

LAKE BRYANT RANCH & ESTATE

185.7± acres

Ocklawaha, Marion County, FL

**UNDER
CONTRACT**



EQUESTRIAN ENTHUSIASTS & CATTLEMEN TAKE NOTICE! *THIS PROPERTY OFFERS IT ALL!*

This property offers “Ocala-esque” qualities, improvements and amenities without the steep price. Equestrian users have wide open pastures for their horses to peacefully graze. If you are a cattlemen looking for acreage to run a cattle operation and live on at the same time, look no further.

Hunting and fishing opportunities galore in your own backyard! Wildlife flourishes on the property, with deer, turkey and other native Florida species. Located just west of 740± acre Lake Bryant, this property allows access to boating, fishing, duck hunting, watersports and other activities. Enjoy the lake or travel just over 7 miles west to the historic Ocklawaha River for additional recreational activities. Don't want to travel? Enjoy your own small pond located within the site, just south of the residences and barn.



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Maury L. Carter & Associates, Inc.
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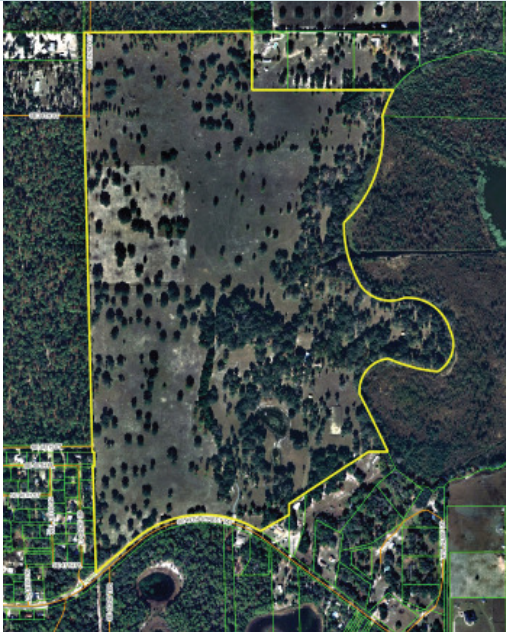
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LAND FOR SALE



LOCATION

16451 SE 49th Street Road, Ocklawaha, FL 32179
in Marion County, FL.

SIZE

185.7± acres

PRICE

\$989,225 or \$5,347/acre - UNDER CONTRACT

ZONING/FLU

ZONED: A-3 (Residential Ag Estate - 1 du/10 acres)
FLU: Rural

ACCESS/FRONTAGE

The property's main access is by way of SE 49th Street Road. There are approximately 1,460' of frontage on SE 49th Street Road.

WETLANDS

Estimated 8.7± acres of wetlands (4.68% of wetlands) based on NWI map.

DESCRIPTION

Equestrian Enthusiasts & Cattlemen Take Notice! This property offers "Ocala-esque" qualities, improvements and amenities without the steep price. Equestrian users have wide open pastures for their horses to peacefully graze. If you are a cattlemen looking for acreage to run a cattle operation and live on at the same time, look no further. Three structures on property - main residence, guest/caretaker's home and horse barn.

PARCEL ID

32810-000-00

Offering subject to errors, omission, prior sale or withdrawal without notice.



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STRUCTURES

There are three main structures on the subject property:

- 1) Main Residence – 2,022sf, 3 bedroom/2 bathroom home with basement. Fully renovated in 2005
- 2) Guest Home or Caretaker's Home – 2 bedroom/1 bathroom
- 3) Horse Barn – drive through, 8 stalls, water and power available, tack rooms

FENCING, CATTLE PENS, INFRASTRUCTURE

Complete border fencing and cross fencing in place. Property has considerable black board and pole fencing around property. There is also a full set of working cattle pens on property as well as multiple livestock feeding stations. Driveway is fully paved with automatic main gate entrance.

IMPROVED PASTURE

It is estimated that the property has approximately 145± acres of highly improved pasture. The balance of the property is considered residential yard area, low land, pond bottom, and natural "Old Florida" woods and habitat. This property boasts major elevation changes with rolling hills.



Main Residence



Guest House



Horse Barn

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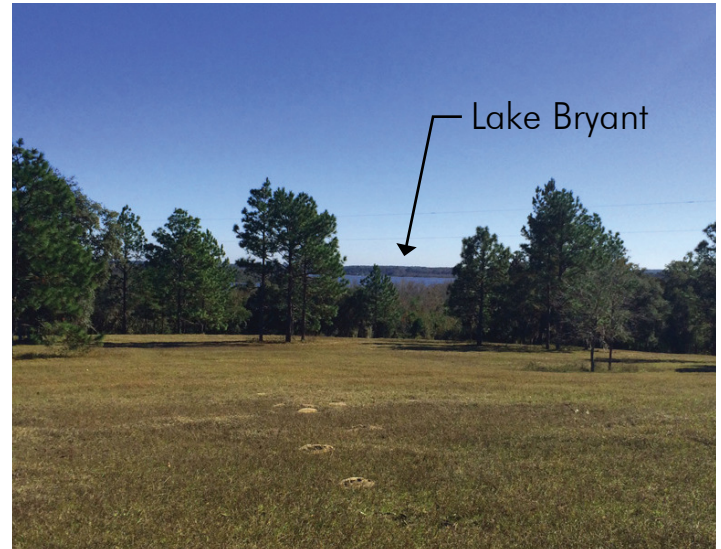
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WATER FRONTAGE, CANAL & PONDS

Lake Bryant is located directly to the east of this property. While there is not direct lakefront available on the property, the lake can be accessed by a navigable canal that protrudes into the eastern portion of the subject property. Please see attached map. This adds a significant amenity to the property. Potential purchasers will enjoy the fact that access and use of Lake Bryant are available. Lake Bryant is approximately 740± acres. Potential owners can use Lake Bryant for boating, fishing, duck hunting, watersports and other recreational activities. From the eastern border of the property, the canal runs approximately 1,192 feet to Lake Bryant.



Additionally, there is a small pond located south of the residences and barn. It is approximately 1.3 acres in size.

RIVER ACCESS

The historic Ocklawaha River is located approximately 7.5 miles to the west of this property. This adds additional recreational opportunities for owners.

HUNTING AND FISHING

This property has deer, turkey and other Florida wildlife species. In addition, enjoy fishing in your private pond, or on 740± acres of Lake Bryant, owners choice!



Interior Pond

DRIVE TIMES

90 minutes to Orlando

30 minutes to Ocala

Just over an hour to Gainesville

30 minutes to I-75 and Turnpike

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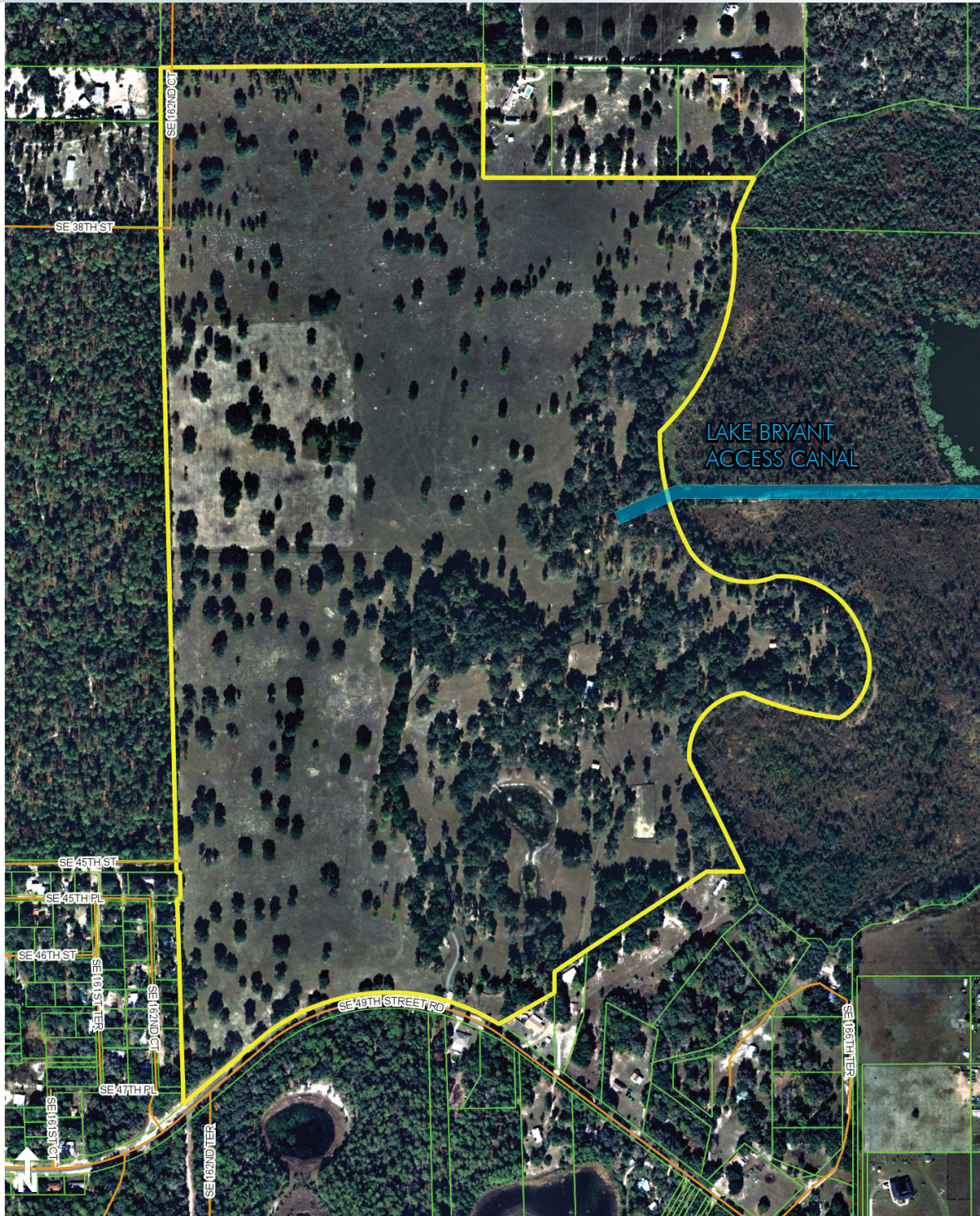


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PROPERTY MAP

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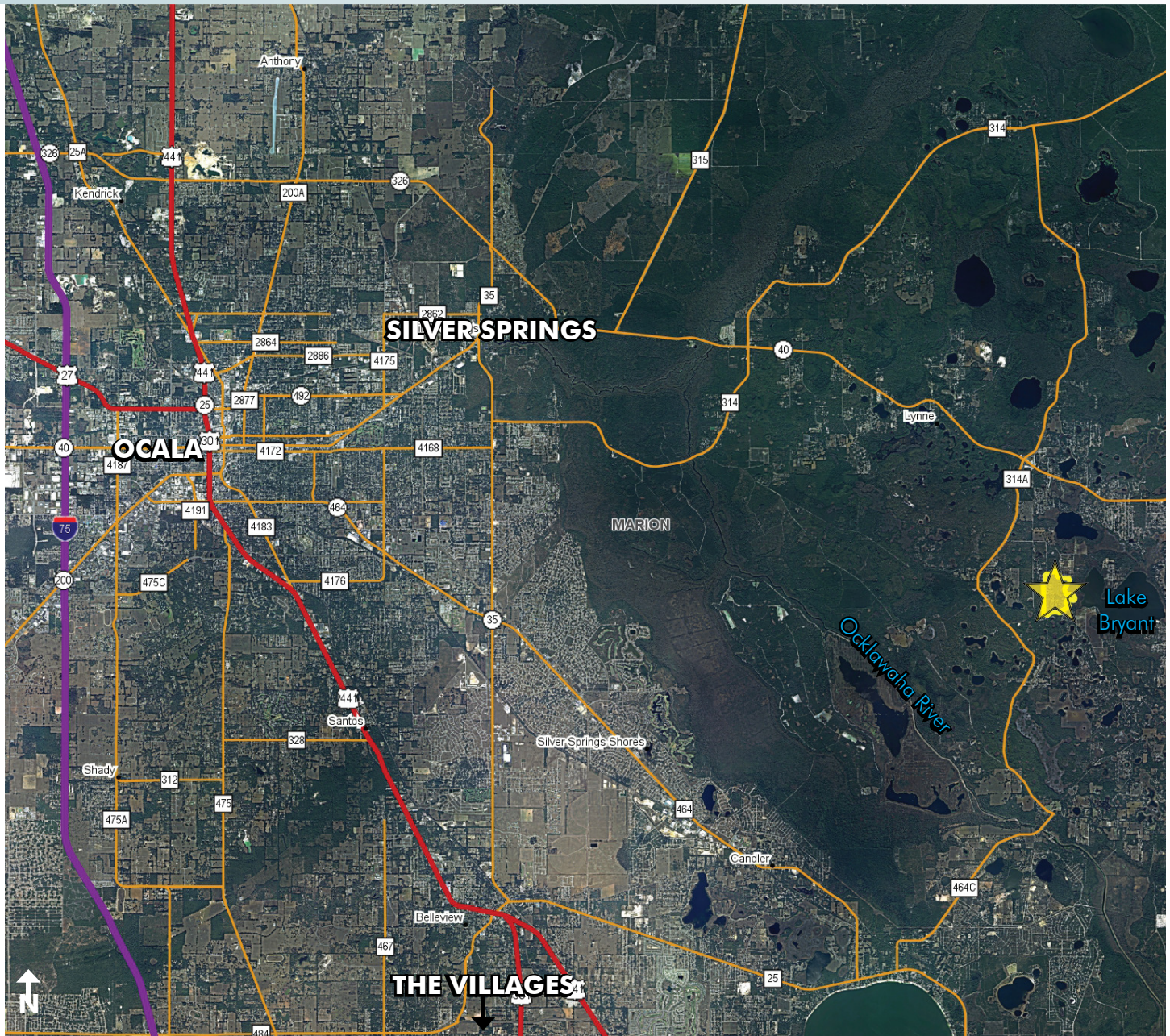


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LOCATION MAP

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