



16 SE BROADWAY ST • OCALA, FLORIDA 34471

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

# Shadow Ridge Farms

**Ocala, Marion County, Florida**

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

(352) 732-5255 Office  
(352) 843-4199 Cell Phone (Kirk)  
(352) 817-4029 Cell Phone (Tim)

# *Shadow Ridge*



**Site Size:** ~ 3 lots available ranging from 10.70 acres to 18.85 acres  
(parcel #08412-000-02 through 08412-000-04)

**Location:** ~ NE Marion County at the corner of NE 120<sup>th</sup> Street and NE 25<sup>th</sup> Avenue  
between Anthony and Sparr

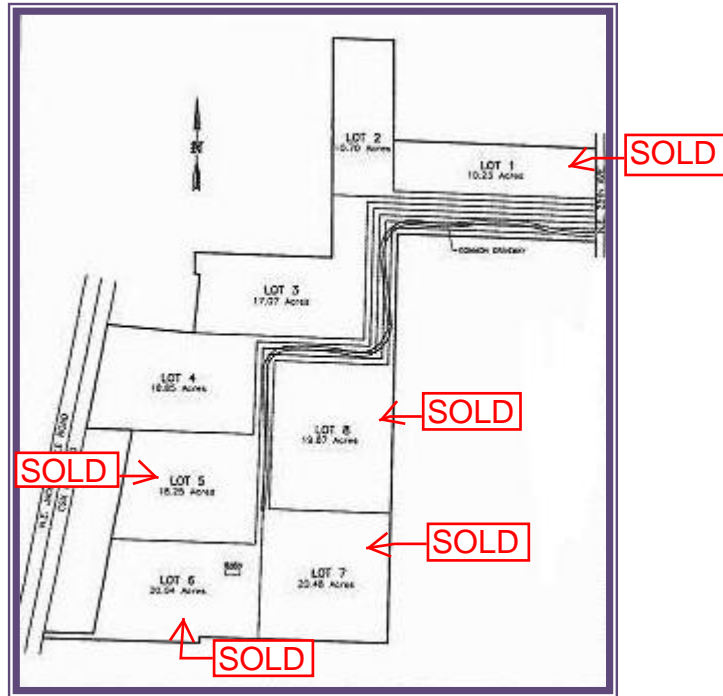
**Inquiries:** ~ Ocala Development Corporation  
~ 16 SE Broadway Street  
~ Ocala, FL 34471  
~ Phone – (352) 732-5255  
~ Cell – (352) 817-4029 (Tim)  
~ Cell – (352) 843-4199 (Kirk)  
~ Fax – (352) 732-0164



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| Lot #    | Lot Size (Acres) | Total Price | Down Pymt | Amount Financed | Monthly Pymt (20 yrs/8.9%)<br>3 yr balloon |
|----------|------------------|-------------|-----------|-----------------|--|
| <b>1</b> | <b>SOLD</b>      |             |           |                 |  |
| 2        | 10.70            | \$ 99,900   | \$10,000  | \$ 89,900       | \$ 803                                     |
| 3        | 17.07            | \$169,900   | \$10,000  | \$159,900       | \$1,428                                    |
| 4        | 18.85            | \$179,900   | \$10,000  | \$169,900       | \$1,518                                    |
| <b>5</b> | <b>SOLD</b>      |             |           |                 |  |
| <b>6</b> | <b>SOLD</b>      |             |           |                 |  |
| <b>7</b> | <b>SOLD</b>      |             |           |                 |  |
| <b>8</b> | <b>SOLD</b>      |             |           |                 |  |

**Seller Financing** 8.9% fixed interest rate; monthly payments amortized over 20 years; 3 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

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

LOT 7  
20.48 Acres

BARN

COMMON DRIVEWAY

N.E. JACKSONVILLE ROAD  
CSX RAILROAD

N.E. 25th AVE.

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

