

# GOOSKI NE 92ND AVE

277.49 ± ACRES | MARION COUNTY, FLORIDA | TIMBERLAND, RANCH & RECREATION

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**SALE PRICE**

**\$1,318,078**

## PROPERTY OVERVIEW

Featuring 200 acres of mature planted pine with great road access, the Gooski NE 92nd Avenue property is a great timber investment. Fertile soils make this a nice tract for the next rotation of timber, too and with a good deer population in the general area, it would be a wonderful recreational spot. Its proximity to Ocala, Silver Springs, and Ft. McCoy makes it a convenient property to build your next home but still have plenty of space.

## OFFERING SUMMARY

ACREAGE:	277.49 Acres
PRICE / ACRE:	\$4,750
CITY:	Fort McCoy
COUNTY:	Marion
PROPERTY TYPE:	Timberland, Ranch & Recreation



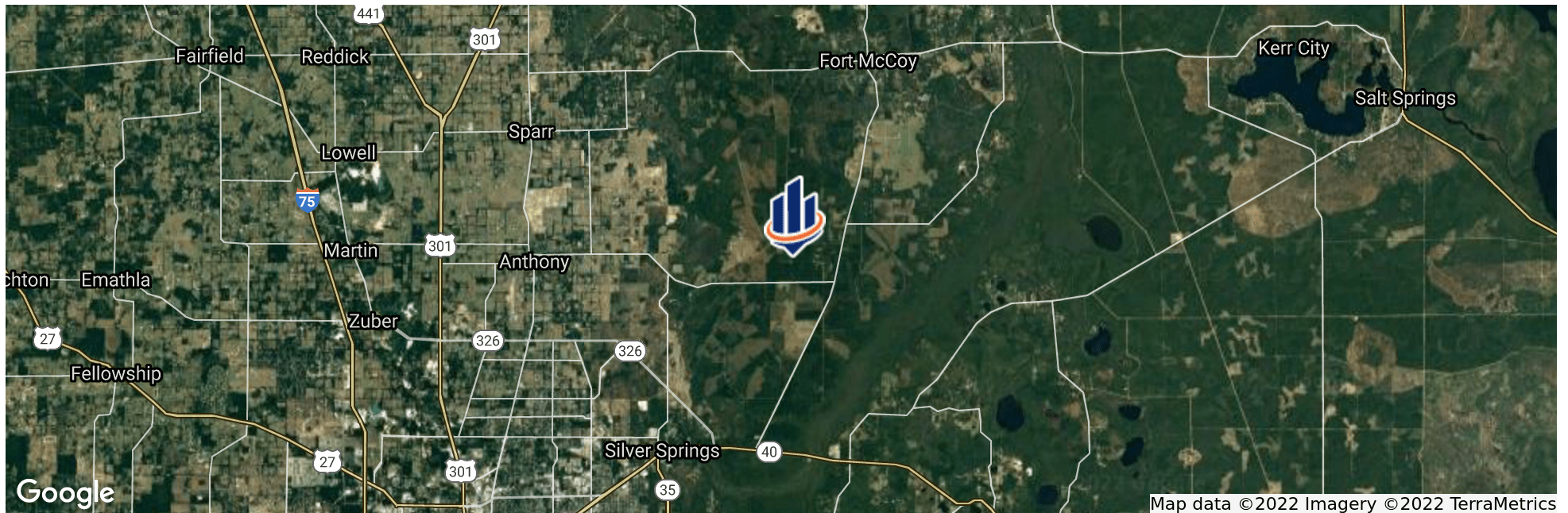
## SPECIFICATIONS & FEATURES

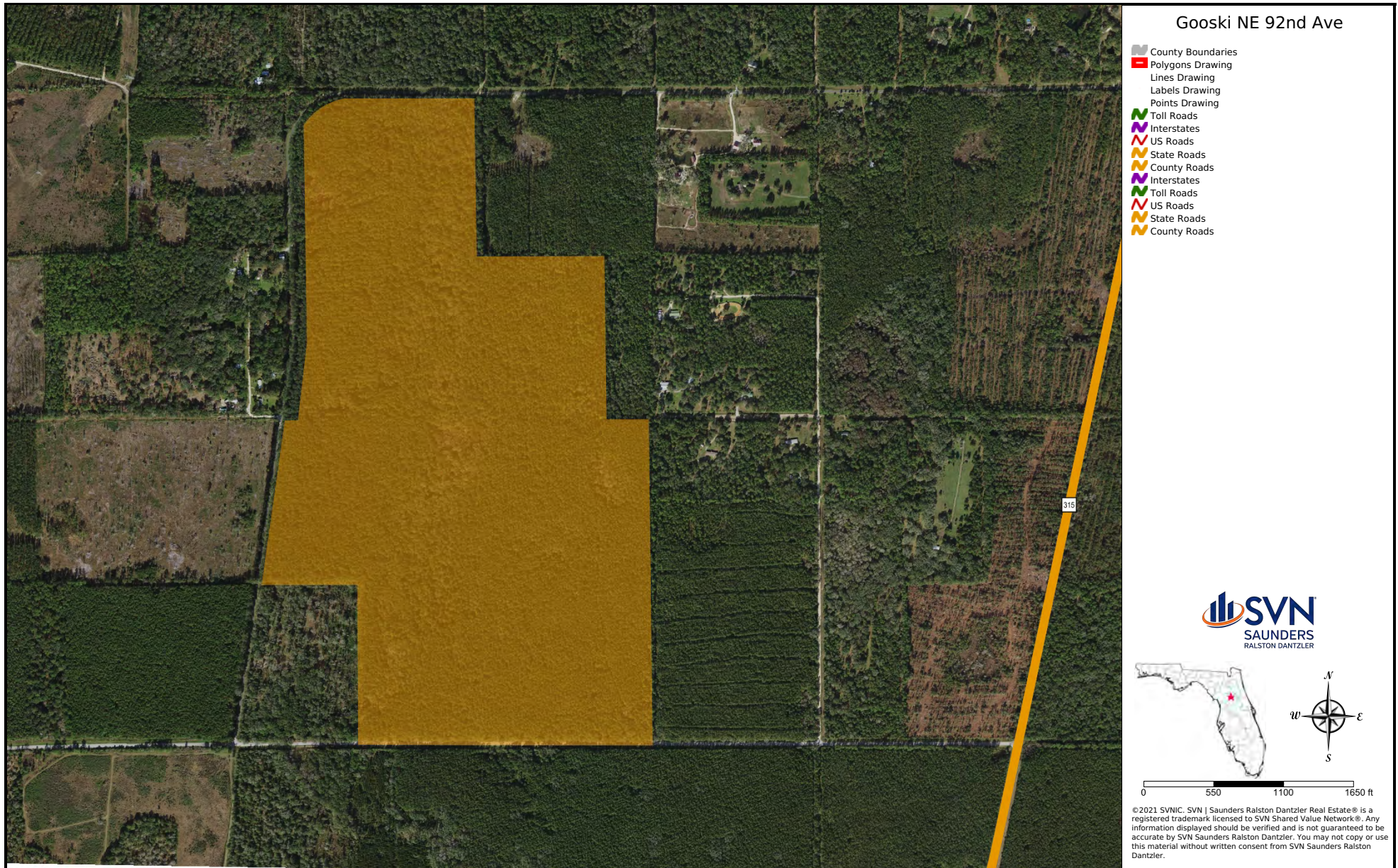
<b>LAND TYPES:</b>	<ul style="list-style-type: none"> <li>• Equestrian</li> <li>• Timberland</li> </ul>
<b>UPLANDS / WETLANDS:</b>	96% Uplands 4% Wetlands
<b>SOIL TYPES:</b>	Eureka Loamy Fine Sand
<b>TAXES &amp; TAX YEAR:</b>	\$1,027 [\$3.71/acre], 2021
<b>ZONING / FLU:</b>	A1
<b>ROAD FRONTAGE:</b>	1.0 mile along NE 92nd Ave/NE 100th St and 0.4 mile along Burbank Road
<b>NEAREST POINT OF INTEREST:</b>	Silver Springs State Park, Ocala National Forest, and Ocala's equestrian facilities are just a few minutes away.
<b>CURRENT USE:</b>	Timber, recreational hunting
<b>LAND COVER:</b>	Planted merchantable slash pine, natural hardwoods
<b>SPECIES:</b>	Planted slash pine, natural loblolly pine, oaks, maples
<b>AGE OF STAGES OF TIMBER:</b>	Approximately 45 acres of ~30 year-old pines [most thinned ca. 2007] and 155 acres of ~25 year-old pine [unthinned]


















## LOCATION & DRIVING DIRECTIONS

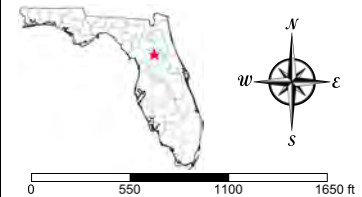
<b>PARCEL:</b>	15987-000-00
<b>GPS:</b>	29.2889444, -81.9985953
<b>DRIVING DIRECTIONS:</b>	<ul style="list-style-type: none"> <li>• From Ft McCoy [CR 315 &amp; CR 316 intersection], proceed south on CR 315 for 6.0 miles to NE 90th Street and turn west [right]</li> <li>• Go 1/2 mile and tract will be on the right [north] side of the road</li> </ul>
<b>SHOWING INSTRUCTIONS:</b>	Call listing agent



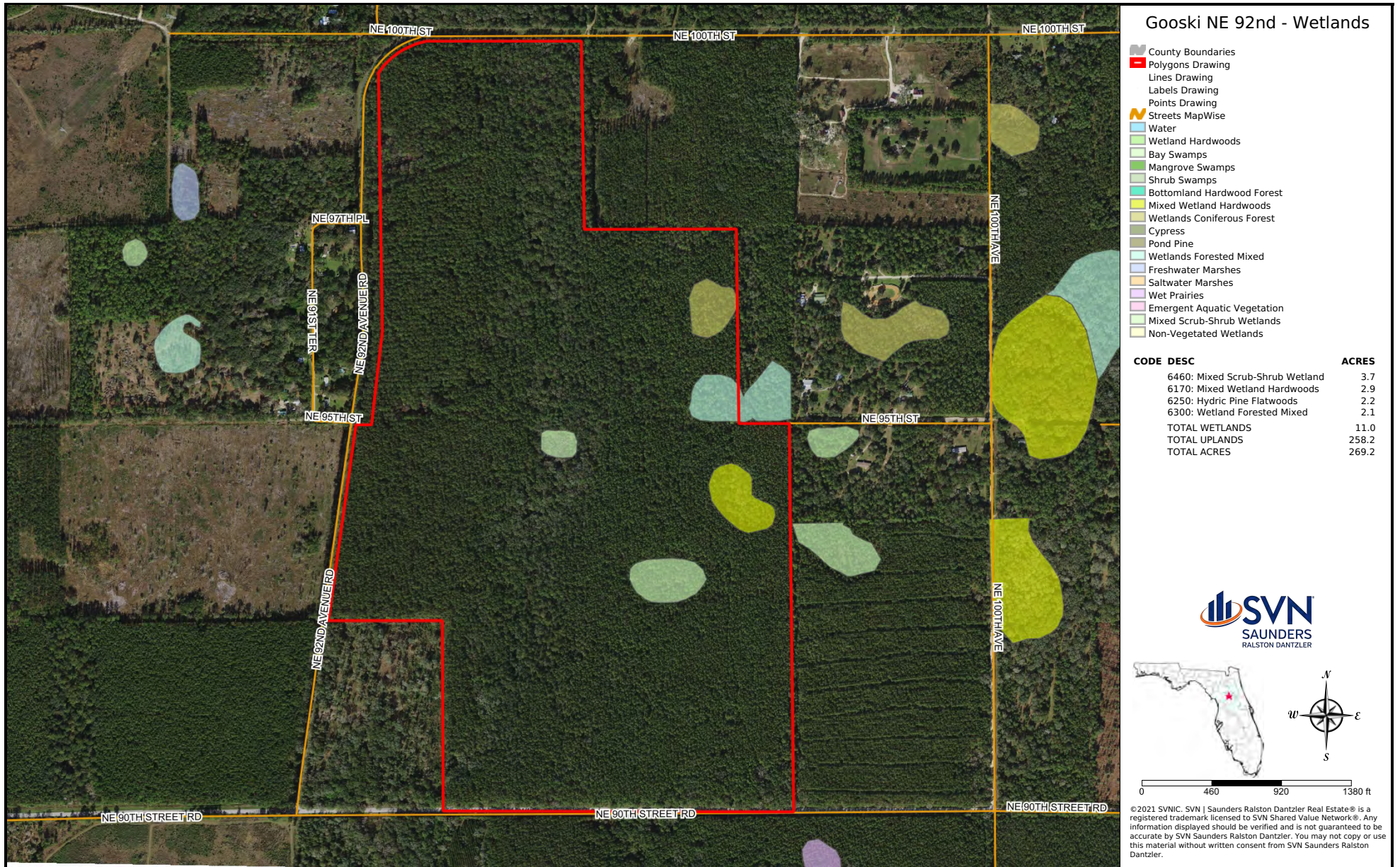


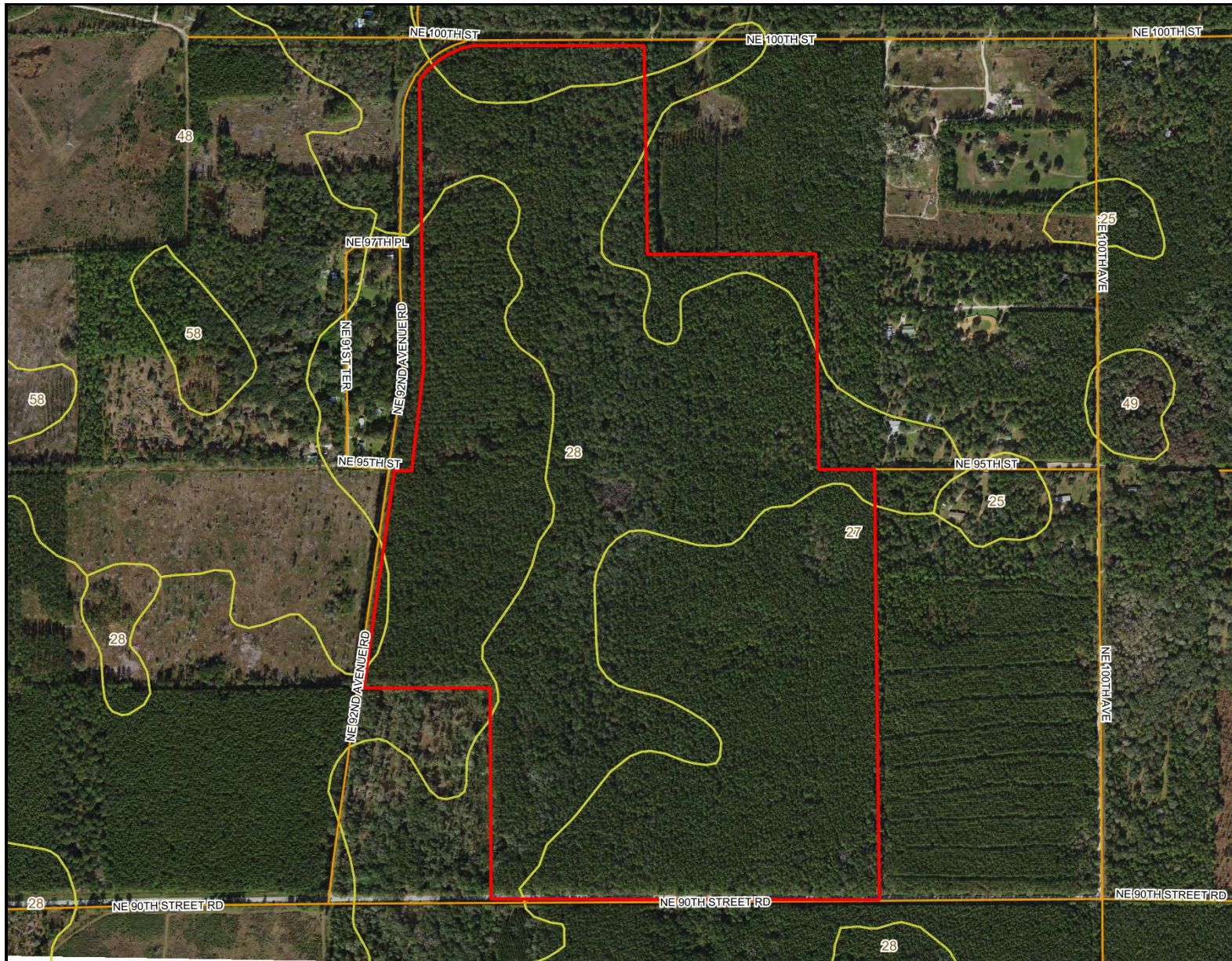
Gooski NE 92nd Ave

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Toll Roads
-  Interstates
-  US Roads
-  State Roads
-  County Roads
-  Interstates
-  Toll Roads
-  US Roads
-  State Roads
-  County Roads





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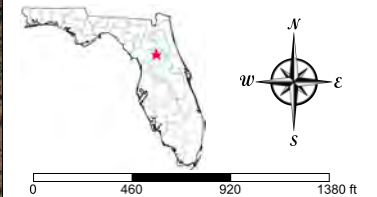




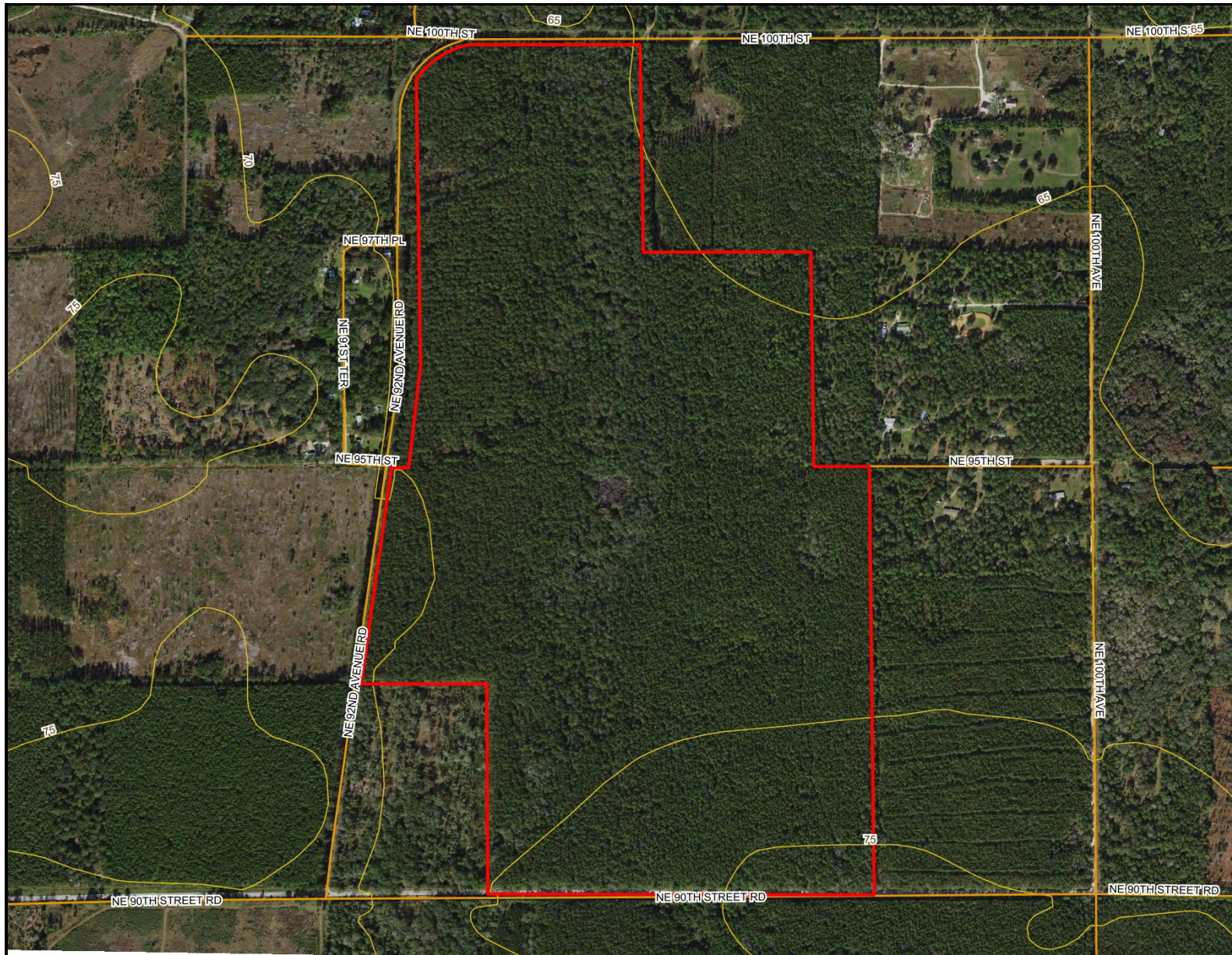
### Gooski NE 92nd - Soils

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Soils Boundaries


CODE	DESC	ACRES
27	Eureka Loamy Fine Sand	154
28	Eureka Loamy Fine Sand, Depressional	114
48	Lynne Sand	1
TOTAL =		269.15181122409 acres

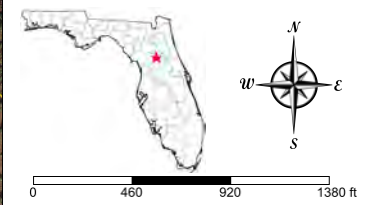


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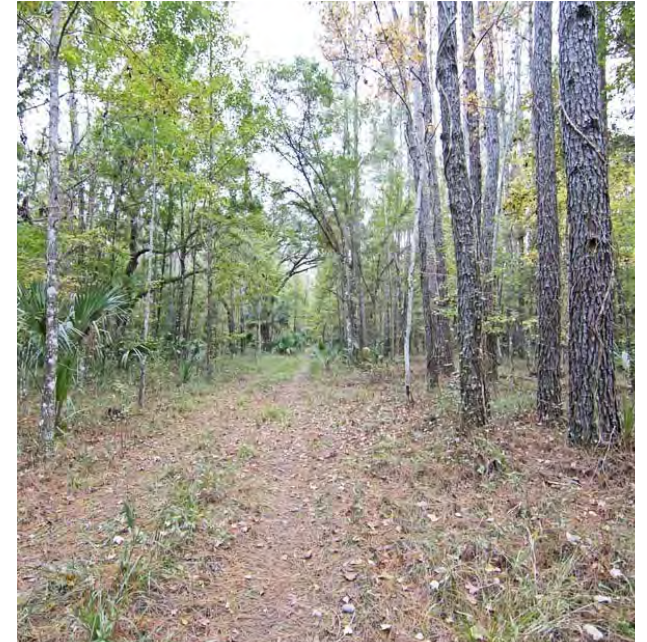
### Gooski NE 92nd - Topo

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Five Foot Contours
-  Five Foot Contours2



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