



OFFERING MEMORANDUM

WILLISTON 160

14430 NE 20TH STREET, WILLISTON, FL 32696

J. MICHAEL STRAHAN, ALC, CCIM, MAB

Broker Associate

D. 813.287.8787 x5

M. 850.585.8280

michael@thedirt dog.com

Eshenbaugh
LAND COMPANY

Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase 160 acres of recently cleared land in Williston. The property provides a blank canvas of potential uses including a horse farm, row crops, large estate/ranch, or it could be broken up into smaller tracts.

The site consists of scattered oaks, rolling hills, and is completely high and dry. It features elevations changes of over 40 feet and has approximately 1,300 feet of frontage on NE 20th Street and 2,700 feet of frontage on NE 140th Avenue.

LOCATION DESCRIPTION

The property is located at the SE corner of NE 20th Street and NE 140th Avenue in Williston in unincorporated Levy County. It's less than 10 minutes to downtown Williston, 30 minutes to the World Equestrian Center in Ocala, 35 minutes to Gainesville and 45 minutes to Cedar Key. Also, Orlando, Tampa, and Jacksonville are all less than two hours away.

PROPERTY SIZE

160.0 Acres

FUTURE LAND USE

ARR - Agricultural/Rural Residential (1 unit per 10 acres)

PARCEL ID

0445100100

PRICE

\$1,248,000 (\$7,800/acre)

BROKER CONTACT INFO

J. Michael Strahan, ALC, CCIM, MAB

Broker Associate

813.287.8787 x5

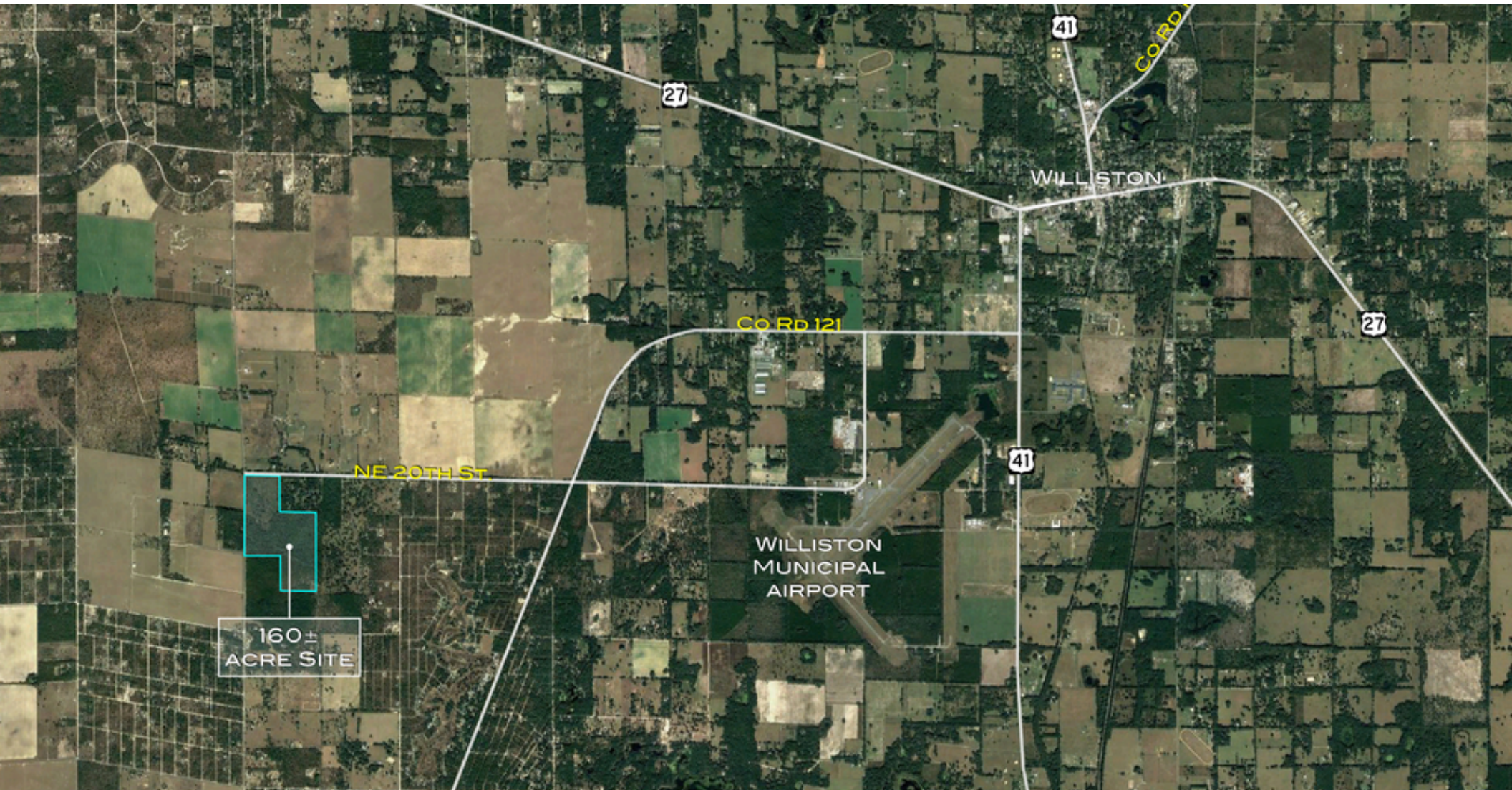
michael@thedirt dog.com



Aerial Overlay



Aerial



Aerials



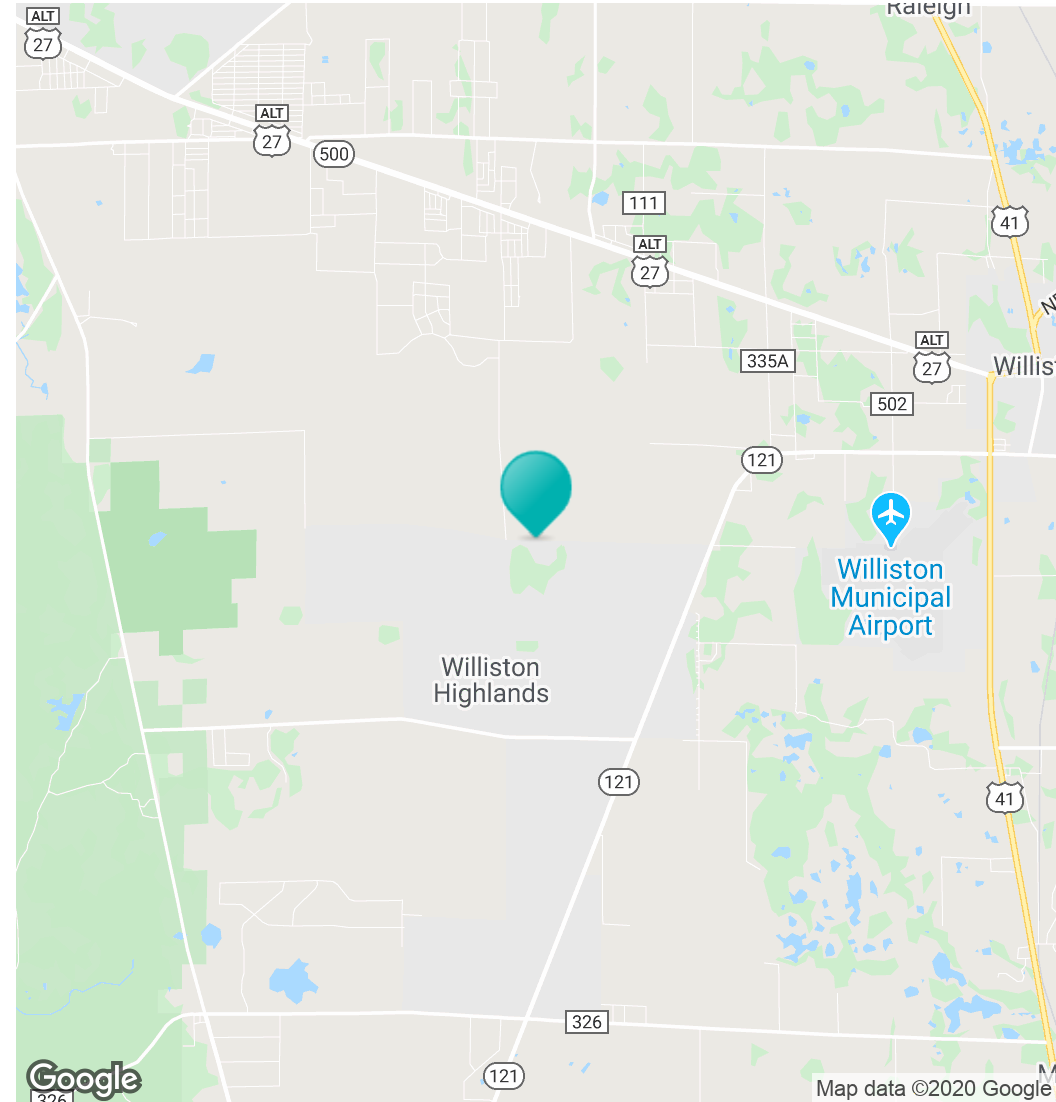
Aerials



Property Photos



Location Maps



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.