



**FOR SALE  
LAND  
\$3,000,000**

40 ACRE RANCH OXFORD, FL

**10312 COUNTY ROAD 209, OXFORD, FL 34484**



**JOHN@CROSBYDIRT.COM  
JOHN DONLEY  
863.528.2521**



**CROSBYDIRT.COM  
CORPORATE OFFICE  
141 5TH ST. NW SUITE 202  
WINTER HAVEN, FL 33881**



**SALE PRICE** **\$3,000,000**

## OFFERING SUMMARY

<b>Acres</b>	40 Acres
<b>Price Per Acre</b>	\$75,000
<b>County</b>	Sumter
<b>Utilities</b>	Well/Septic
<b>Parcel IDs</b>	C24-009, C24-061
<b>Coordinates</b>	28.9067333, -82.0581431
<b>Real Estate Taxes</b>	\$804.05

## PROPERTY OVERVIEW

Discover a rural retreat in Oxford, FL - 40-acres of paradise awaiting you. Nestled among the gorgeous land is an expansive 2,300 sqft home with 2 bedrooms and 2 bathrooms, a study/den, plus additional buildings to house all your farming equipment needs; including one 3,584 sq ft covered barn with a 768 sq ft mother-in-law suite. The mother-in-law suite offers two bedrooms & one bath along with an office perfect for working from home or entertaining guests. An 1,188 sq ft 3 bay garage with storage and/or additional laundry room. 572 sq ft carport. An additional 960 sq ft barn/garage. Eight 12x12 horse stalls and cattle pens. Make this your private getaway surrounded by fenced pastures for horses and cattle alike! The property can also be divided into eight 5 acre parcels if desired. Interior finishes of the home include Cypress, Red Cedar, Cherry Laurel, River Heart Pecky Cypress, Western Cedar, Douglas Fir, Blue Pine, and Camphor.

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
Total Population	68	17,400	48,552
Average HH Income	\$38,430	\$43,136	\$44,682

**ID#: 1151096**



## PROPERTY HIGHLIGHTS

- Can be divided into eight 5 acre parcels
- Main House: 2,300 sq ft with 2br 2ba
- Mother-in-law suite: 768 sq ft 2BR 1 BA with office
- Eight 12x12 horse stalls
- 3584 sq ft covered barn with boat port
- 1188 sq ft 3 bay garage
- 572 sq ft carport
- 960 sq ft barn/garage
- Cattle pens



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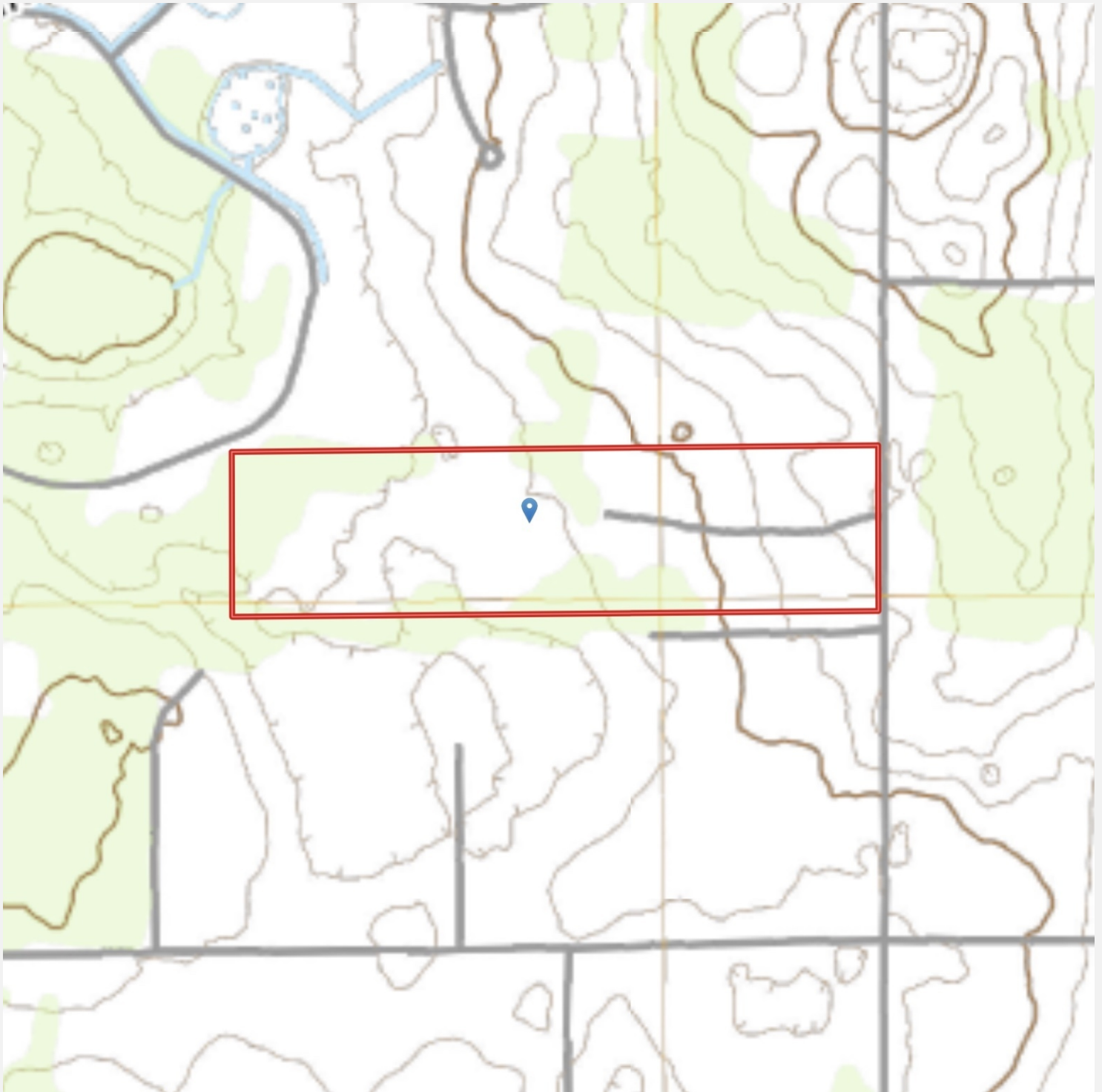
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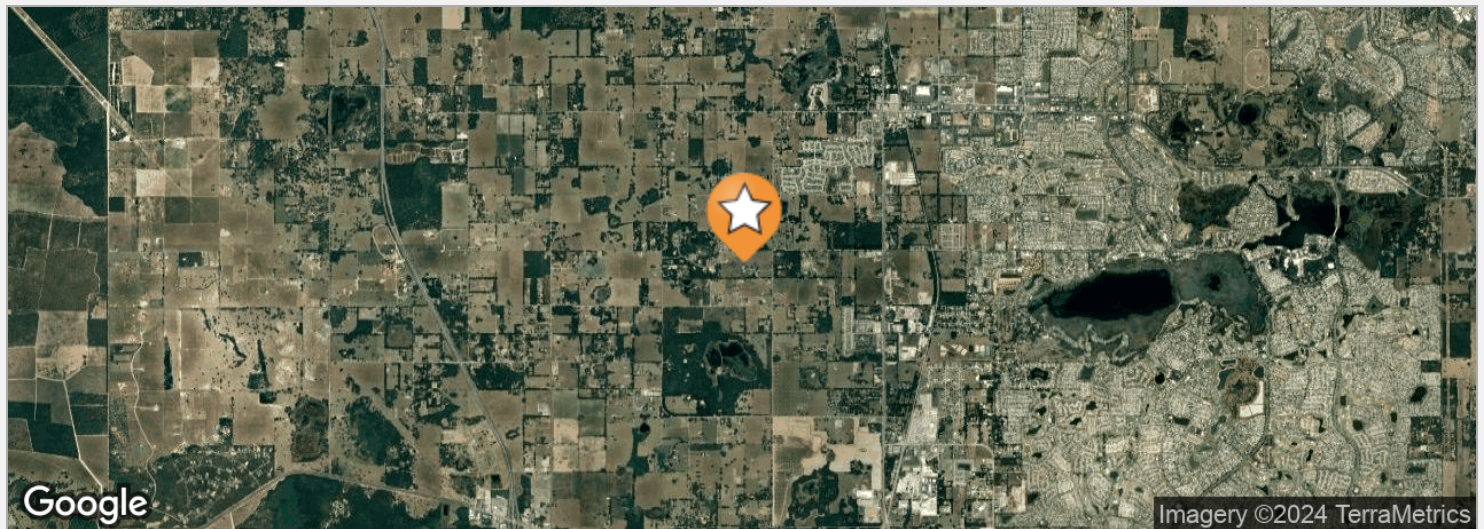
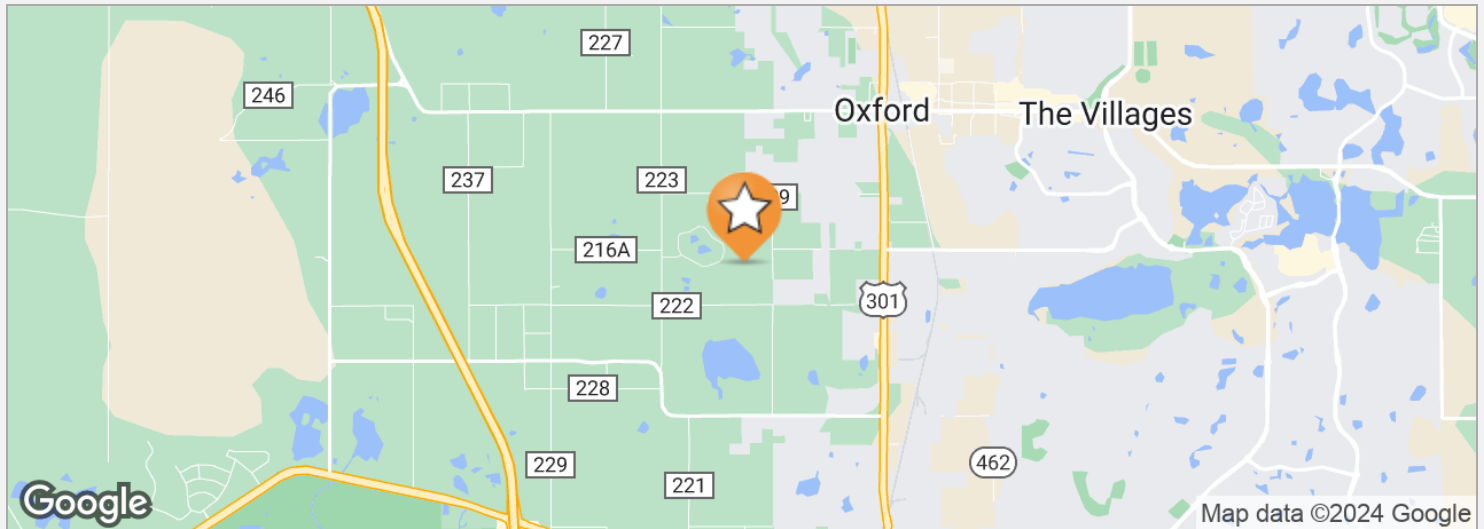


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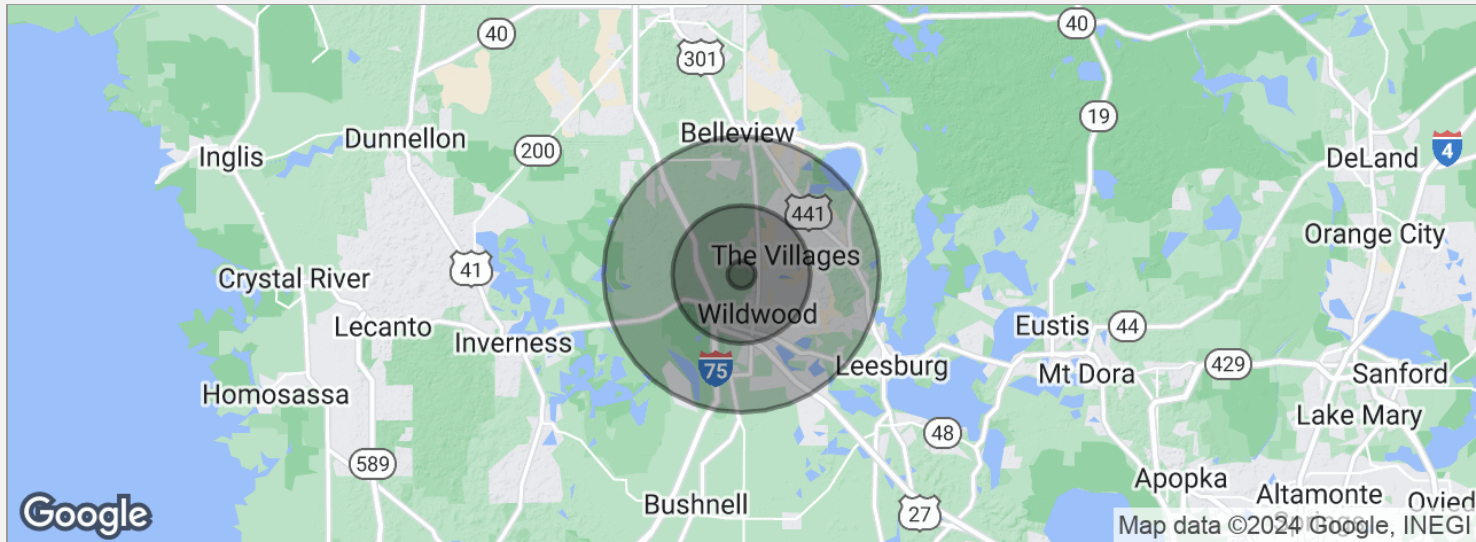
## DRIVE TIMES

34 miles to World Equestrian Center  
5 miles to I-75  
20 miles to Ocala  
1 hr 20 minutes to Orlando International Airport(MCO)  
1 hr 20 minutes to Tampa International Airport(TPA)  
1 hr 15 minutes to Disney

## DRIVING DIRECTIONS

South on US-301 N, Turn right onto E County Rd 466/Sumter County Rd 466 E for 1 mile, Turn left onto Sumter County Rd 209 for 1.4 miles. Destination will be on the right.

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	68	17,400	48,552
Median age	58.9	41.4	46.1
Median age (male)	63.4	40.3	45.4
Median age (Female)	58.7	43.6	46.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	38	7,432	22,257
# of persons per HH	1.8	2.3	2.2
Average HH income	\$38,430	\$43,136	\$44,682
Average house value	\$202,045	\$115,983	\$120,835

\* Demographic data derived from 2020 ACS - US Census