

# CITRA TIMBERLANDS

1,892 ± ACRES | MARION COUNTY, FLORIDA | TIMBER INVESTMENT & RECREATION TRACT

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**SALE PRICE**

**\$4,351,600**

**OFFERING SUMMARY**

<b>ACREAGE:</b>	1,892 Acres
<b>PRICE / ACRE:</b>	\$2,300
<b>CITY:</b>	CR 318, Citra
<b>COUNTY:</b>	Marion
<b>PROPERTY TYPE:</b>	Ranch & Recreation, Timberland

**PROPERTY OVERVIEW**

Citra Timberlands is a 1,892-acre timber property with excellent recreational potential. 142-acres of the property has merchantable slash and loblolly pines, with various planting dates. Located less than 20 miles is the Ocala National Forest which provides an ideal surrounding habitat for Whitetail deer, Osceola turkeys, and other wildlife. Many trails on the property provide opportunities for ATV riding or horseback riding. This timber and recreational property is convenient to both Ocala and Gainesville while still being a 90-minute drive from either coast of Florida. Citra Timberlands is a beautiful property with live oak hammocks that would make a great camp or home site, plus merchantable pine plantations for income.



## SPECIFICATIONS & FEATURES

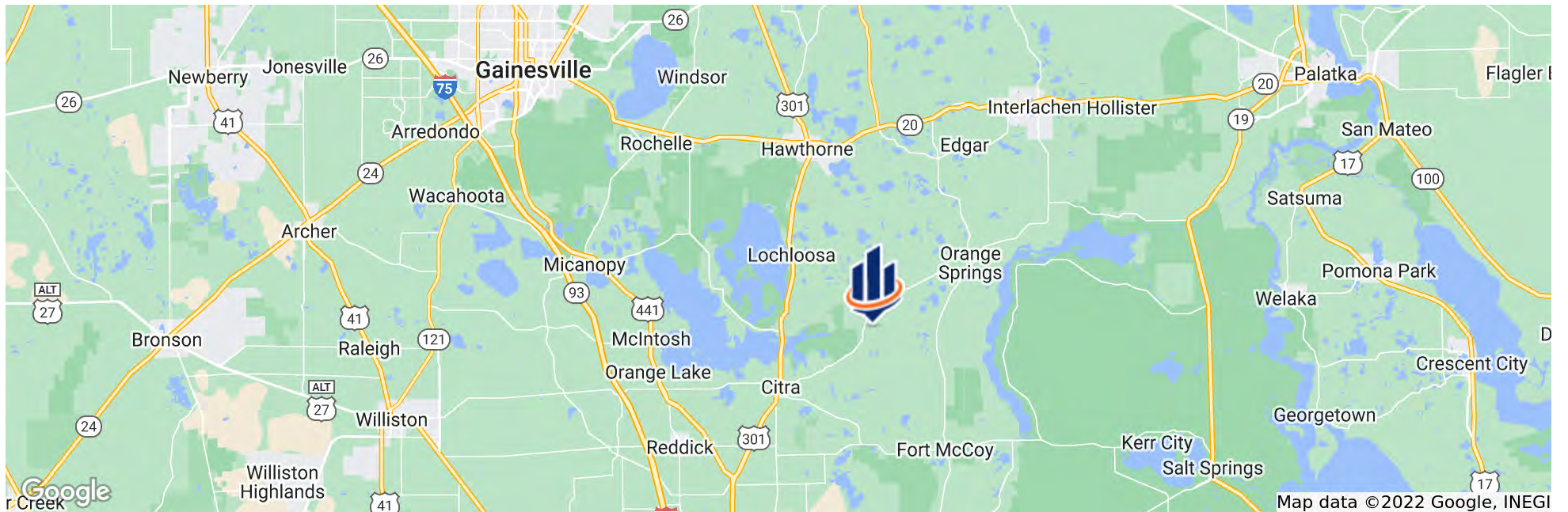
<b>LAND TYPES:</b>	<ul style="list-style-type: none"> <li>• Equestrian</li> <li>• Hunting &amp; Recreation Properties</li> <li>• Ranch</li> <li>• Timberland</li> </ul>
<b>UPLANDS / WETLANDS:</b>	50% uplands
<b>SOIL TYPES:</b>	<ul style="list-style-type: none"> <li>• Lynne Sand</li> <li>• Pomona Sand</li> <li>• and Paisley Loamy Fine Sand dominate the uplands. Wetlands are primarily Samsula-Martel Complex</li> <li>• Depressional.</li> </ul>
<b>TAXES &amp; TAX YEAR:</b>	\$4,222 for 2021
<b>ZONING / FLU:</b>	A1 (Agricultural)
<b>ROAD FRONTAGE:</b>	Over 3/4 mile along Highway 318
<b>NEAREST POINT OF INTEREST:</b>	Ocala National Forest, Oklawaha River and Rodman Reservoir, World Equestrian Center, Payne's Prairie State Park
<b>CURRENT USE:</b>	Timber production, recreational hunting
<b>GAME POPULATION INFORMATION:</b>	Deer, Osceola wild turkeys, and feral hogs common.
<b>AGE OF STAGES OF TIMBER:</b>	142 acres merchantable slash and loblolly pines, with various planting dates



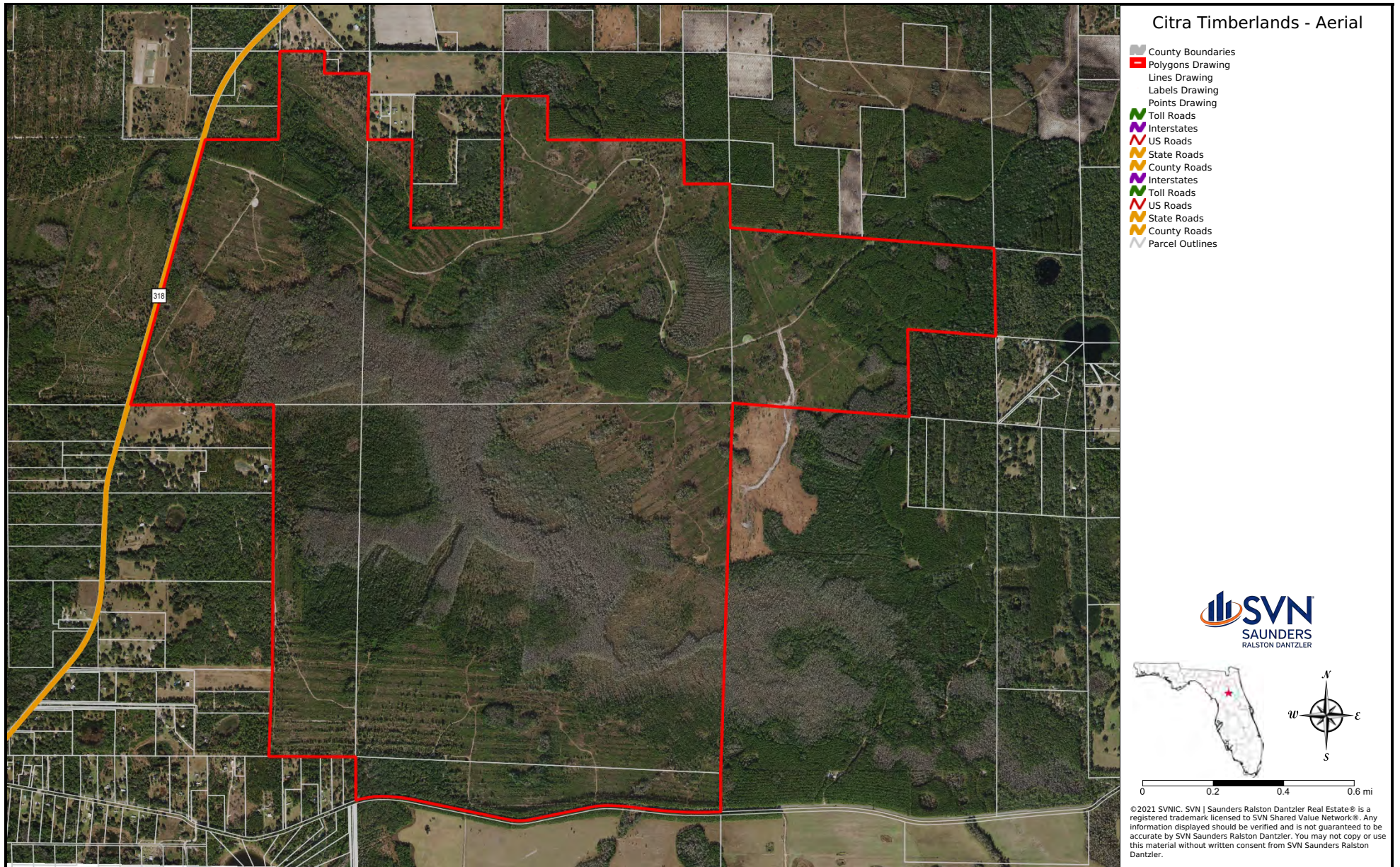


## LOCATION & DRIVING DIRECTIONS

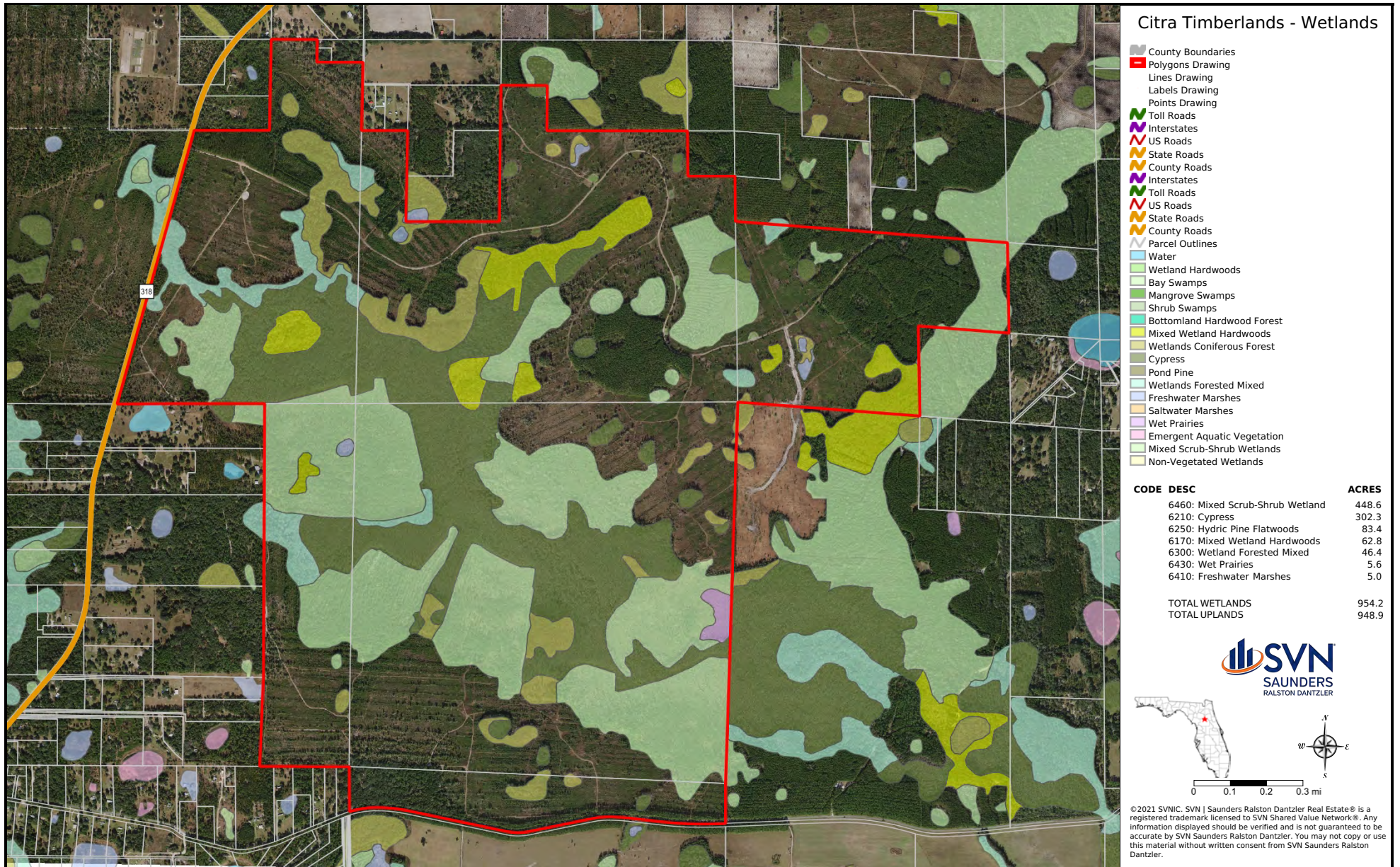
<b>PARCEL:</b>	04467-000-00 04628-000-00 04627-000-00 04729-000-00 04473-000-00 and 04453-000-00
<b>GPS:</b>	29.4554577, -82.0278337
<b>DRIVING DIRECTIONS:</b>	<ul style="list-style-type: none"> <li>• From US 301 and CR 318 intersection in Citra, go east on CR 318</li> <li>• Tract begins after 5.6 miles on your right.</li> </ul>
<b>SHOWING INSTRUCTIONS:</b>	Call listing agents































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