

SALE

Southwest 215th Avenue

SOUTHWEST 215TH AVENUE

Williston-Bronson, FL 32668

PRESENTED BY:

BARTOW MCDONALD IV

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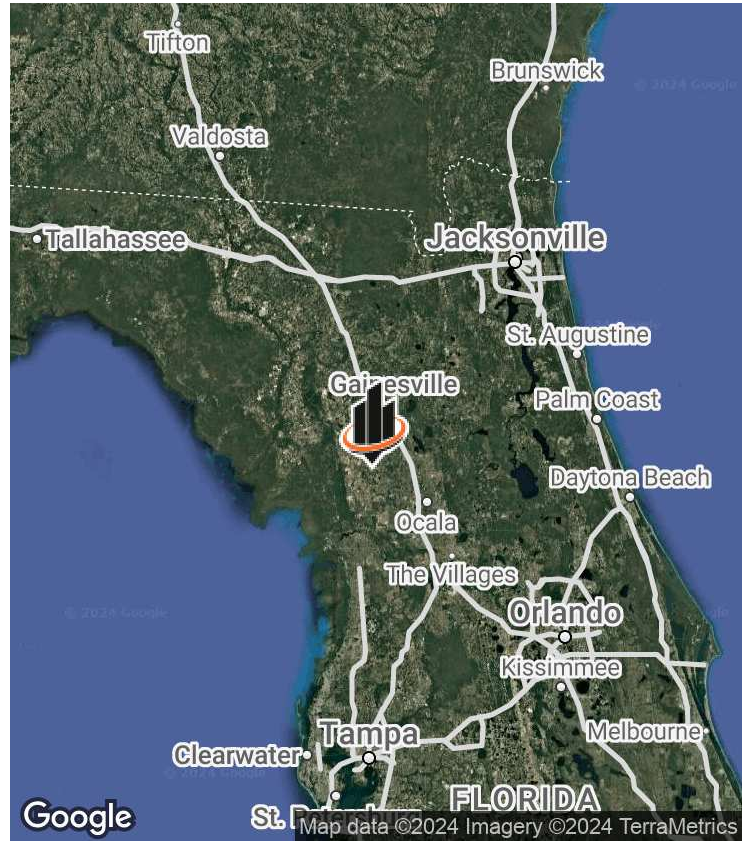
STILES MCDONALD

O: 352.288.4491

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FL #SL3561136

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,233,300
LOT SIZE:	82.22 Acres
PRICE / ACRE:	\$15,000
ZONING:	Agricultural / Rural Residential
MARKET:	North Central Florida
SUBMARKET:	Levy County
APN:	0522500100, 0522700000

PROPERTY OVERVIEW

This beautiful agricultural 82.22+/- acres sits in central Florida's horse & cattle country. From the gate, it is a quick eleven-minute drive (7.4 miles) to the HITS Winter Circuit. The property features improved pasture, tall oak stands, and wooded forest. It is the ideal location to build your dream farm, with soils special to growing rich and nutritious grass feed for horses and cattle. The property is perimeter-fenced on all sides except for the southmost boundary and has power running along the north boundary. There is an irrigation well on the front (east) pasture.

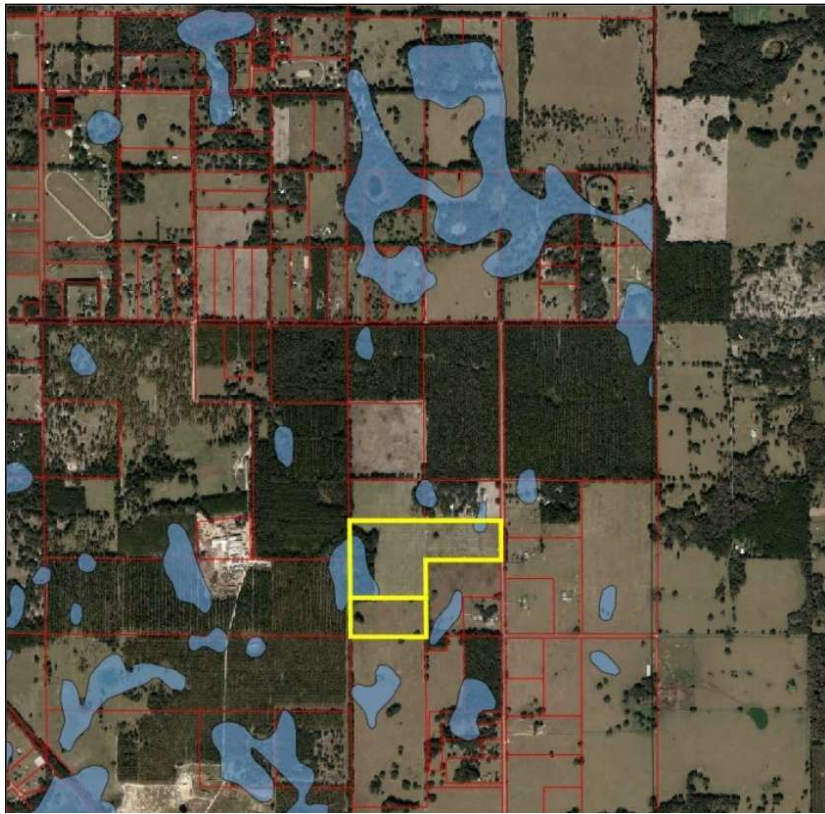
PROPERTY HIGHLIGHTS

- Close to H.I.T.S.
- Perimeter and Cross Fencing
- Established Pasture
- 8" Irrigation Well

ADDITIONAL PHOTOS



MAPS

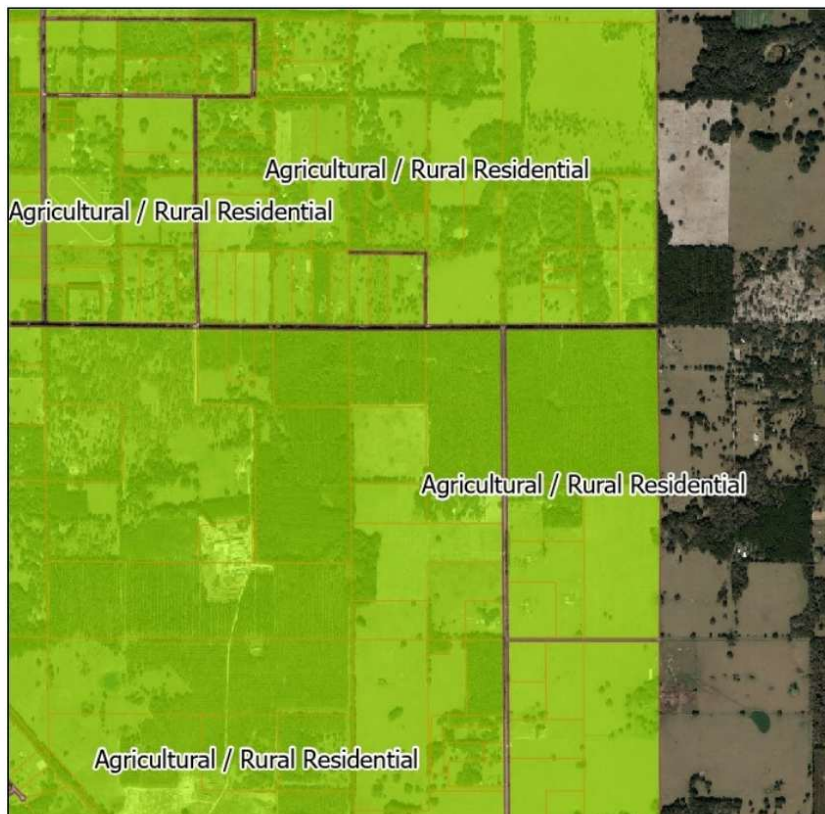


Overview



Legend

- Parcels
- FEMA Flood Zones**
- A, ; AE, ; AO, ; VE,
- AE, FLOODWAY
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X, AREA OF MINIMAL FLOOD HAZARD
- City Labels



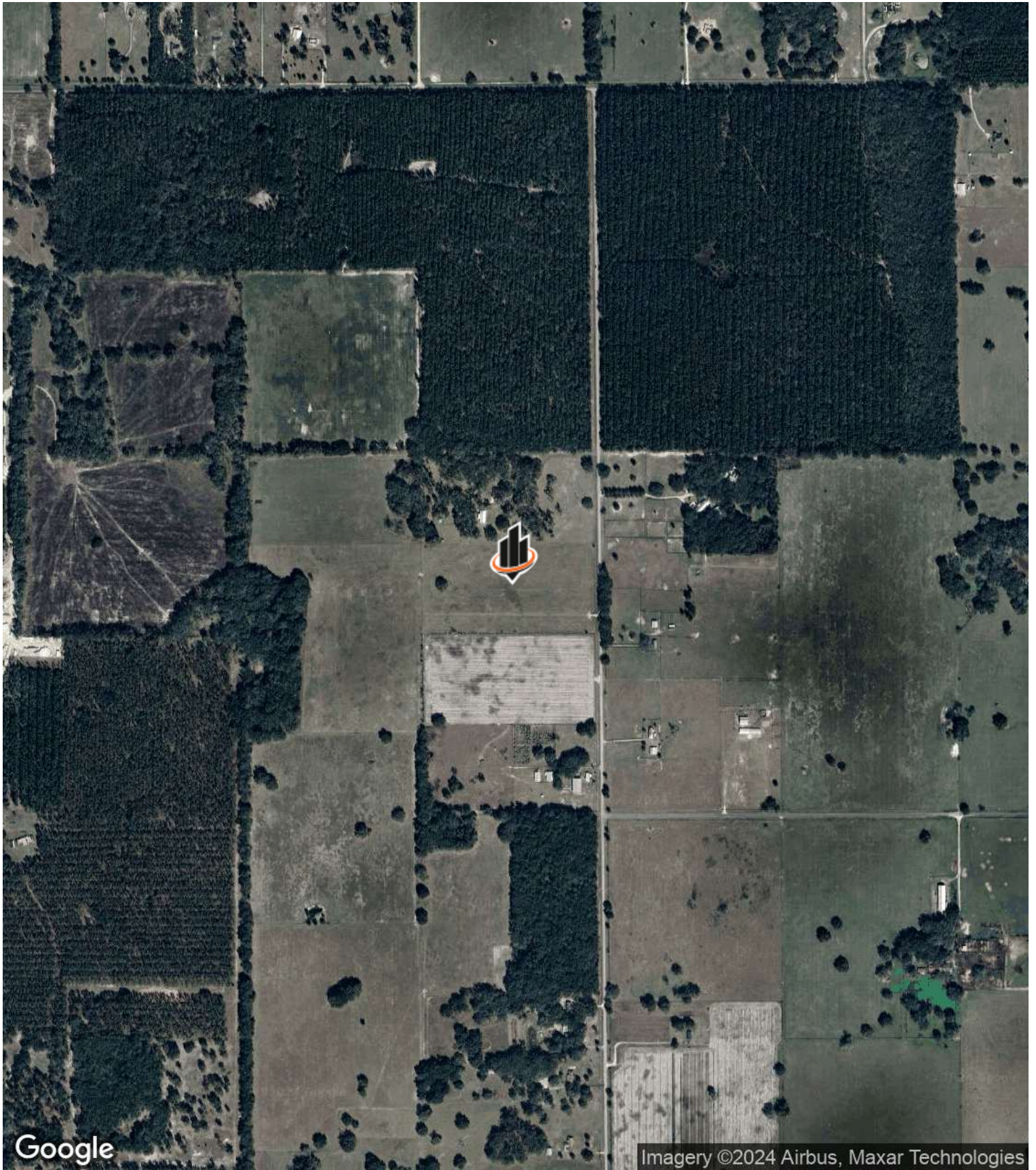
Overview



Legend

- Parcels
- Zoning**
- Agricultural / Rural Residential
- C-1
- C-2
- C-3
- C-4
- Conservation-Natural Reservation
- Forestry / Rural Residential
- Industrial
- Muni, ROW
- Public

AERIAL MAP



ADVISOR BIO



BARTOW MCDONALD IV

Managing Director

bartow.mcdonald@svn.com

Cell: **352.274.3800**

PROFESSIONAL BACKGROUND

Bartow McDonald IV serves as managing director for SVN | McDonald & Company in Ocala, FL, where he enjoys working on commercial real estate deals throughout Florida.

Prior to joining SVN, McDonald served as the vice president of acquisitions and development for Cope Properties, Inc. in Ocala, Florida where he was responsible for the acquisition, entitlement, and marketing of portfolio and client properties.

Previously, McDonald served as the founder and chief executive officer of two start-up companies; Bluewire, a service based electrical solutions company and StoreParts, a e-commerce company that supplied supply chain management technology to the supermarket and food retail industries.

Before starting two companies, McDonald spent six years working for a fast-growing international manufacturing firm, where he gained in depth industrial experience through his leadership positions in manufacturing operations, distribution, logistics and marketing.

In the early 1990's, McDonald served in college leadership with Young Life and interned with the Southwestern Company and Merrill Lynch.

McDonald previously served on the board of directors for RMI (Reciprocal Ministries International), The Ocala Chamber of Commerce, the Central Florida Commercial Association of Realtors, the regional advisory board of directors for RBC Bank and as a director on the advisory board for Wachovia Bank. In addition, he has participated as a conference speaker for the Florida Venture Capital Forum, the Food Marketing Institute and has been quoted in the Wall Street Journal, Forbes and the New York Times.

Sight fishing and bow hunting are two things that will get him up before sunrise.

EDUCATION

MBA, University of Florida

Bachelor of Science, University of Florida

SVN | McDonald & Company

217 SE 1st Ave, #200-60

Ocala, FL 34471

ADVISOR BIO



MATTHEW GARFF

Associate Advisor

matthew.garff@svn.com

Cell: **352.644.1552**

PROFESSIONAL BACKGROUND

Matthew Garff is an Associate Advisor at SVN | McDonald & Company in Ocala, FL.

Growing up in Tampa, Florida, Matthew is from a heritage of farming and ranching, going back five generations. Today, he enjoys helping advise clients in the ever changing commercial real estate market of North Central Florida.

Matthew holds a Bachelor of Science in Economics from Brigham Young University.

In his free time, he enjoys being on the water, especially on one of the many crystal clean springs that make central Florida such a great place to live and work.

SVN | McDonald & Company
217 SE 1st Ave, #200-60
Ocala, FL 34471

SVN BY THE NUMBERS

SVN[®] by the numbers

200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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