

MICANOPY HOMESITE AND RECREATIONAL TRACT

NORTHWEST 221ST STREET ROAD MICANOPY, FL 32667

Keat Waldron, ALC
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Property Overview





\$468,000 Sale Price

OFFERING SUMMARY

26 Acres Acreage: Price / Acre: \$18,000 City: Micanopy County: Marion

Land: Land Property Type: Investment, Ranch

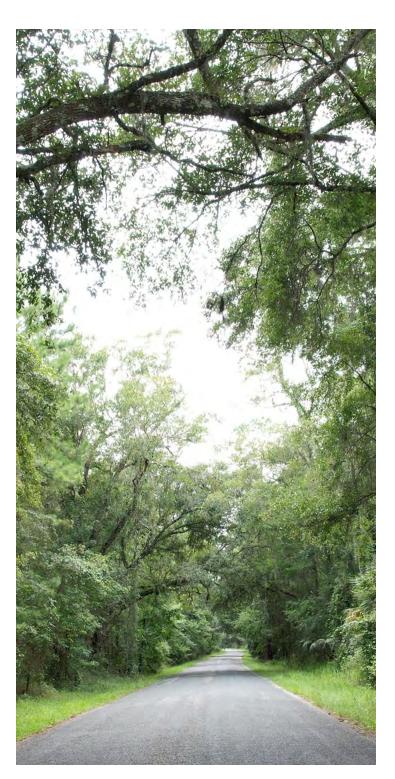
PROPERTY OVERVIEW

Located just 15 minutes from Gainesville, this secluded 26 acres is the perfect location for a homesite, recreational retreat, or hunting camp. Abundant wildlife navigate through this region, as there are over 10,000 acres of untouched woods and conservation lands to the north of this property which include Payne's Prairie and the Barr Hammock Preserve.

Ocala, the horse capital of the world, is only 30 minutes away and has a lot to offer - including the World Equestrian Center, the largest equestrian complex in the United States. The University of Florida is the No.5 ranked public university in the country and is a short 25 minute drive from the property. Due to it's close proximity to some of the top hospitals in the nation, fantastic restaurant and shopping options, as well as world-class sporting events - this property is a one-of-a kind find for someone looking to be out in the country, but also near two of northcentral Florida's top cities. Not to mention the nation's largest "Bucees" location will be only 25 minutes from the property once construction is completed in 2025.

Specifications & Features





SPECIFICATIONS & FEATURES

Land Types:

Land Investment

Ranch

Uplands / Wetlands:

Uplands: 25+/- acres - Wetlands: 1+/- acre

Soil Types:

Predominantly Pomona and

Blichton sand

Taxes & Tax Year:

2022 Annual Tax Bill: \$64.81

Zoning / FLU:

Zoning: A-1 (General Agriculture) FLU: RL (Rural

Road Frontage:

1,470+/-feet of frontage on NW 221st St. Rd. AND 1,030+/feet of frontage on NW 136th

Gainesville - 15 minutes Ocala - 30 minutes Cedar Key - 1 hour

Nearest Point of Interest:

Orlando & Jacksonville - 1

hour 30 minutes Tampa - 1 hour 50 minutes

Survey or Site Testing

Reports:

Survey to be provided upon

request

Location





LOCATION & DRIVING DIRECTIONS

Driving Directions:

Parcel: 01558-001-00

GPS: 29.4704825, -82.3509915

> Travel north on I-75, Take exit 374 to CR 234 [Micanopy], take a left onto CR 234, In 1 mile travel straight onto SE

175th ave, In 1 mile continue straight onto 221st street road, In 2 miles the property

will be on your left

Showing Instructions: Contact Keat Waldron ALC



Marion County







2023 MARION COUNTY PROFILE

- Population of 365,000
- The county's mix of rural and urban areas provides residents with a range of lifestyle choices
- High quality of schools and educational institutions in the area make it an appealing choice for families
- Marion County carries the moniker "Horse Capital of the World"
- The county has more horses/ponies than any other in the U.S., 35% of Florida's horses are in the county and 46% of thoroughbreds

Property Outline





















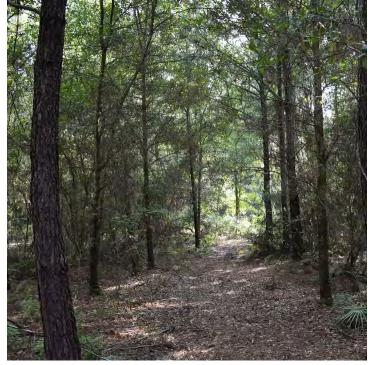














































Advisor Bigraphy





KEAT WALDRON, ALC

Senior Advisor

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PROFESSIONAL BACKGROUND

Keat Waldron, ALC, is a Senior Advisor and certified Land Specialist at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

In 2021, Keat was recognized as the youngest Accredited Land Consultant (ALC) in the state of Florida. He has transacted land sales in 12 different counties throughout the central Florida corridor and has experience in selling everything from transitional tracts slated for development to large ranches consisting of thousands of acres. His expanded case specific knowledge in various markets has made him a vital resource in the transactional process when it comes to buying or selling land, always ensuring that his client's interests are being met. Throughout his career, he has a 100% success rate in selling properties that he has listed.

Keat holds a Bachelor of Science in Food and Resource Economics with a specialization in Agribusiness and Marketing Management, along with a minor in Business Administration from the University of Florida (UF). Upon graduation, Keat worked as a licensed real estate associate and auctioneer for one of the most prominent real estate auction firms in the country. He is a 7th-generation Floridian from Sebring, FL (Highlands County) and grew up with a passion for hunting, fishing, and the outdoors. His family has long ties to Florida land and the agricultural industry, which helped develop his keen interest in the field of real estate over the years.

Keat specializes in:

- Large Acreage Ranch Land
- Income Producing Agricultural Land
- Recreational/Hunting Land
- Transitional Development Land

SVN | Saunders Ralston Dantzler 1723 Bartow Rd Lakeland. FL 33801



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd Lakeland, FL 33801 863.648.1528

ORLANDO

605 E Robinson Street, Suite 410 Orlando, Florida 32801 386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue Lake City, Florida 32055 352.364.0070

GEORGIA

218 W Jackson Street, Suite 203 Thomasville, Georgia 31792 229.299.8600

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