

### An Old Florida Treasure.

Have you longed for a piece of old Florida? A place nostalgic of orange blossoms, giant live oaks, and whispering tall pines? Look no further! This beautiful property in Fort McCoy, Florida is a one-of-kind recreational land treasure, and combines two parcels totaling roughly 152.99+/- acres. Outdoor enthusiasts can enjoy wildlife set among the oak hammocks, pine forests, and cabbage palms. This paradise is just two miles from the Ocklawaha River boat ramp and adjoins Florida Greenways to the Ocklawaha River. This property is privately owned, however, one can enjoy access to hundreds of thousands of acres of public land (Ocala National Forest, state lands, and water management lands).

The property has been well maintained through the years. For the hunter, this property harbors many deer, turkey, as well as other Florida wildlife and bird species.

The Fort McCoy Recreational Ranch is ideally set up to build a home, hunting lodge, or cabin, and can be dually purposed as an estate residence, weekend retreat, or hunting camp.

CO-LISTED WITH



PRESENTED BY:

**John A. Evans, Sr.** Founder/Broker



## Nostalgic Florida living.

Tucked into the live oaks and spring hammocks of Marion County, this property offers expansive privacy with easy access to public land and waterways. A recreational land treasure, Fort McCoy Recreational Ranch is a Florida outdoor enthusiast's dream.

#### **LOCATION**

No Physical Address NE 150th Ave Rd Fort McCoy, Florida 32134 Marion County, FL

#### SIZE

152.99 +/- acres (TOTAL) 2 parcels, straddling 150th Ave Rd

Parcel 1: 10430-003-00 119.52 acres Parcel 2: 10430-003-01 35.36 acres



#### **PRICING**

\$8,500/acre or \$1,316,480.00

#### **PROPERTY HIGHLIGHTS**

- · 1,500' of Frontage on 150th Ave Rd
- · Eastern boundary is state conservation land
- · Hunting retreat
- · 2 miles from boat ramp on Ocklawaha
- · No HOA

#### **IDEALLY LOCATED**

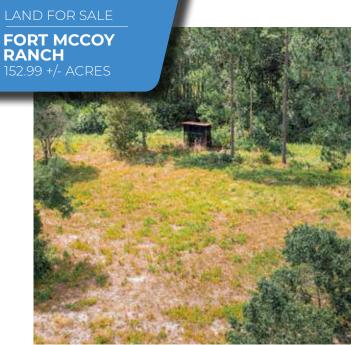
Fort McCoy Ranch is conveniently located within a short distance to Ocala, one of Florida's most desirable hometowns.

- → 20 minutes to Ocala
- → 45 minutes to Gainesville
- ◆ 2 hours to Jacksonville
- → 2 hours to Orlando
- → 2 hours to Tampa

- → 90 miles to Orlando, Tampa, and Jacksonville Airports
- → 20 minutes to shopping, retail, groceries, and entertainment



Every attempt is made to provide accurate information on properties offered for sale. MoonBeam Land Company, Inc. does not guarantee the accuracy. Offerings are subject to errors, omissions, prior sale or withdrawal without notice. Buyer should rely entirely on their own research, inspection of property, and records.















Selected Custom Parcels
Toll Roads
Interstates
VIS Roads
State Roads
County Roads
County Roads
County Boundaries
Managed Lands FNAI

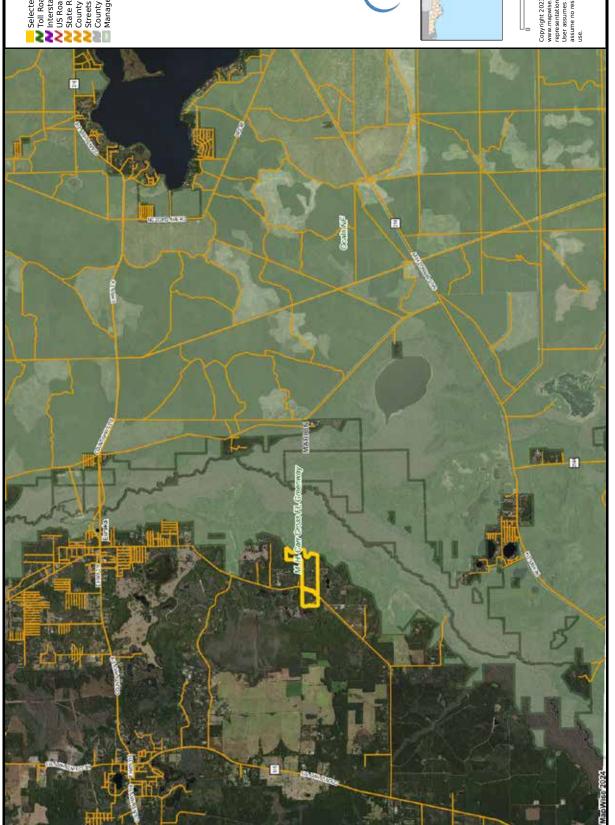
MoonBeam
Land Company, Inc.

Copyright 2023 MapWise, Inc. All rights reserved.

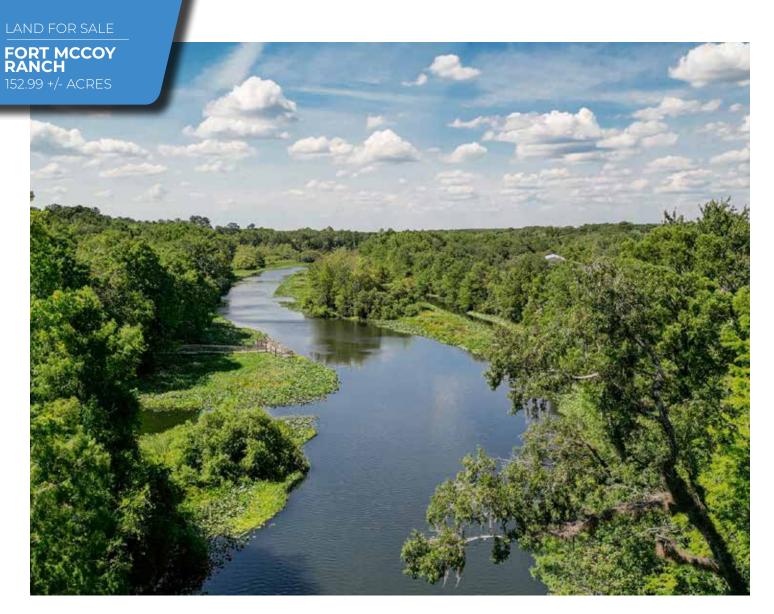
www.mapwise.com. This map is informational only. No representation is made or warranty given as to its content. User assumes all risk of use. MapWise and its suppliers assume no responsibility for any losses resulting from such use.

# CONSERVATION

Boundary located next to public conservation lands (shaded in green)









John A. Evans, Sr.
Founder/Broker
john@moonbeamlandco.com
407.947.3335

MoonBeam Land Company is your premier brokerage for Florida Agri-Real Estate and Commercial Land sales. Backed by seven generations of Florida heritage, MoonBeam Land Company is the expert in Florida land, real estate investments, and advisory. Led by John A. Evans, Sr., Licensed Real Estate Broker, our market experience spans 15 years yielding more than \$575 million in transactional volume on more than 84,000 acres of land sales throughout the state.



CO-LISTED WITH

PRESENTED BY

Erin Freel, CCIM Broker Associate erin@erinfreel.com 813.478.1735



