### **DUNNELLON FARMLAND**

DUNNELLON, FL | MARION COUNTY

10.20 ± ACRES TOTAL





## SPECIFICATIONS & FEATURES

Acreage: 10.20 ± acres
Sale Price: \$96,900
Price per Acre: \$9,500

Site Address: South West 210th Ave, Dunnellon, FL

34431

County: Marion Soil Types:

Candler Sand, 0 To 5 Percent Slopes: 1+/- Acres

Arredondo Sand, 0 To 5 Percent Slopes: 9+/- Acres

**Uplands/Wetlands:** 100% Uplands **Zoning:** A1 - General Agriculture

**Irrigation/Wells:** Current irrigation practices consist of letting rainfall take care of the crop. If rainfall does not meet those needs, then the fields will be irrigated as necessary.

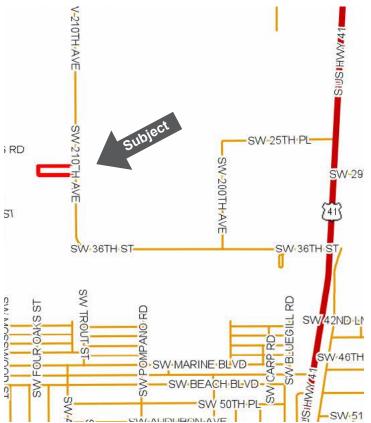
**Current Use:** Farming Operation for Peanuts **Utilities:** Power lines are adjacent to the east border of the property, running along SW 210th ave.

**Taxes:** \$56.91 (2018)

**Income Features:** Currently planted with peanuts: Estimates put the peanut yield at nearly 3,000-4,500 pounds per acre.



Only 12-15 minutes from the city limits of Dunnellon, this 10 acres of farmland has hard road frontage off of SW 210th Ave and could be the perfect plot of land for your desired crop. This property is all uplands and currently planted in peanuts. As an alternative option, the beautiful open fields of farmland, gently rolling hills, and the tree line in the surrounding area make the property a prime location to build a house out in the country, providing a view that is unique to the north Florida area.



# LOCATION & DRIVING DIRECTIONS

Parcel IDs: 17328-005-00

**GPS Location:** -82.46977, 29.16113

#### **Driving Directions:**

- Heading North on I75
- Take exit 352 onto FL-40
- In 0.3 of a mile turn left onto W Silver Springs Blvd toward Dunnellon
- In 7.8 miles turn right onto W Highway 328
- Go 7.8 miles then turn left onto N US Highway 41
- In 3.3 miles turn right onto SW 36th St
- Go 2.2 miles the destination is on your left.

**Showing Instructions:** Contact the listing agent

Beautiful open fields of farmland with gently rolling hills





**10.20 ± Acres • Beautiful open fields of farmland, gently rolling hills**Great location for a homestead out in the country 12-15 minutes from the city limits of Dunnellon

#### SREland.com/DunnellonFarmland

Keat Waldron, 863.225.1231 | KWaldron@SREland.com



LAKELAND OFFICE: 114 N. Tennessee Ave. 3rd Floor Lakeland, FL 33801 863.648.1528 - Main Office

LAKE CITY OFFICE: 356 NW Lake City Avenue Lake City, FL 32055 386.438.5896 ©2019 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated Saunders Ralston Dantzler Real Estate is regarded as an authority on all types of Florida land and conservation easements, transacting over \$2.5 billion in sales since 1996. Offering land, forestry, and conservation easement real estate services through Saunders Ralston Dantzler Real Estate and the Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and transactional services through their home office in Lakeland, FL, the North Florida office in Lake City, FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.



