



# 153+/- ACRES HWY 329

ADDRESS NOT DISCLOSED  
CITRA, FL

**Brian Beasley, CCA, CNLM**

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$1,245,000
Lot Size:	153 Acres
Zoning:	A-1
Market:	North Central Florida
Submarket:	Citra

## PROPERTY OVERVIEW

Hay There! We just listed 153+/- acres of beautiful live oaks and green pastures in Marion County, FL. Currently used for cattle grazing, this property features a well to help keep the critters happy and a perimeter fence to keep the neighbors happy. This land has a long history of crop production and includes several large pole barns which are perfect for storing hay or equipment. It also features highway frontage along Hwy 301. The zoning is agricultural with rural land use, permitting one residential unit per ten acres.

## PROPERTY HIGHLIGHTS

- Frontage on Hwy 441 and Hwy 329
- 100% Uplands
- Improved Pasture
- Fenced
- Well



# Property Description



## PROPERTY OVERVIEW

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## LOCATION OVERVIEW

Forbes ranks Ocala as one of the top five best cities for future job growth in the America. Located along Interstate 75 in North Central Florida, Ocala is a one-hour drive North of Orlando. Residents and businesses alike enjoy a high quality of life and a relatively low cost of living. Quality healthcare and one of Florida's lowest housing cost make Marion County a great place to live. The scenic landscape is graced by the pastoral beauty of more than 900 horse farms with plenty of green space for all to enjoy. If the beach is your pleasure, both coasts are within a one-hour drive. The Ocala National Forest provides residents and visitors with thousands of acres of forest, trails, lakes, and rivers. Marion County is home to a diverse economy with a robust workforce.

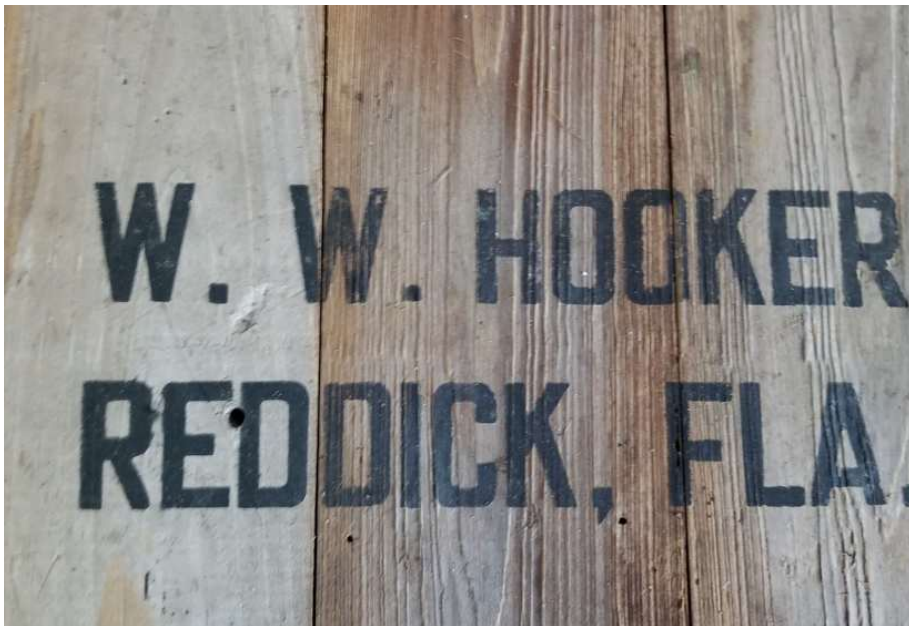


# Photos





# Photos





# Maps

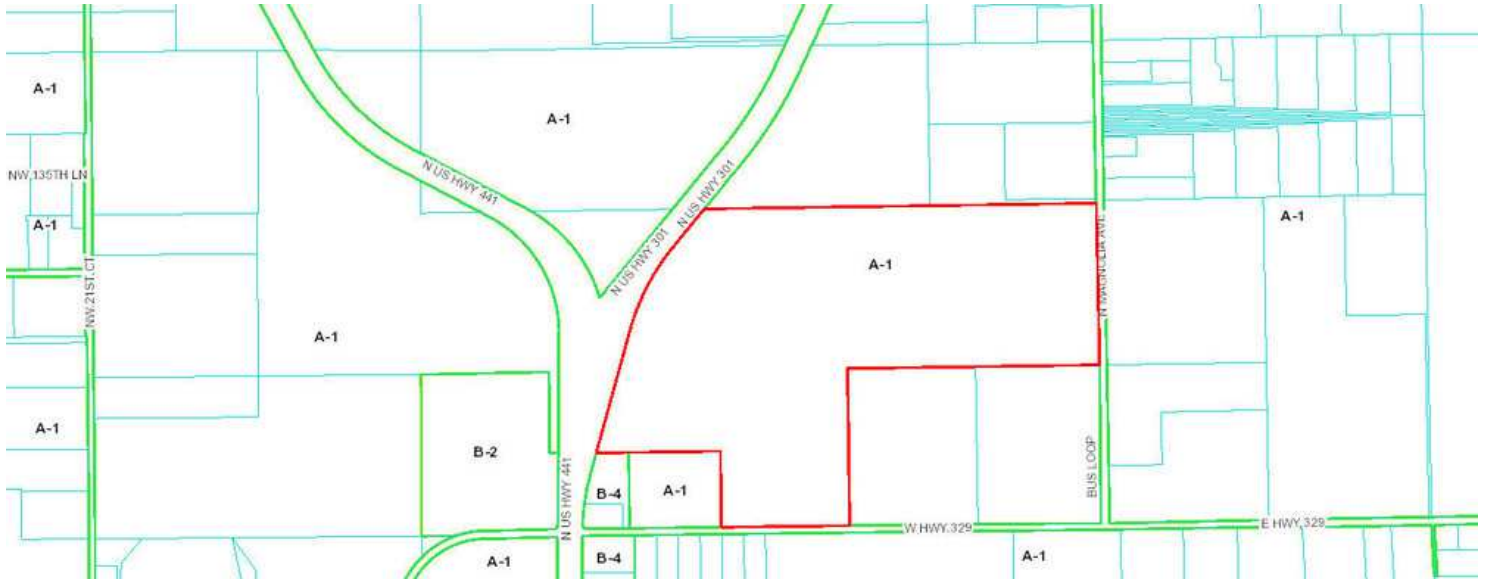


Aerial



Parcel

# Maps

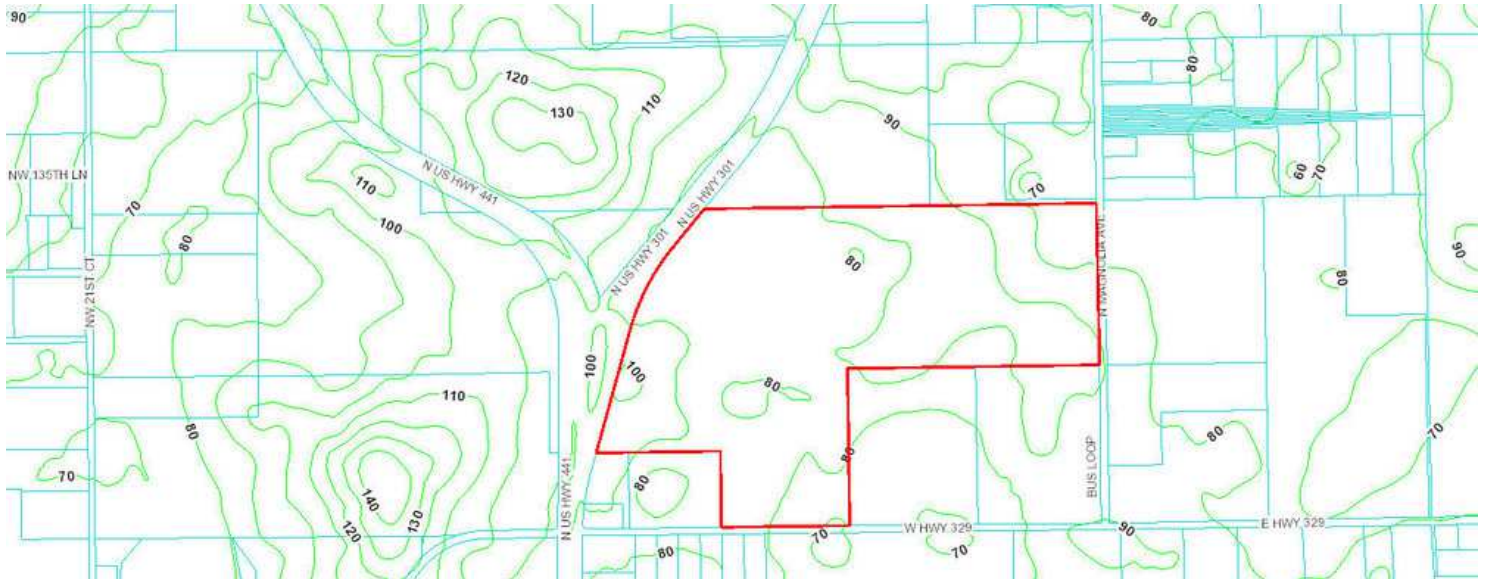


## Zoning





# Maps



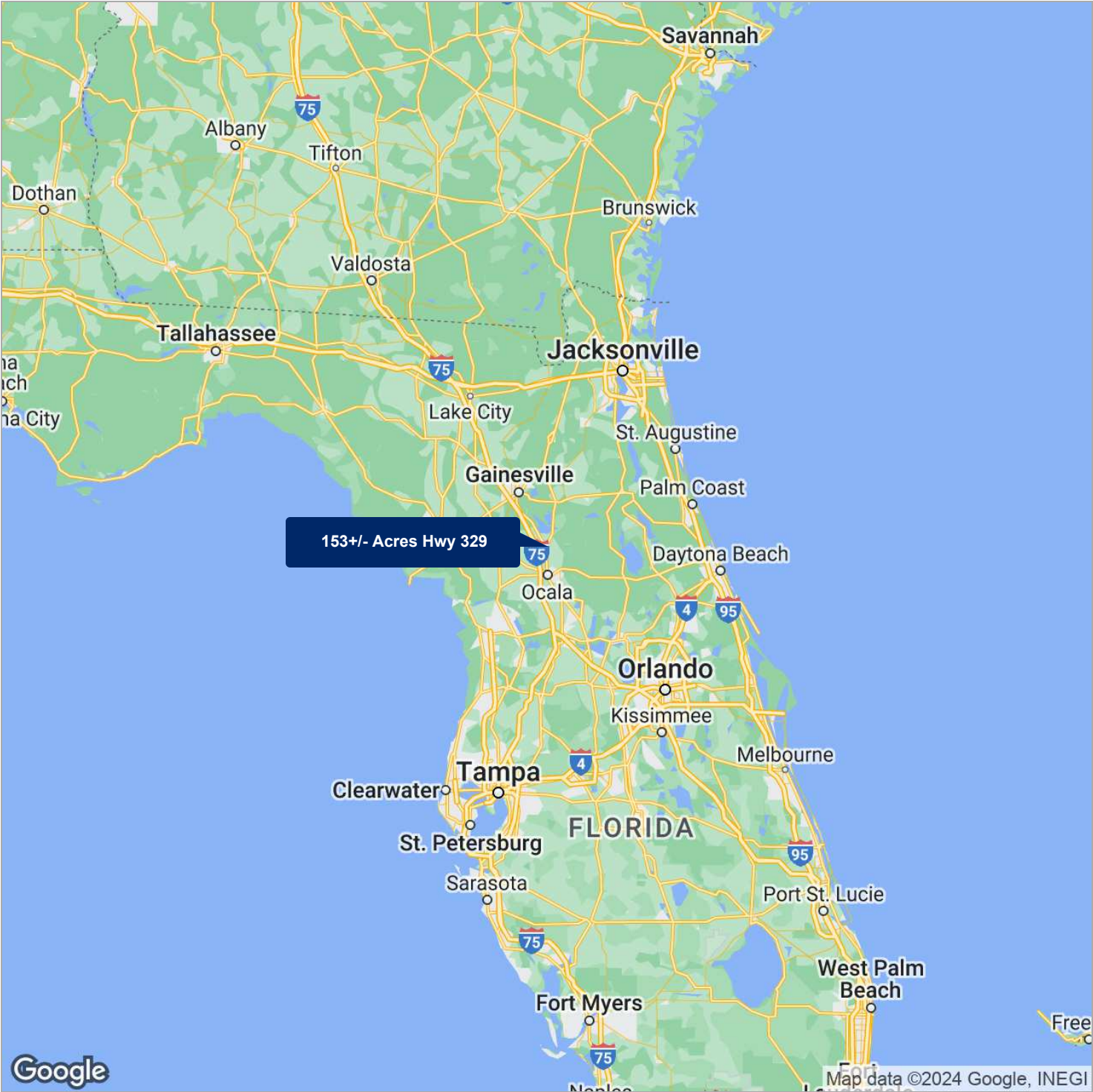
Topo



Flood

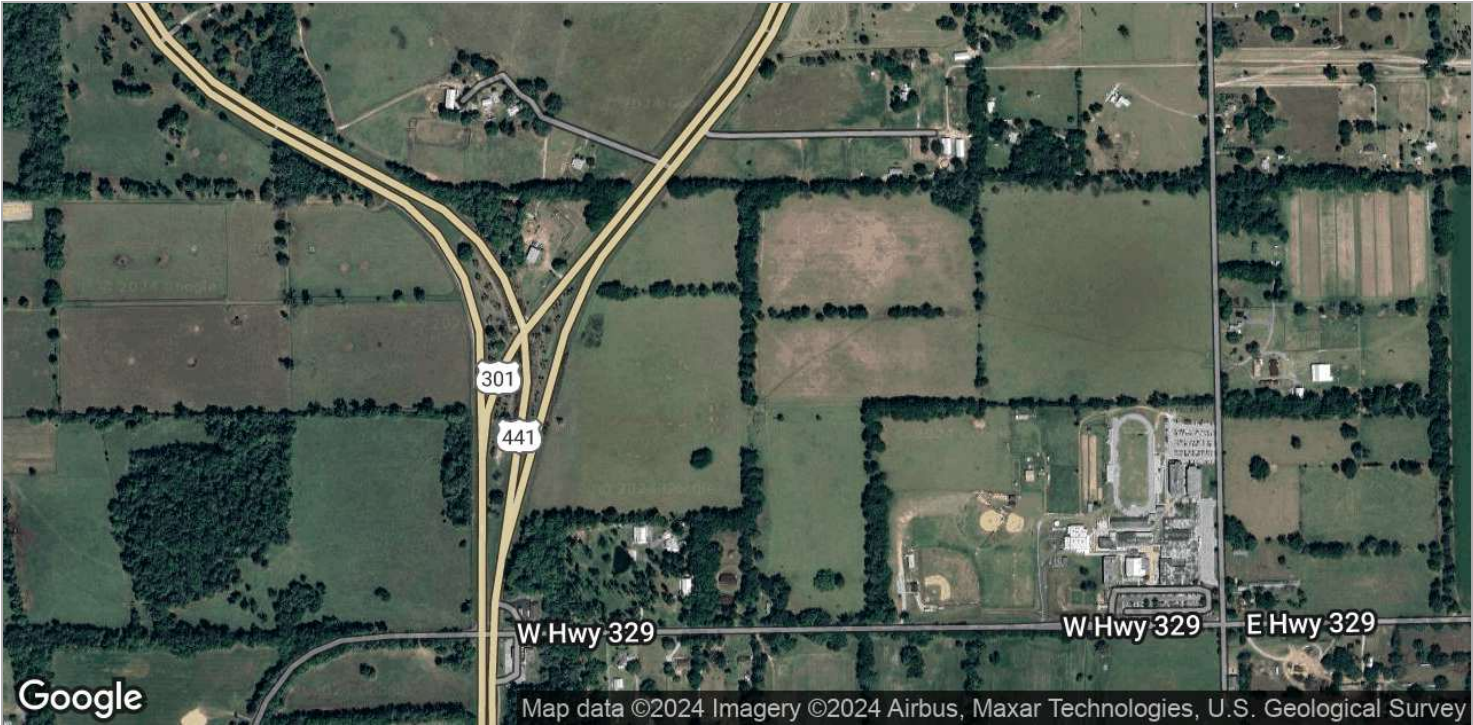


# Regional Map



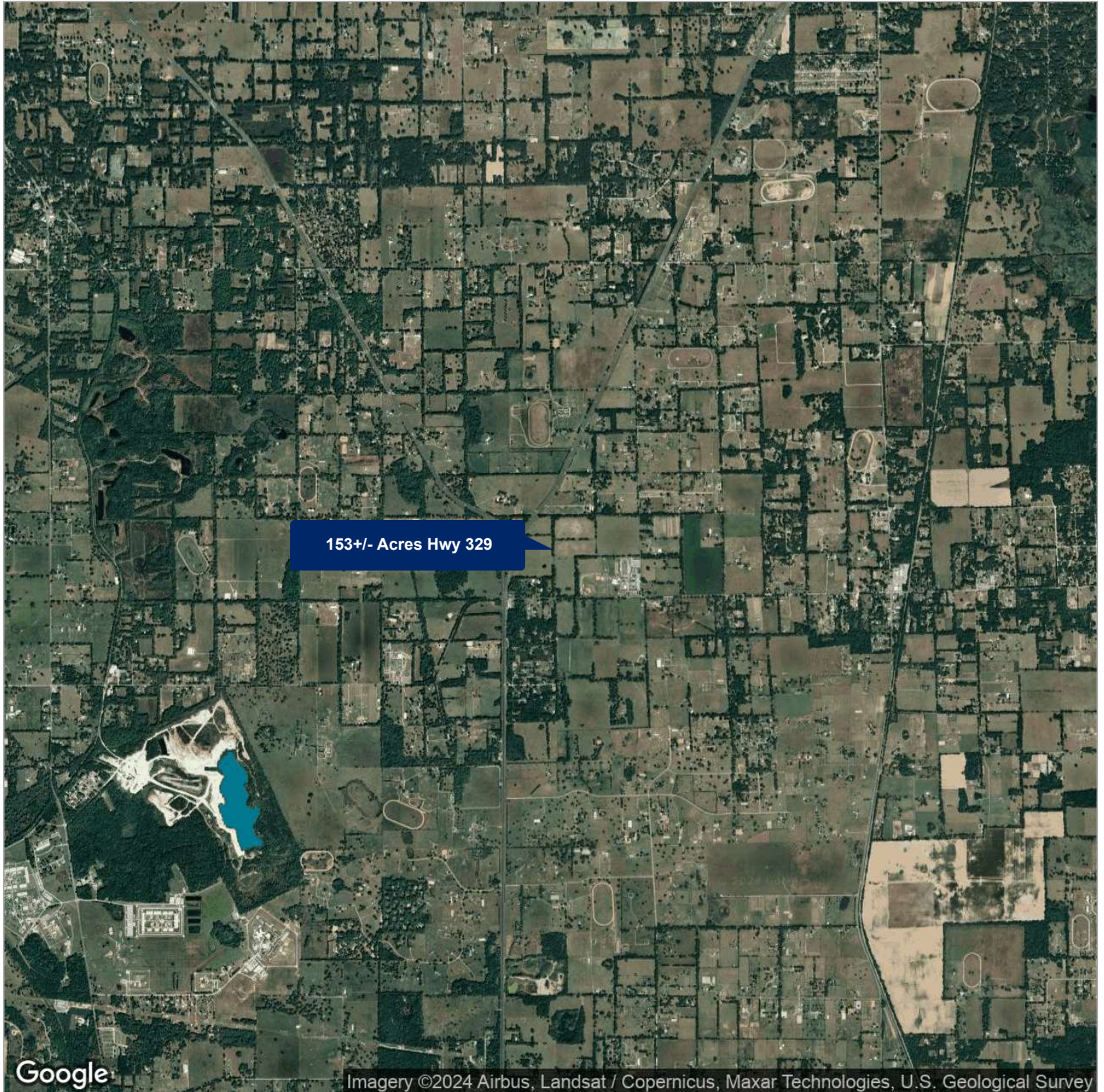


# Location Maps



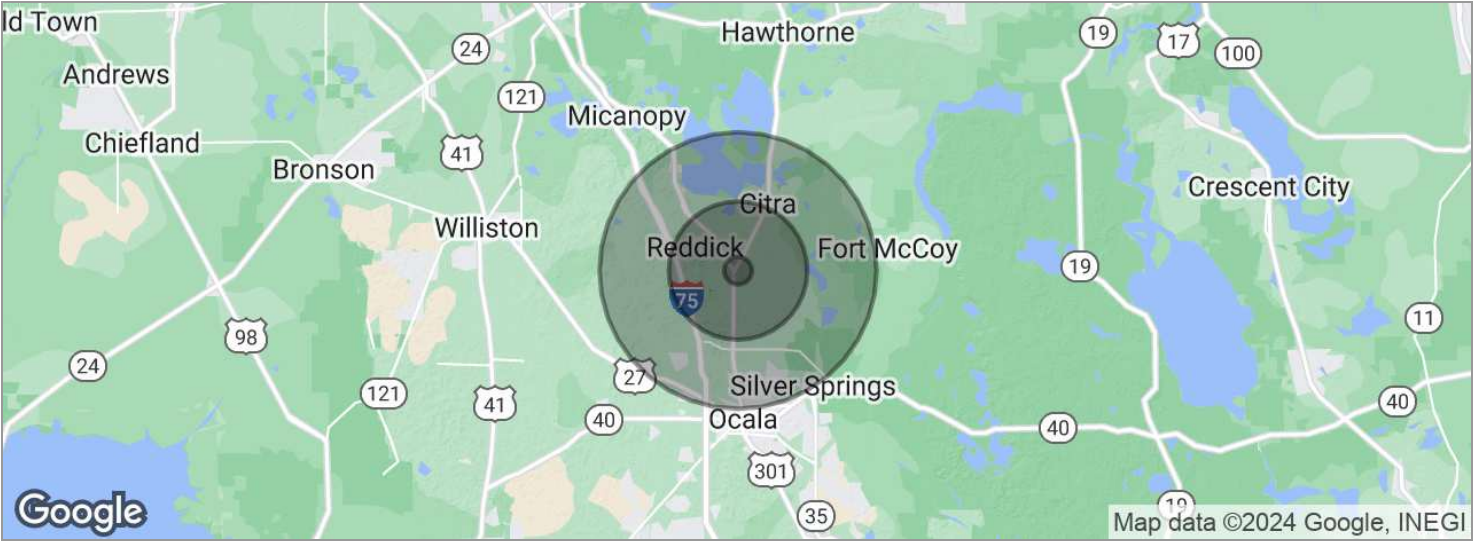


# Aerial Map





# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	522	11,932	58,629
Median age	42.6	41.0	40.2
Median age [Male]	42.0	40.1	37.4
Median age [Female]	44.5	42.7	42.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	142	3,608	21,874
# of persons per HH	3.7	3.3	2.7
Average HH income	\$56,488	\$52,584	\$47,229
Average house value		\$208,674	\$147,038

\* Demographic data derived from 2020 ACS - US Census



# Advisor Bio

## BRIAN BEASLEY, CCA, CNLM

Senior Advisor



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Lakeland, FL 33801  
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## PROFESSIONAL BACKGROUND

Brian Beasley, CNLM, is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Brian contributes to the management and real estate brokerage of citrus groves, agricultural crop, timberland, commercial property, and natural areas in Central and South Florida.

He is a licensed real estate broker and is highly qualified through experience and accreditation for land management activities. Beasley holds certificates in the University of Florida/IFAS/FDEP Natural Areas Land Management [CNLM] and is a Certified Burner, Florida Division of Forestry.

In addition, Brian is the general manager of land management efforts for Saunders Property Management, LLC, a sister company to SVN Saunders Ralston Dantzler. He currently oversees 27,000 acres of citrus, cattle, sod, native land, and timber. He managed over 42,000 acres of citrus, row crops, timber, native land, and transition land in both Florida and Georgia for a decade.

Brian grew up with a family citrus farming operation in Central Florida and earned a Bachelor of Science degree in agriculture from the University of Florida. For 11 years, he served as executive manager and regional vice president for a nationwide farm management and real estate brokerage firm, providing services to individuals, corporate clients, and institutional investors.

Brian specializes in:

- Citrus Groves
- Agricultural Crop
- Timberland
- Commercial Property
- Natural Areas in Central and South Florida
- Land and Resource Management
- Greenhouse Operations

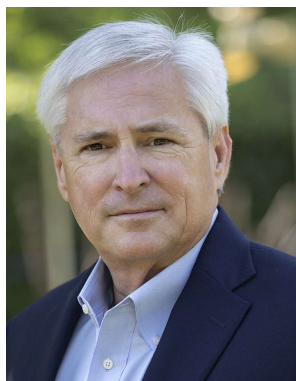
## EDUCATION

- 2021 Presidents Circle SVN
- 2016 CBC Top Producer
- 2016 CBC Circle of Distinction
- 2011 CBC Circle of Distinction
- 2007 CBC Circle of Distinction
- 2006 CBC Circle of Distinction

# Advisor Bio

## DEAN SAUNDERS, ALC, CCIM

Managing Director/ Senior Advisor



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## PROFESSIONAL BACKGROUND

Dean Saunders, ALC, CCIM is Founder, Managing Director, & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Since 1985, Dean has specialized in Florida land and conservation easements. He served in the US Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to US Senator Lawton Chiles, then Governor Chiles [D-FL].

From 1992 to 1996 he served in the Florida House of Representatives. Combining a passion for supporting landowner property rights while also conserving natural land in Florida, Dean wrote the legislation to establish the Green Swamp Land Authority, the first state entity to purchase development rights [PDR] from landowners. The concept of state-owned conservation easements was truly revolutionary 30 years ago and has since rebranded to the purchase of conservation easements. The concept has become widely accepted and adopted by landowners. It has proven to be an effective tool to preserve land by local, state, and federal agencies.

He comes from an eighth-generation Florida agricultural family, earned a BSA from the University of Florida in Fruit Crops, Food and Resource Economics, and is a recognized Florida land and conservation easement authority.

In 1996, Dean formed the real estate brokerage firm, Saunders Real Estate, LLC, and was affiliated with the Coldwell Banker Commercial brand in early 2006. This affiliation brought a national and global presence to the firm.

In 2019, Saunders Real Estate affiliated with the SVN Shared Value Network®, a globally recognized commercial real estate brand united by a shared vision of creating value with clients, colleagues, and communities. The brokerage was also more fully integrated with its sister company, Saunders Ralston Dantzler Realty, a comprehensive commercial real estate brokerage, to become SVN | Saunders Ralston Dantzler Real Estate.

As an industry authority, Dean is published and quoted in a variety of respected journals, such as The Land Report, Florida Investor, Florida Trend, and Florida Forests. He produces a real estate Florida land conference based upon his innovative work through the Lay of the Land Market Report. The report is the only source for verified Florida land sales and values for specific land property types.

Dean resides in Lakeland, FL, with his wife, Gina, and enjoys spending quality



# Advisor Bio

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