

LAND FOR SALE

## FORT MCCOY RANCH

MARION COUNTY, FL

152.99 +/- ACRES

OFFERED AT

**\$1,316,480**

8.5K/ACRE

## 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

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**FORT MCCOY RANCH**










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-  Selected Custom Parcels
-  Toll Roads
-  Interstates
-  US Roads
-  State Roads
-  County Roads
-  Streets MapWise
-  County Boundaries
-  Managed Lands FNAI



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## CONSERVATION

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



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**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

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