



16 SE BROADWAY ST • OCALA, FLORIDA 34471

PHONE (352) 732-5255 • FAX (352) 732-0164

Shadow Ridge Farms

Ocala, Marion County, Florida

Tim Cicchella, Agent
16 SE Broadway Street
Ocala, FL 34471

(352) 732-5255 Office
(352) 817-4029 Cell Phone (Tim)

Shadow Ridge



Site Size: ~ 10.23 acre to 20.48 acres lots
(parcel #08412-000-00/08481-003-00/08485-002-00)

Location: ~ NE Marion County at the corner of NE 120th Street and NE 25th Avenue
between Anthony and Sparr

Inquiries: ~ Ocala Development Corporation
~ 16 SE Broadway Street
~ Ocala, FL 34471
~ Phone – (352) 732-5255
~ Cell – (352) 817-4029 (Tim)
~ Cell – (352) 843-4199 (Kirk)
~ Fax – (352) 732-0164



Shadow Ridge

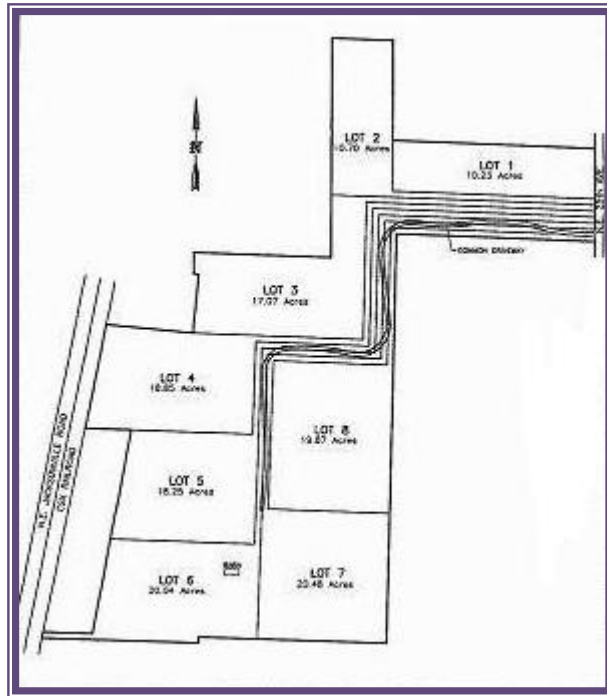


Pasture



Barn on Property

Shadow Ridge



Lot #	Lot Size (Acres)	Total Price	Down Pymt	Amount Financed	Monthly Pymt (15 yrs/9.9%) 5 yr balloon
1	10.23	\$139,900	\$10,000	\$129,900	\$1,388
2	10.70	\$139,900	\$10,000	\$129,900	\$1,388
3	17.07	\$199,900	\$15,000	\$184,900	\$1,976
4	18.85	\$219,900	\$15,000	\$204,900	\$2,190
5	18.25	\$219,900	\$15,000	\$204,900	\$2,190
6	20.04	\$249,900	\$15,000	\$234,900	\$2,510
7	20.48	\$249,900	\$15,000	\$234,900	\$2,510
8	19.87	\$249,900	\$15,000	\$234,900	\$2,510

Seller Financing 9.9% fixed interest rate; monthly payments amortized over 15 years; 5 year balloon.

Closing Cost Seller to pay title insurance and documentary stamps on the deed. Buyer to pay documentary stamps on mortgage, intangible tax and recording cost. Buyer to pay \$75.00 loan set up fee.

Price Change These prices and terms are subject to change without notice.

Shadow Ridge



LOT 2
10.70 Acres

LOT 1
10.23 Acres

N.E. 25th AVE.

COMMON DRIVEWAY

LOT 3
17.07 Acres

LOT 4
18.85 Acres

LOT 8
19.87 Acres

LOT 5
18.25 Acres

LOT 6
20.04 Acres

BARN

LOT 7
20.48 Acres

N.E. JACKSONVILLE ROAD
CSX RAILROAD

ROGERS ENGINEERING, INC.

1105 S.E. 3rd AVE., OCALA, FL. 34471 (352) 622-9214 LB #4074

SCALE
1" = 500'

DATE
JULY 2008

NE JACKSONVILLE RD

