



115 ACRE RAILROAD TRACT

13675 NE 21ST AVE RD
CITRA, FL 32113

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Property Summary



OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	114.86 Acres
Zoning:	Agricultural
Market:	North Central Florida
Submarket:	Citra

PROPERTY OVERVIEW

The tenants on this property say the grass is mooolicious! 115 acres for sale in beautiful Marion County. This tract is located just North of Ocala and fronts NE 21 Ave Road in Citra, FL. The vacant land includes lush, green pasture for grazing cattle and has large live oaks which provide just the right amount of shade. The property includes a perimeter fence and an active well and is listed for \$750,000.

PROPERTY HIGHLIGHTS

- 100% Uplands
- Improved Pasture
- Fenced
- Large Live Oaks

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 costs 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.

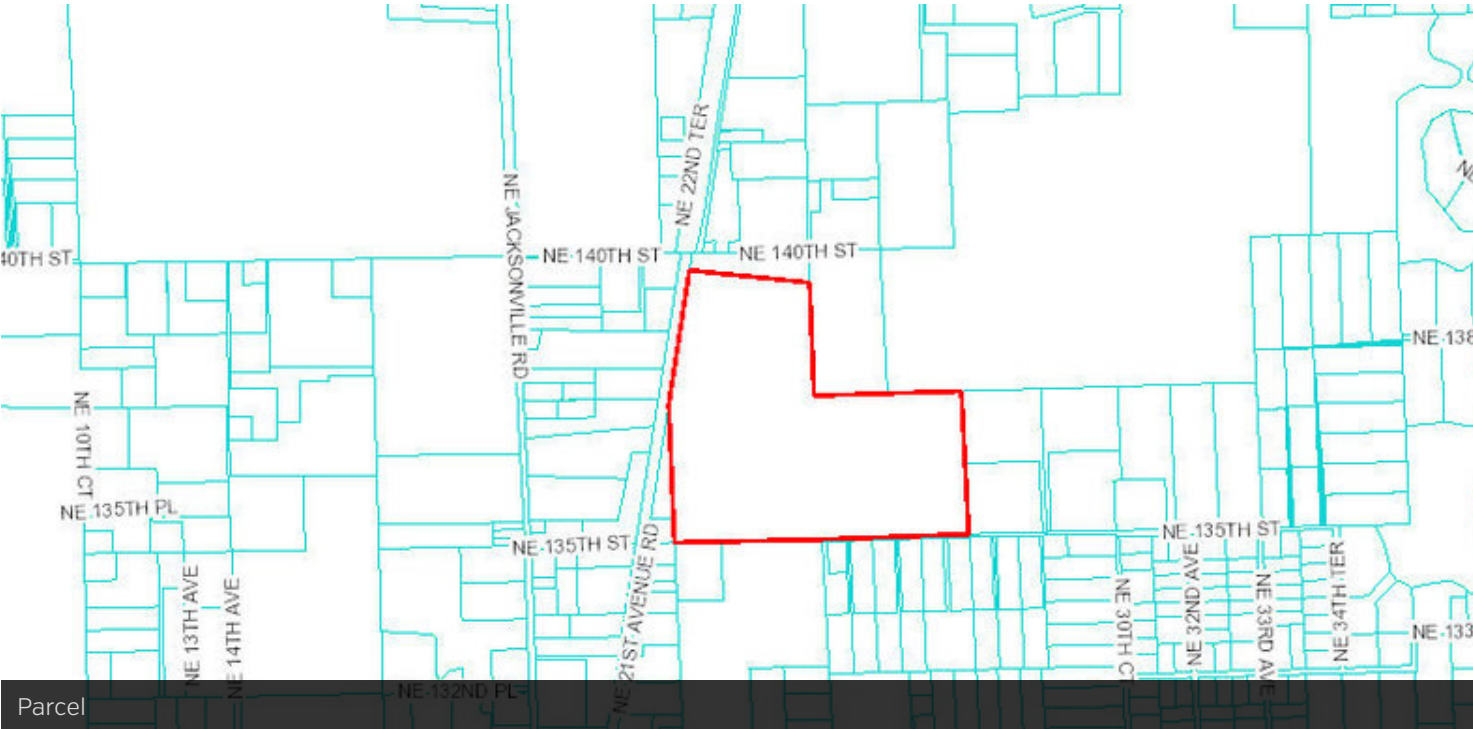
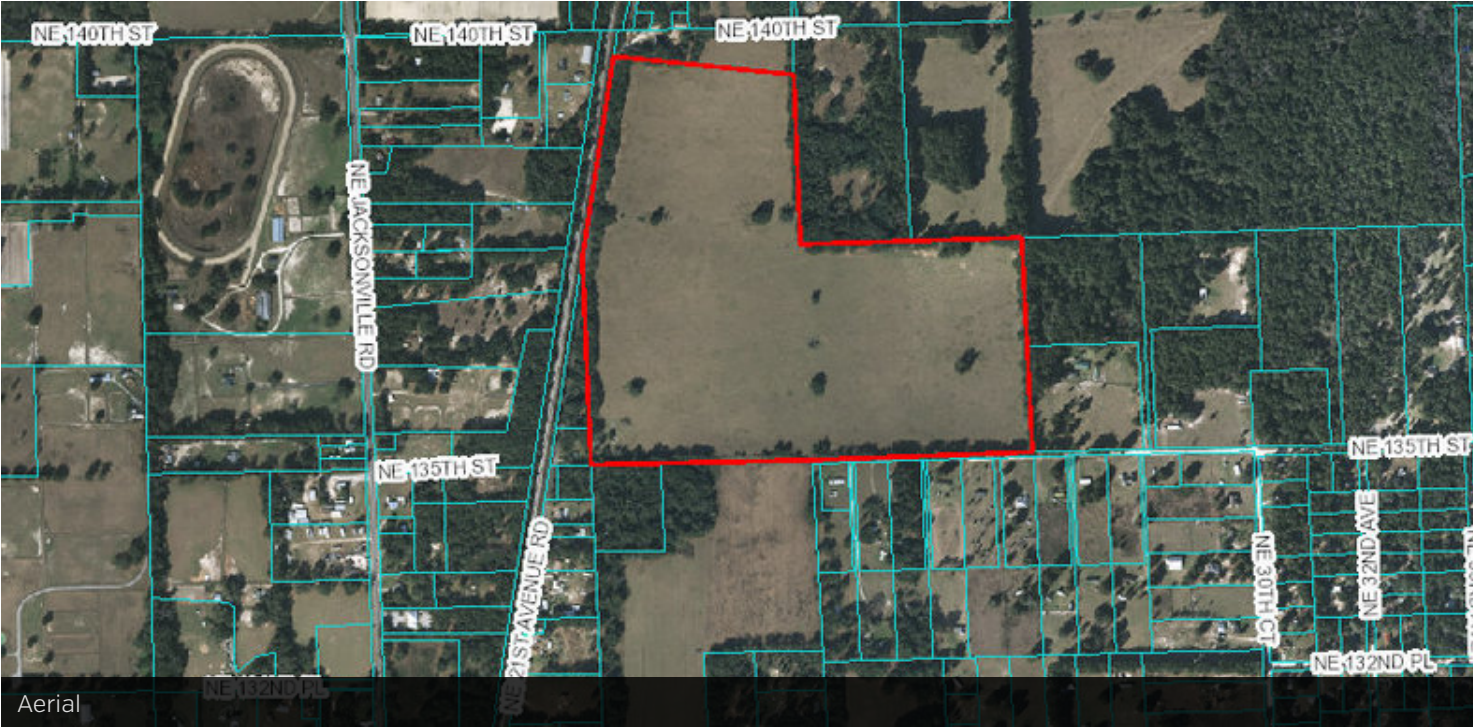
Complete Highlights

SALE HIGHLIGHTS

- 100% Uplands
- Improved Pasture
- Fenced
- Large Live Oaks



Maps

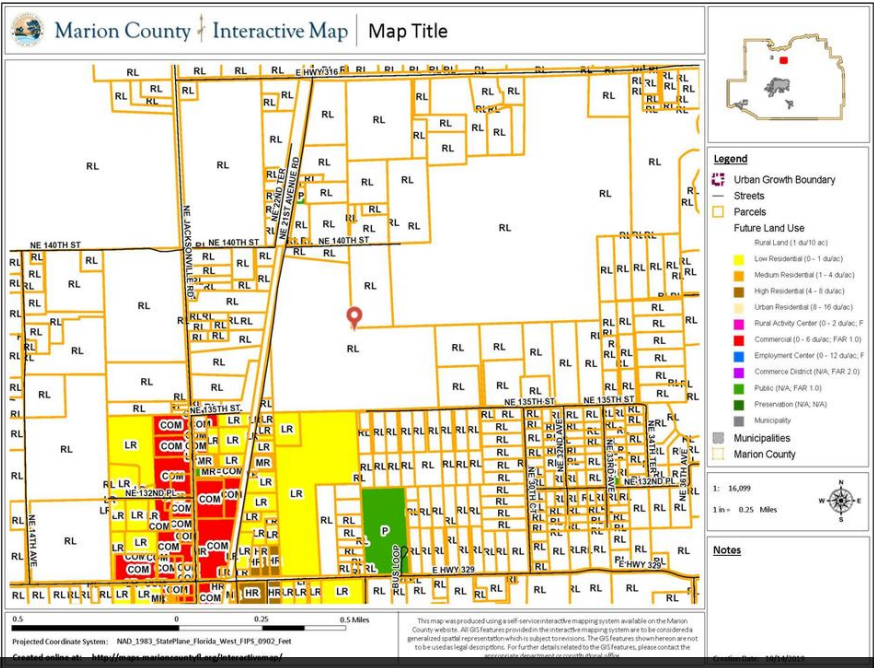




Maps

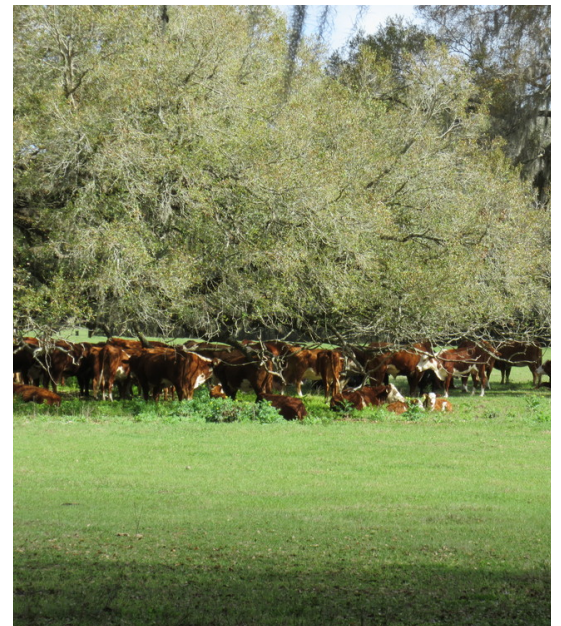


Maps

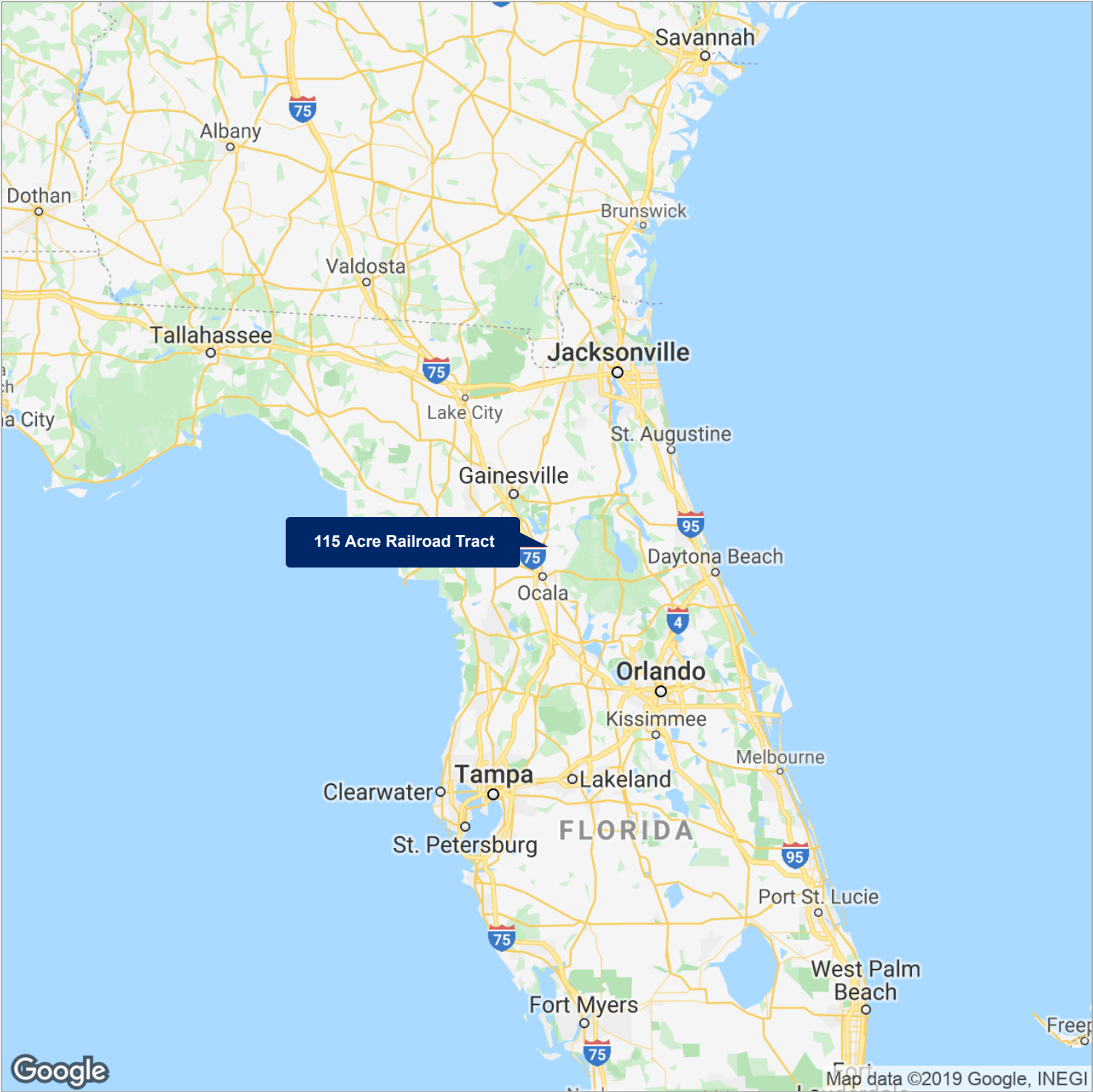


Land Use

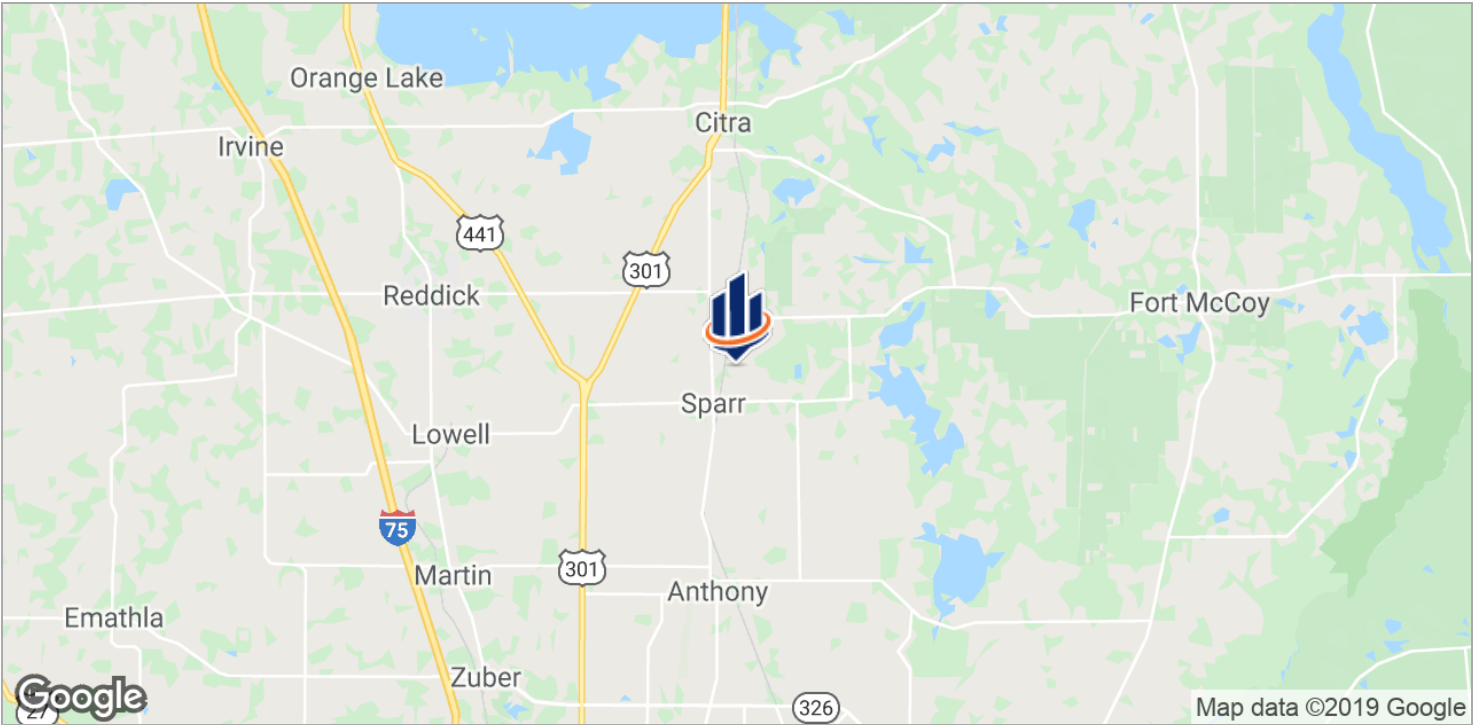
Photos



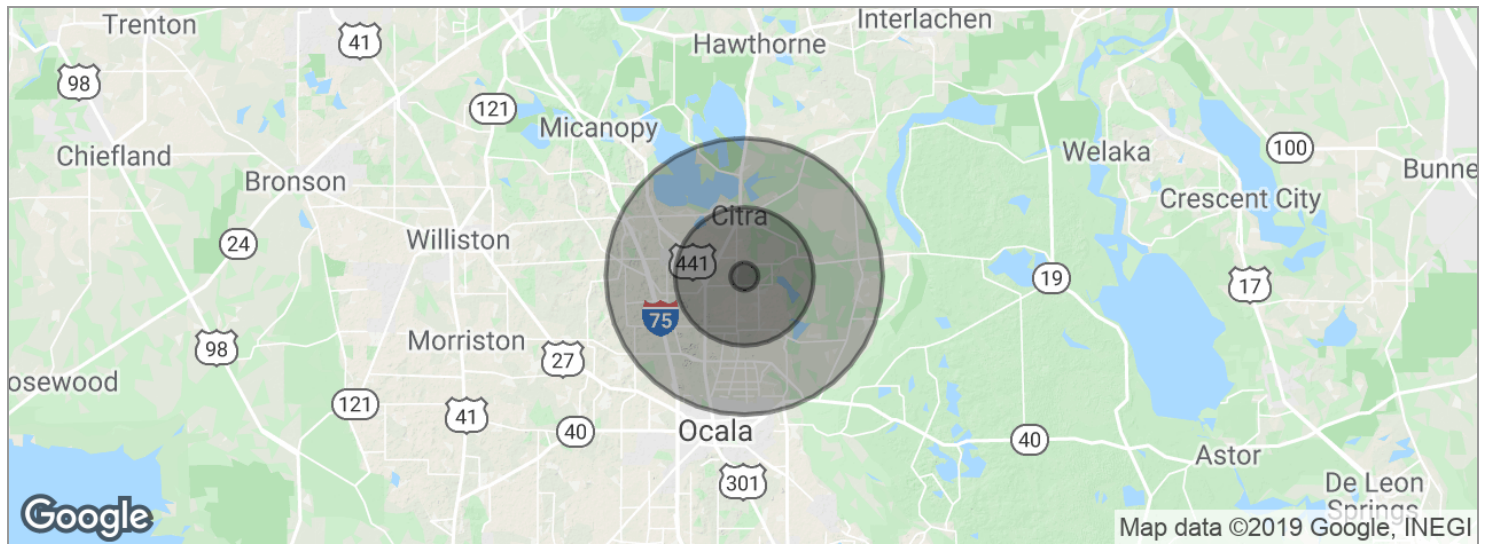
Regional Map



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	635	9,528	49,262
Median age	42.1	42.2	41.0
Median age [Male]	41.2	41.6	38.1
Median age [Female]	44.6	43.6	42.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	147	2,877	18,182
# of persons per HH	4.3	3.3	2.7
Average HH income	\$56,007	\$51,953	\$47,301
Average house value	\$186,893	\$163,522	\$150,082

* Demographic data derived from 2010 US Census

Advisor Bio

BRIAN BEASLEY

Senior Advisor



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PROFESSIONAL BACKGROUND

Brian Beasley, CCA, 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 Natural Areas Management [CNLM]; Certified Crop Advisor [CCA]; and is a Certified Burner, Florida Division of Forestry.

In addition, Brian is general manager of land management effort 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. Approximately one-half of the managed acres are transition land acreage for development. For a decade, he managed over 42,000 acres of citrus, row crops, timber, native land, and transition land in both Florida and Georgia.

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 Capital Agricultural Property Services, Inc. [CAPS], providing nationwide farm management and real estate brokerage services to individuals, corporate clients, and institutional investors. In addition to regional operations, Brian managed and brokered real estate for citrus groves and cropland in the southeast regions [Florida and Georgia].

EDUCATION

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

MEMBERSHIPS & AFFILIATIONS

CCA, CNLM

2011 CBC Circle of Distinction
2007 CBC Circle of Distinction
2006 CBC Circle of Distinction

Advisor Bio

DEAN SAUNDERS

Managing Director/ Senior Advisor



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Lakeland, FL 33801
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PROFESSIONAL BACKGROUND

Dean Saunders, ALC, CCIM is Managing Partner & 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, where his strong passion for supporting landowner property rights and conserving the integrity of a property's natural resources culminated in his authorship of groundbreaking conservation legislation.

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 as Saunders Real Estate, LLC and 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 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.

Dean receives significant recognition for exemplary sales performance and industry leadership.

- In 2019, he was elected to serve as the REALTORS® Land Institute [RLI] 2020 National Vice President and will become the organization's President in 2022.
- In 2019, he was named one of Florida Trend's Florida 500 for his work in the real estate industry based on extensive contacts in regional business circles, hundreds of interviews, and months of research, and are considered Florida's most distinguished industry leaders.
- In 2018, he was awarded the APEX Top National Producer Award, being recognized as the highest-producing agent in the country for land sales based on qualifying production volume.
- He has earned the #1 Sales Professional annual recognition in the Coldwell Banker Commercial affiliate network five times, most recently in 2018.
- He led the company to Coldwell Banker Commercial's highest honor, the Commercial Elite annual award for outstanding company sales performance and customer service 14 times.
- He was recognized as the Florida Realtor® of the Year by the Realtors® Land Institute [RLI].
- In 2003, Saunders was selected by the National Association of Realtor®, along with Alan Greenspan, then four-term chairman of the Federal Reserve Board, as one of the exclusive nine "Notables." As a Notable, Dean was considered by his peers to be among the influential in real estate nationally.
- He worked on one of the largest land transactions in Florida's history brokering 80,000 acres in the Florida Panhandle for \$565,000,000

Advisor Bio

BARTOW MCDONALD IV

Managing Director



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PROFESSIONAL BACKGROUND

Bartow McDonald IV is an entrepreneur who serves as managing director for SVN in Ocala, FL, where he enjoys working on commercial real estate deals in North Central Florida.

Prior to joining SVN, McDonald served as the vice president of acquisitions and development for Cope Properties, Inc. in Ocala, Florida where he was responsible for the acquisition, entitlement, and marketing of portfolio and client properties.

Previously, McDonald served as the founder and chief executive officer of two start-up companies; Bluewire, a service based electrical solutions company and StoreParts, an e-commerce company that supplied supply chain management technology to the supermarket and food retail industries.

Before starting two companies, McDonald spent six years working for a fast-growing international manufacturing firm, where he gained in-depth industrial experience through his leadership positions in manufacturing operations, distribution, logistics, and marketing.

In the early 1990's, McDonald served in college leadership with Young Life and interned with the Southwestern Company and Merrill Lynch.

McDonald currently serves on the board of directors for RMI [Reciprocal Ministries International]. He previously served as board member for Ocala Chamber of Commerce, the Central Florida Commercial Association of Realtors, chairman of the regional advisory board of directors for RBC Bank and as a director on the advisory board for Wachovia Bank. In addition, he has participated as a conference speaker for the Florida Venture Capital Forum, the Food Marketing Institute and has been quoted in the Wall Street Journal and Forbes.

McDonald earned his MBA and Bachelor of Science from the University of Florida in Gainesville, Florida.

Sight fishing and bow hunting are two things that will get him up before sunrise.

EDUCATION

MBA, University of Florida
BS, University of Florida



Disclaimer

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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