

FOR SALE

\$1,100,000

169.50+- Acres



**CR 484 & SW 180th Avenue
Dunnellon, Florida**

Agricultural land with 1.25+- miles of paved county road frontage. 8" Irrigation well. 4" potable water well and cow pens. Fenced and cross fenced. In Dunnellon City limits.

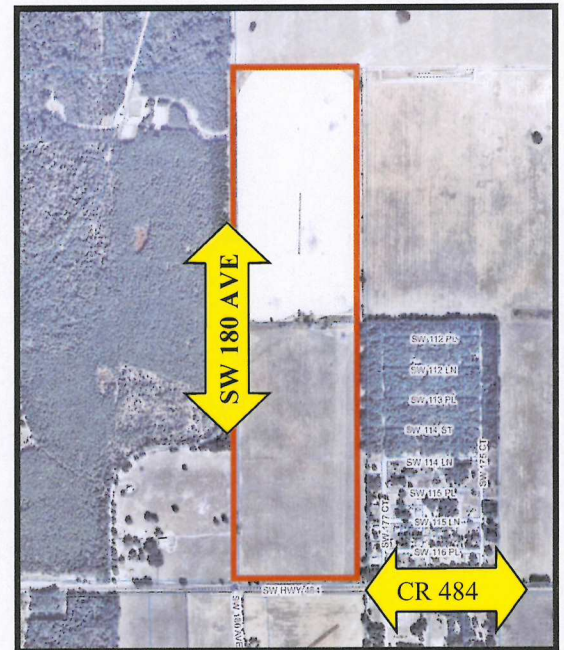
Zoned: A1

Lot Size: 169.5 +- Acres, 1,360' x 5,400' +-

PA#: 34811-002-00/003-00

Taxes: \$346

MLS#: 381139



Van H. Akin, CCIM, SIOR

Foxfire Realty

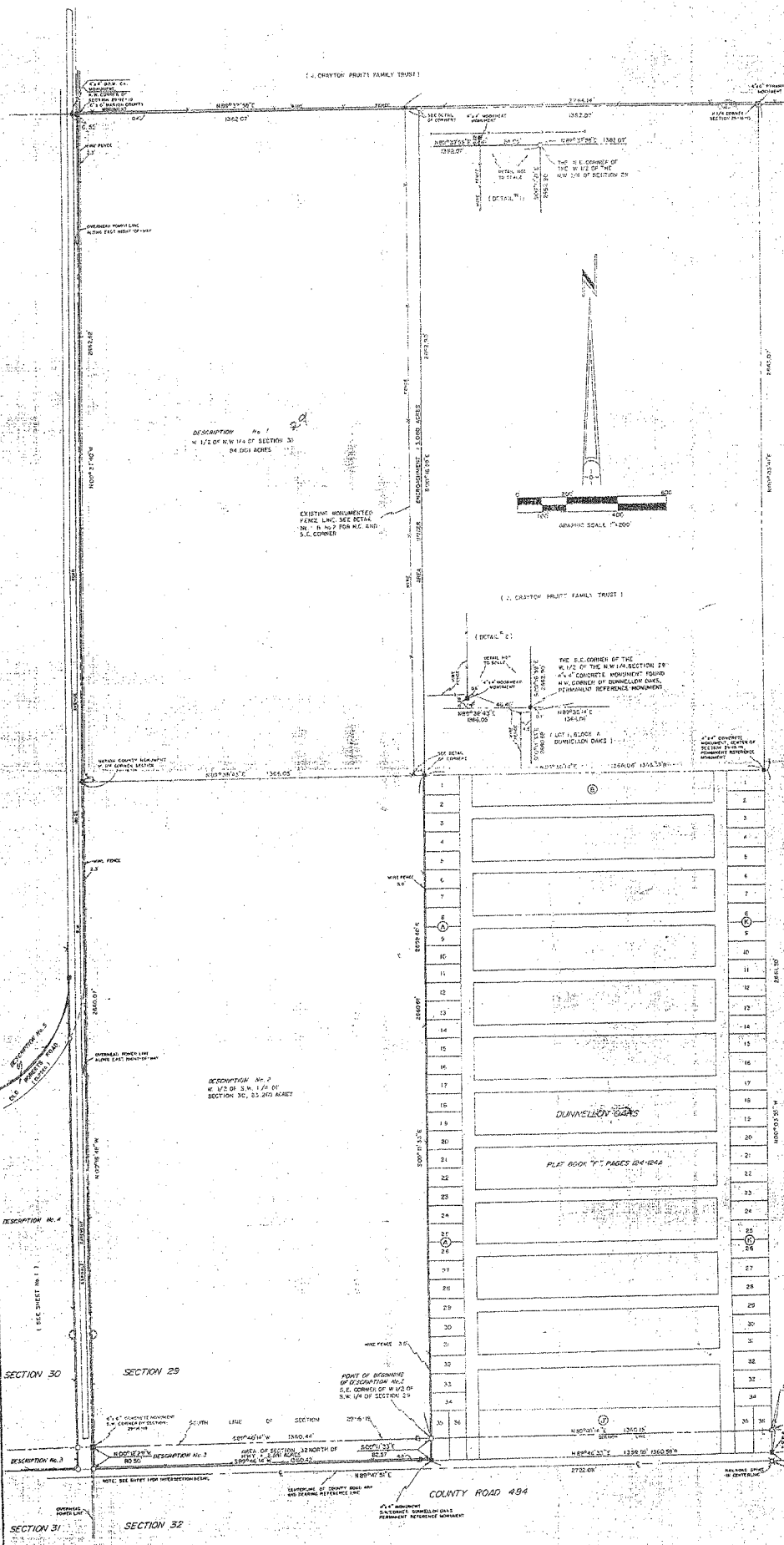
615 E. Silver Springs Blvd., Ocala, FL 34470

Office: (352) 732-3344 Fax: (352) 732-8180 Cell: (352) 804-2446

Email: v.akin@att.net

BOUNDARY SURVEY
SHEET 2 OF 3 SHEETS

J. CRAYTON PRUITT FAMILY TRUST



LEGAL DESCRIPTIONS:

DESCRIPTION NO. 1 PER O.R. BOOK 1833, PAGE 1546 OF THE PUBLIC RECORDS OF HADSON COUNTY, FLORIDA AND PER O.L. BOOK 1032, PAGE 276 OF SAID PUBLIC RECORDS:
THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 16 SOUTH, RANGE 19 EAST, HADSON COUNTY, FLORIDA.

DESCRIPTION NO. 2 PER O.R. BOOK 631, PAGES 149 AND 150 OF THE PUBLIC RECORDS OF HADSON COUNTY, FLORIDA.
ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATE IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 16 SOUTH, RANGE 19 EAST, HADSON COUNTY, FLORIDA.

DESCRIPTION NO. 3 PER O.R. BOOK 631, PAGES 149 AND 150 OF THE PUBLIC RECORDS OF HADSON COUNTY, FLORIDA AND PER O.L. BOOK 1032, PAGE 276 OF SAID PUBLIC RECORDS:
THAT PART OF SECTIONS 30 AND 31, TOWNSHIP 16 SOUTH, RANGE 19 EAST, HADSON COUNTY, FLORIDA, BEGINNING AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTHWEST ALONG A PROJECTION OF THE EAST BOUNDARY OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 29 TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY TO A POINT LYING CORNER OF A PROJECTION OF THE NORTHERLY BOUNDARY OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTHWEST ALONG SAID PROJECTION TO THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE SOUTHWEST ALONG THE SOUTH BOUNDARY OF SAID SECTION 30 AND 29 TO THE POINT OF BEGINNING.

LESS THAT TRACT OF LAND 60 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 16 SOUTH, RANGE 19 EAST, LYING NORTH OF HIGHWAY NUMBER 484.

DESCRIPTION NO. 4 PER O.R. BOOK 631, PAGES 149 AND 150 OF THE PUBLIC RECORDS OF HADSON COUNTY, FLORIDA.
THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 16 SOUTH, RANGE 19 EAST, LYING SOUTHWESTLY AND EASTERNLY OF A COUNTY ROAD, EXCEPT O.R. BOOK 1934, PAGE 276.

DESCRIPTION NO. 5 THE FOLLOWING DESCRIBED LANDS BEING A PORTION OF OLD COUNTY ROAD A.K.A. COUNTY ROAD NO. 174 W A.K.A. S.W. 18TH AVENUE ROAD NOW CLOSED:
BEGIN AT THE NON-MONUMENTED SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 16 SOUTH, RANGE 19 EAST, HADSON COUNTY, FLORIDA; THENCE RUN S 00°31'15" E ALONG A SOUTHWEST PROJECTION OF THE NORTHERLY WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 50.75 FEET TO THE NORTH RIGHT-OF-WAY OF COUNTY ROAD 484; THENCE RUN S 89°01'11" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 51.09 FEET; THENCE RUN N 00°31'15" W PARALLEL TO SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 656.30 FEET TO THE POINT OF CURVATURE OF A CURVE, SAID CURVE BEING CONVEX SOUTHWESTWARD, HAVING A RADIUS OF 509.97 FEET AND A CENTRAL ANGLE OF 88°04'48"; THENCE SOUTHWESTWARD ALONG THE ARC OF SAID CURVE A DISTANCE OF 913.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE; CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 89°06'01" E 826.53 FEET; THENCE RUN N 88°42'23" E A DISTANCE OF 257.19 FEET TO THE POINT OF CURVATURE OF A CURVE, SAID CURVE BEING CONVEX WESTWARDWARD, HAVING A RADIUS OF 450.72 FEET AND A CENTRAL ANGLE OF 88°43'28"; THENCE RUN NORTHWESTWARD ALONG THE ARC OF SAID CURVE A DISTANCE OF 727.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 88°01'20" E 656.83 FEET; SAID POINT OF TANGENCY BEING ON THE BOUNDARY WEST RIGHT-OF-WAY OF S.W. 18TH AVENUE ROAD A.K.A. TIGER TRAIL; THENCE RUN S 00°18'46" E ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 744.70 FEET TO A POINT ON SAID WEST CURVE BEING CONVEX NORTHWESTWARD, HAVING A RADIUS OF 529.31 FEET AND A CENTRAL ANGLE OF 89°15'04"; THENCE RUN SOUTHWESTWARD ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE; CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 29°47'47" W 230.29 FEET; SAID POINT OF TANGENCY BEING ON THE NORTHERLY NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE RUN S 88°42'23" E ALONG SAID NORTH LINE A DISTANCE OF 257.19 FEET TO THE POINT OF CURVATURE OF A CURVE, SAID CURVE BEING CONVEX SOUTHWESTWARD, HAVING A RADIUS OF 450.72 FEET AND A CENTRAL ANGLE OF 88°43'28"; THENCE RUN SOUTHWESTWARD ALONG THE ARC OF SAID CURVE A DISTANCE OF 727.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 89°06'01" E 826.53 FEET; SAID POINT OF TANGENCY BEING ON SAID NON-MONUMENTED WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE RUN S 00°18'46" E ALONG SAID NON-MONUMENTED WEST LINE A DISTANCE OF 807.83 FEET TO THE POINT OF BEGINNING.

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SURVEYOR'S NOTES AND LEGEND

- INDICATES 4" X 4" CONCRETE MONUMENT FOUND IN PLACE AND CAPPED AS NOTED.
- INDICATES 4" X 4" CONCRETE MONUMENT SET AND CAPPED I.S. 2776.
- INDICATES 1/2" IRON ROD SET AND CAPPED I.S. 2776.
- INDICATES DESCRIPTIVE POSITION ONLY, NO MONUMENTATION FOUND OR SET AT THIS TIME.
- INDICATES DISTANCE FOR THE PLAT OF DUNNELLON OAKS.

- THE DATA ABOVE AND ALL BEARINGS SHOWN ARE PROJECTED FROM AND RELATED TO A PORTION OF THE CONTROLLED SURVEY OF THE WEST HALF OF STATE ROAD NO. 308 AS SHOWN ON MAP SECTION NO. 36250, SHEET 4.
- THIS SURVEY IS OF SURFACE FEATURES ONLY.
- EXISTING INTERIOR IMPROVEMENTS HAVE NOT BEEN LOCATED OR SHOWN THEREON.
- THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- THE CERTIFICATION SHOWN HEREON IS NOT VALID UNLESS REPRODUCED WITH SEAL AND APPLIED SPECIFICALLY TO AND FOR THE FOLLOWING: HERRICK T. COMBES, HADSON-RIVER RANGE, INC.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND UNDER THE PERSONAL SUPERVISION OF A LICENSED SURVEYOR AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 600.12, FLORIDA ADMINISTRATIVE CODE, FURNISHING TO SECTION 374.027, FLORIDA STATUTES.

HERRICK T. COMBES, L.S. 2776
 FIELD INSPECTION DATE:
 10/23/96

Marion County Property Appraiser

Villie M. Smith, CFA, ASA

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2012

34811-002-00

Prime Key:
813052

[Property Information](#)

[Map It!](#)

As of 7/3/2012

CUBBAGE FAMILY LTD PARTNERSHIP C/O RODNEY CUBBAGE 6377 LOCH ARBOR DR FLOWERY BR GA 30542-2610	<u>Taxes / Assessments:</u> Map: 27 <u>Mill Group:</u> 3002	<u>M.S.T.U.</u> PC: 63 Acres: 83.36
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Values NOT Available

Ex Codes:08

History of Assessed Values

Year	Land	Building	Misc Impr	Just	Assessed	Exemption	Taxable
2011	\$578,685	\$0	\$0	\$578,685	\$9,170	\$0	\$9,170 AG
2010	\$778,999	\$0	\$0	\$778,999	\$9,170	\$0	\$9,170 AG
2009	\$927,380	\$0	\$0	\$927,380	\$927,380	\$918,210	\$9,170 AG

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
1999/1579	01/94	05 QUIT CL	0	U	V	\$100
1900/0836	02/93	05 QUIT CL	0	U	V	\$100

Property Description

SEC 29 TWP 16 RGE 19
W 1/2 OF SW 1/4 AND ALSO LYING WITHIN 30-16-19 SE 1/4 OF
SE 1/4 EX COM NW COR SE 1/4 OF SE 1/4 E 520.01 FT SWLY
ALONG CONCAVE CURVE WITH RADIUS OF 530 FT TO W BDY N
520.01 FT TO POB & COM SE COR OF NE 1/4 OF SE 1/4 W
518.10 FT NELY ALONG CONCAVE CURVE WITH RADIUS OF 530 FT
TO E BDY S 518.10 FT TO POB AND ALSO LYING WITHIN
31-16-19 4 ACRES N 120 FT OF NE 1/4 OF NE 1/4
AND ALSO LYING WITHIN 32-16-19 NW 1/4 OF NW 1/4 LYING
N OF RD
EX ROW IN SEC 30 & 31 DESC IN OR 1032-0736
LESS AND EXCEPT FOLLOWING DESC PROPERTY;
SEC 30 TWP 16 RGE 19
SE 1/4 OF SE 1/4 AND A PORTION OF NE 1/4 OF NE 1/4 OF
SEC 31 TWP 16 RGE 19 LYING N OF N ROW LINE OF CTY RD 484
AND
CERTAIN TRACT OF LD LYING AND BEING SITUATE IN SE 1/4 OF
SEC 30 DESC AS FOLLOWS;
COM AT 1/4 SEC COR ON E BDRY OF SEC 30 TH S 00-10-58 E
811.71 FT TO POB TH S 00-10-58 E 518.10 FT TH S 88-30-51 W
518.10 FT TO POINT OF CURVATURE OF CURVE CONCAVE NWLY
CENTRAL ANGLE OF 88-41-49 RAD OF 530 FT TANGENT LENGTH OF
518.10 FT TH ALONG ARC OF CURCVE IN NELY DIRECTION 820.47
FT TO POINT OF TANGENCY & POB
LESS & EXC FOLLOWING:
E 60 FT OF SEC 30 & 31 FOR RD ROW
AND LESS AND EXC:
CERTAIN TR OF LAND LYING & BEING SITUATED IN SE 1/4 OF SEC
30 MORE FULLY DESC AS FOLLOWS;
BEGIN AT NW COR OF SE 1/4 OF SE 1/4 OF SEC 30 TH
N 88-30-51 E 520.01 FT TO POINT OF CURVATURE OF CURVE
CONCAVE SELY CENTRAL ANGLE OF 88-54-30 RAD OF 530 FT
TANGENT LENGTH OF 520.01 FT TH ALONG ARC OF CURVE SWLY
822.43 FT TO POINT OF TANGENCY THEREOF TH N 00-23-39 W
520.01 FT TO POB

Land Data - Warning: Verify Zoning

Use	Front	Depth	Zone	C	Notes	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just	Value
6302	1320	2751	A1		ARB 3S1	83.36	AC		1.00	0.89	1.00				

Neighborhood 8485 - CTY RD 484

Mkt: 1 70

Marion County Property Appraiser

Villie M. Smith, CFA, ASA

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2012

34811-003-00

Prime Key:
813061

[Property Information](#)

[Map It!](#)

As of 7/3/2012

CUBBAGE FAMILY LTD PARTNERSHIP
6377 LOCH ARBOR DR
FLOWERY BRANCH GA 30542-2610

Taxes / Assessments:

Map: 27

Mill Group: 3002

M.S.T.U.

PC: 63

Acres: 80.93

Values NOT Available

Ex Codes: 08

History of Assessed Values

Year	Land	Building	Misc Impr	Just	Assessed	Exemption	Taxable
2011	\$561,816	\$0	\$0	\$561,816	\$8,902	\$0	\$8,902 AG
2010	\$756,291	\$0	\$0	\$756,291	\$8,902	\$0	\$8,902 AG
2009	\$900,346	\$0	\$0	\$900,346	\$900,346	\$891,444	\$8,902 AG

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
1999/1579	01/94	05 QUIT CL	0	U	V	\$100
1900/0836	02/93	05 QUIT CL	0	U	V	\$100
1833/1946	05/92	05 QUIT CL	0	U	V	\$100
0664/0427	06/74	02 DEED NC	0	U	V	\$97,100

Property Description

SEC 29 TWP 16 RGE 19
W 1/2 OF NW1/4

Land Data - Warning: Verify Zoning

Use	Front	Depth	Zone	C	Notes	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5305	1390	2537	A1		TAB 3S2	80.93	AC		1.00	0.89	1.00			

Neighborhood 8100 - 16/18-16/19

Mkt: 1 70

Miscellaneous Improvements												
Type			Nbr	Units	Type	Life	EYB	Grade	Length	Width	Depr	Value
114	FENCE	BOARD	243.00		LF	10	2005	3	0.0	0.0		
114	FENCE	BOARD	374.00		LF	10	1981	3	0.0	0.0		
