

LAND FOR SALE

# MARION COUNTY ACREAGE

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14446 SE 155TH ST  
Weirsdale, FL 32195

PRESENTED BY:

ZEB GRIFFIN  
Associate Advisor  
O: 863.648.1528 | C: 352.630.7547  
zeb.griffin@svn.com





**SALE PRICE**

**\$175,000**

### OFFERING SUMMARY

ACREAGE:	10 ± Acres
PRICE / ACRE:	\$17,500
CITY:	Weirsdale
COUNTY:	Marion

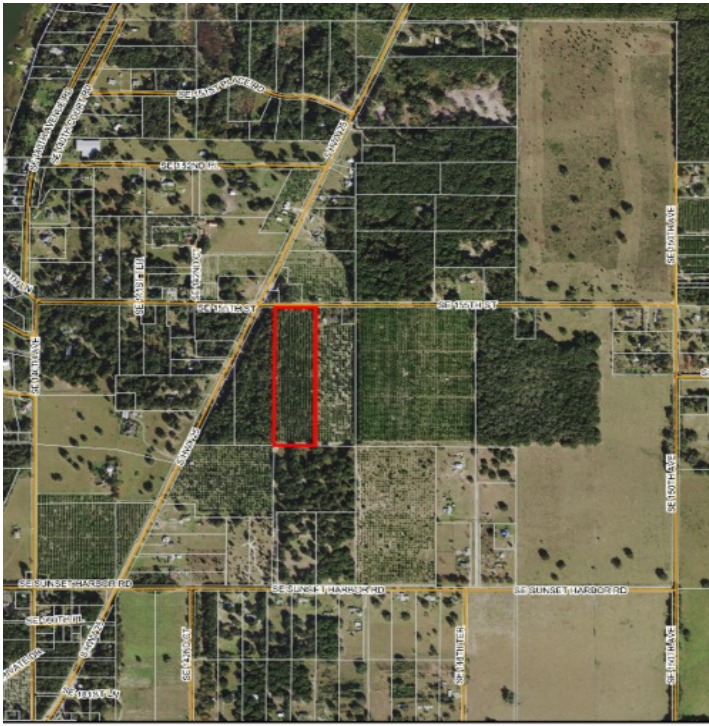
### PROPERTY OVERVIEW

Marion County Acreage is 10 ± acres located in Weirsdale. This property has currently been used as a grove and would make for an excellent homesite. The property is all high and dry and has power running along the North and East sides of the property. Marion County Acreage also features [2] 4" wells. This tract is only minutes to Lake Weir, 18 minutes to The Villages, 34 minutes to Downtown Ocala.



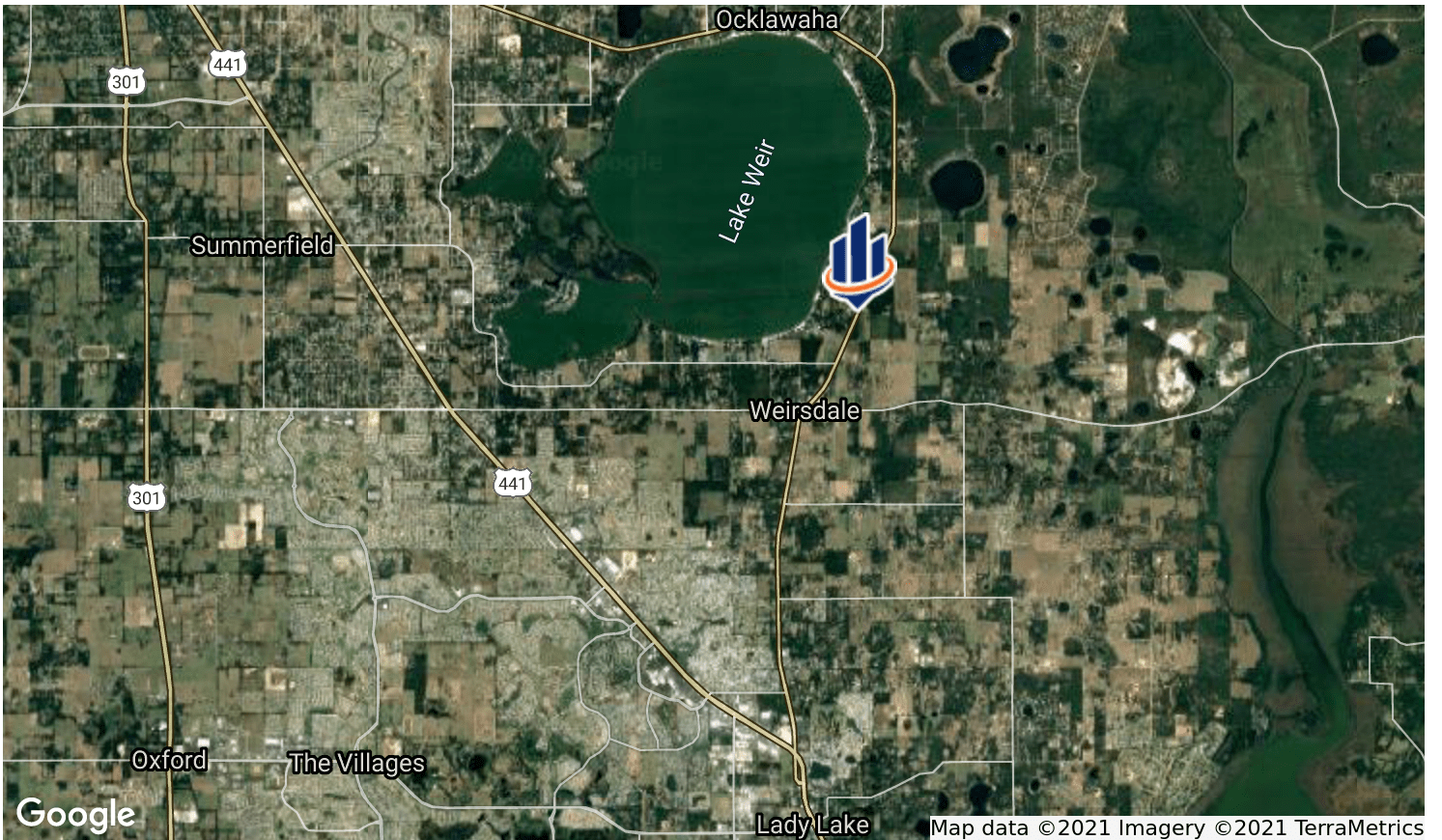
## SPECIFICATIONS & FEATURES

<b>LAND TYPES:</b>	Citrus
<b>UPLANDS / WETLANDS:</b>	All uplands
<b>SOIL TYPES:</b>	Candler Sand and Apopka Sand
<b>TAXES &amp; TAX YEAR:</b>	2020 - \$144.58
<b>ZONING / FLU:</b>	Zoning-A1 FLU-Rural
<b>WATER SOURCE &amp; UTILITIES:</b>	Power along SE 155th ST
<b>ROAD FRONTAGE:</b>	336 FT on SE 155th ST
<b>CURRENT USE:</b>	Citrus Grove
<b>WELLS INFORMATION:</b>	[2] 4" wells

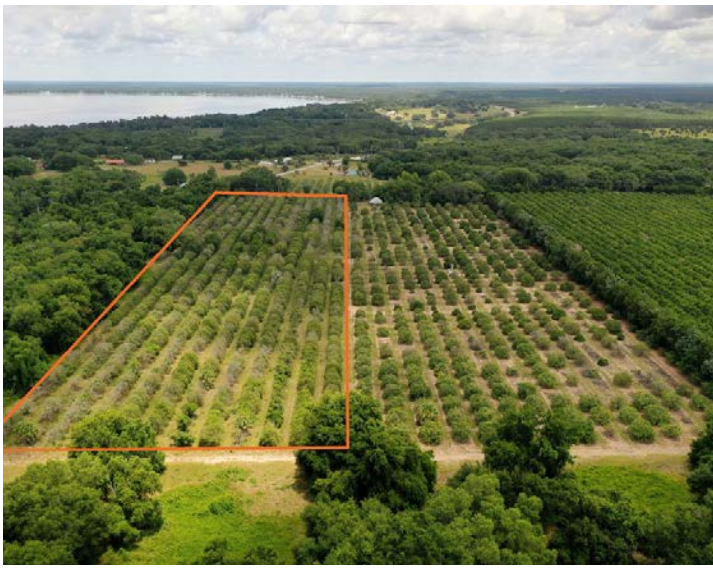


## LOCATION & DRIVING DIRECTIONS

<b>PARCEL:</b>	49476-000-00
<b>GPS:</b>	28.9961636, -81.9142424
<b>DRIVING DIRECTIONS:</b>	<ul style="list-style-type: none"> <li>• From the intersection of HWY 42 and HWY 25 head north on HWY 25 for 1.1 miles</li> <li>• Turn east onto SE 155th ST for roughly 200 FT</li> <li>• The property will be on the south side of the road</li> </ul>
<b>SHOWING INSTRUCTIONS:</b>	Please contact Zeb Griffin at 352-630-7547.









1723 Bartow Rd  
Lakeland, Florida 33801  
863.648.1528

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

356 NW Lake City Ave  
Lake City, Florida 32055  
386.438.5896

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