



Offering Memorandum

An aerial photograph of a large, green, open field. A thick orange line is drawn around the perimeter of the field, indicating its size. The field is surrounded by trees and some buildings in the distance. The sky is blue with scattered white clouds.

45+/- Acres

Rolling Oaks Ridge

SOUTHEAST 54 STREET, MORRISTON, FL 32668

PRESENTED BY:

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MEET THE TEAM



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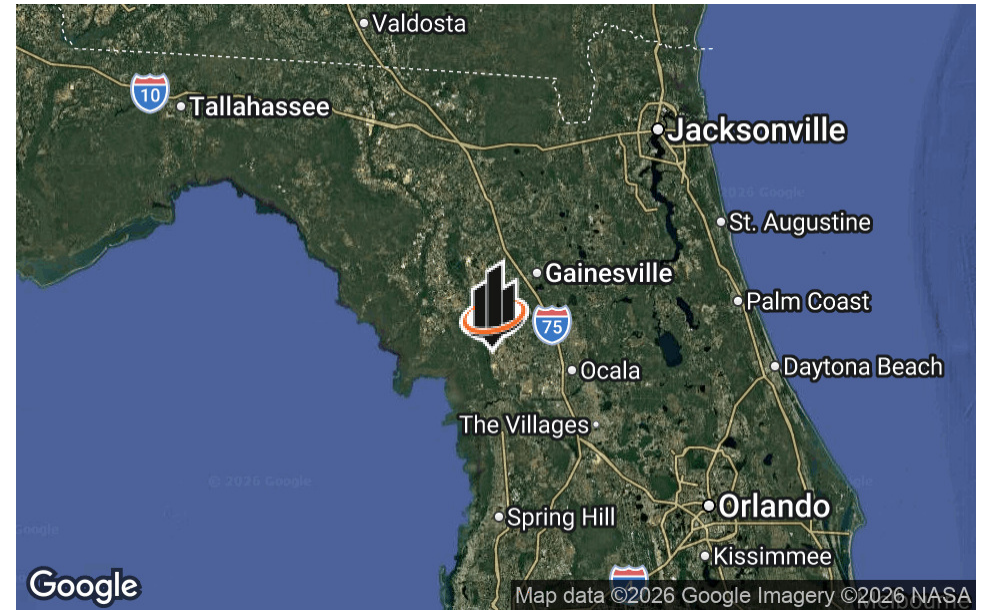
Stiles McDonald

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$855,000
LOT SIZE:	45 Acres
PRICE/ACRE:	\$19,000
ZONING:	Agricultural/Rural Residential
FUTURE LAND USE:	Agricultural/Rural Residential
MARKET:	North Central Florida
PARCEL NUMBER:	045890060A

PROPERTY DESCRIPTION

Exceptional 45± acre agricultural opportunity just off State Road 121 in rural Levy County, FL. This beautiful rolling acreage features lush grass and mature oaks lining the hills along the eastern boundary. The gentle roll gives the land's natural drainage an advantage over flat ground for row-crop and pasture use. Positioned on a major north-south corridor with a perimeter fence, this property is ready for immediate agricultural, grazing, equestrian use, or farm estate development.

For equestrian buyers, the location offers easy access to the region's premier hubs: a 29-minute drive to the billion-dollar World Equestrian Center and just 22 minutes from HITS Post Time Farm.

PROPERTY HIGHLIGHTS

- 18 Minutes to Williston (Tractor Supply and Winn Dixie)
- 26 Minutes to Dunnellon (Publix, Walmart Supercenter, and Winn Dixie)
- No Utilities to Site

THE PROPERTY



THE PROPERTY



MAPS



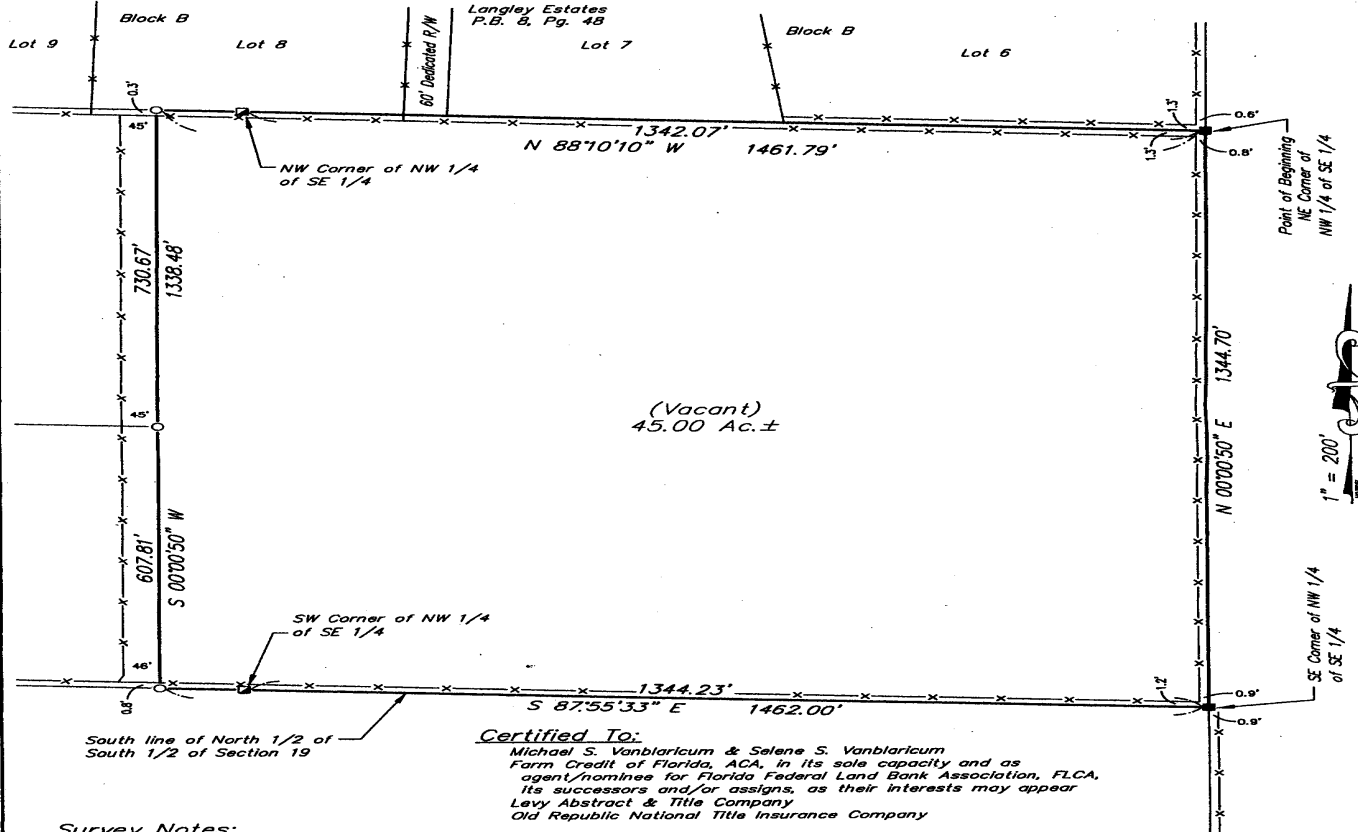
Boundary Survey For: **15-1-1-1 & Selene Vanblaricum**

Levy County, Florida.

Legend:

- 1.5" Concrete Monument found, disk 'LB 5075'
- 1.5" Concrete Monument found, disk 'PLS 2001'
- 1/2" Iron Pipe found, no identification
- 3/4" Iron Pipe set, cap 'PSM 2001'
- - Distance not shown to scale
- - Power Pole
- - Overhead Power Line
- x- Wire Fence (not shown to scale)
- LB Licensed Business
- P.B. Plat Book
- Pg. Page
- PLS Professional Land Surveyor
- PSM Professional Surveyor and Mapper
- R/W Right of Way

the South 1/2 of County, Florida, being more particularly described as follows:
 For a Point of Beginning, commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 19, Township 14 South, Range 18 East, Levy County, Florida; thence run N 88°10'10" W, along the North line of the South 1/2 of Section 19, a distance of 1461.79 feet; thence S 00°00'50" W, 1338.48 feet to a point on the South line of the North 1/2 of the South 1/2 of said Section 19; thence S 87°55'33" E, along said South line, a distance of 1462.00 feet to the SE corner of the NW 1/4 of the SE 1/4 of said Section 19; thence N 00°00'50" E, along the East line of said NW 1/4 of SE 1/4, a distance of 1344.70 feet to close on the Point of Beginning.



Certified To:
 Michael S. Vanblaricum & Selene S. Vanblaricum
 Farm Credit of Florida, ACA, in its sole capacity and as agent/nominee for Florida Federal Land Bank Association, FLCA, its successors and/or assigns, as their interests may appear
 Levy Abstract & Title Company
 Old Republic National Title Insurance Company

Survey Notes:

- 1) Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- 2) Bearings shown hereon are referenced to an assumed bearing of N 00°00'50" E along the East line of the NW 1/4 of the SE 1/4.
- 3) No search of the public records was done by Daniel M. Croft Land Surveying, Inc. Visible evidence of easements will be shown hereon, but no certification is given that easements, dead overlaps, underground improvements, or apparent use does not exist.
- 4) There may be additional restrictions that are not shown on this survey that may be found in the public records of Levy County, Florida.

THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

Certification:

I hereby certify that this is a true and correct representation of a survey made under my responsible direction and supervision that meets the standards of practice set forth by the Board of Professional Surveyors and Mappers in Chapter SJ-17-6, Florida Administrative Code, pursuant to Section 478.027, Florida Statutes.

D. M. Croft 3-19-2020

Daniel M. Croft, P.L.S. 2001
 for Daniel M. Croft Land Surveying Inc.

C20-031-1

FIELD DATE:	Mar 6, 2020		
DWG. DATE:	Mar 19, 2020		
FIELD BOOK(S):	484/61	DATE	REVISION
Daniel M. Croft Land Surveying Inc. 146 Masonic Street; P.O. Box 461 Bronson, Florida 32621 (352) 486-2055 Licensed Business No. 7517			



AERIAL MAP

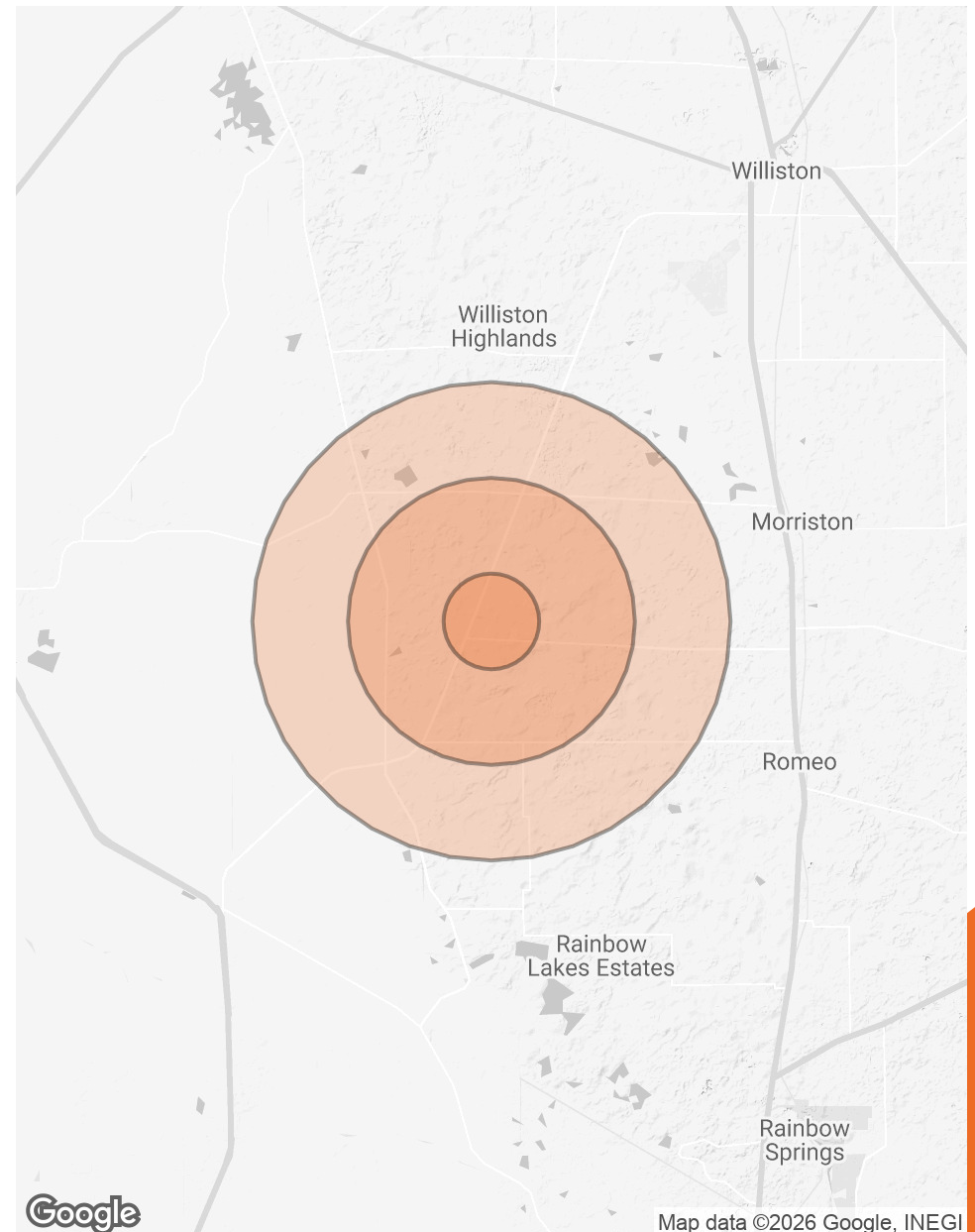


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	169	1,539	3,530
AVERAGE AGE	59.7	53.0	50.6
AVERAGE AGE (MALE)	56.5	51.8	49.8
AVERAGE AGE (FEMALE)	63.0	55.9	53.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	73	647	1,484
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$81,744	\$77,277	\$73,459
AVERAGE HOUSE VALUE	\$283,778	\$237,873	\$237,875

2023 American Community Survey (ACS)





DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.