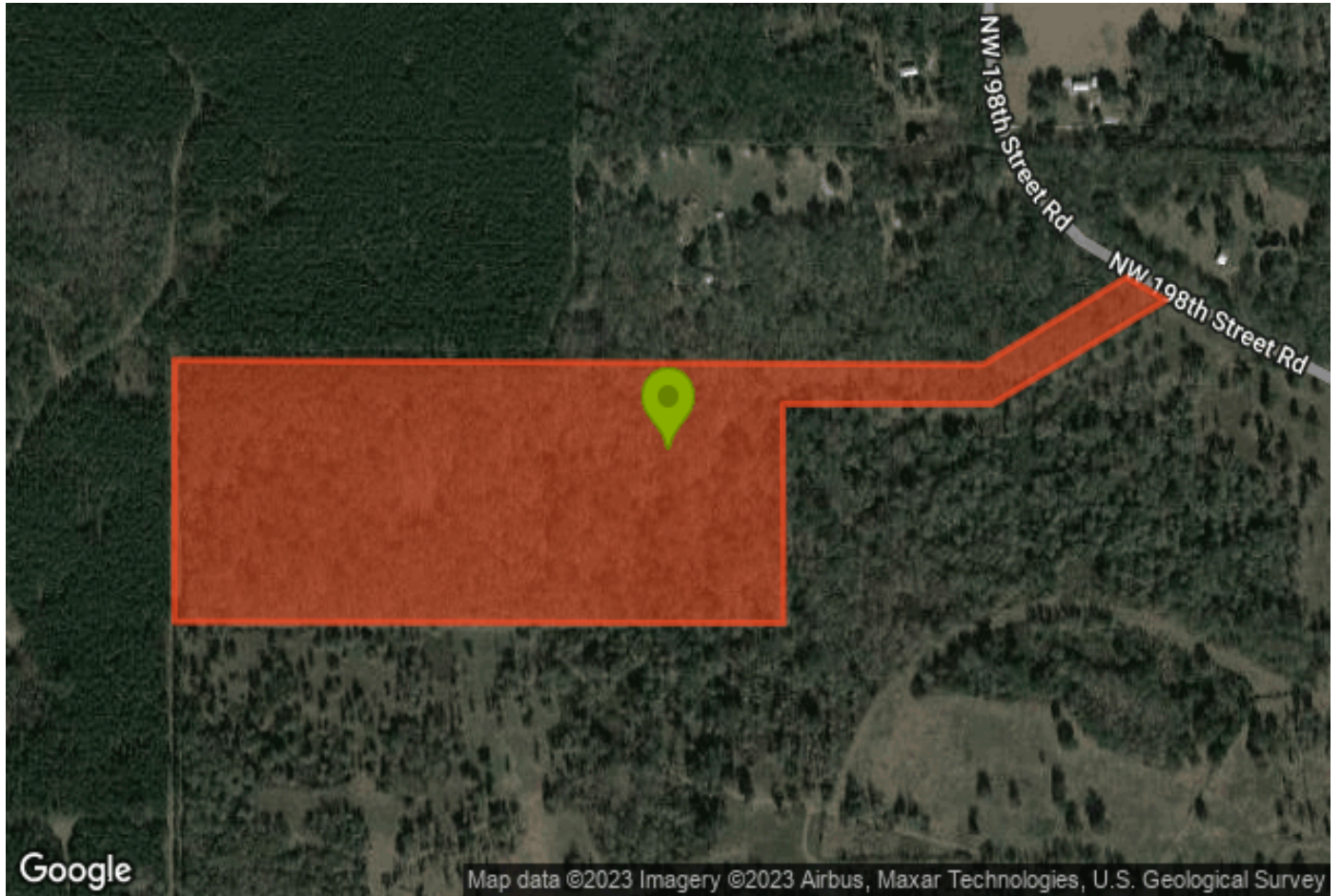
101 Creekside Xing

Brentwood, TN 37027

luckydoglanddeals@gmail.com

(727) 282-5492 (Office)

Property Boundaries



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This information believed accurate but not warranted