



13.63 Acres with M-2 Zoning!

TBD S Hwy 25 Weirsdale, FL 32195

FOR SALE: \$749,000



- Parcel ID # 49751-000-00
- M-2 Zoning with 13.63 Acres
- Excellent frontage on S Hwy 25 (C 25)
- Well located between Ocala and The Villages
- Hard to find M-2 land at this price point!
- Close proximity to C-25/HWY 42 Intersection, which is a busy/highly trafficked signalized road



DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.



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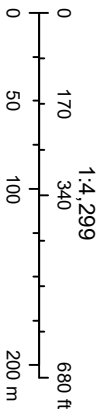
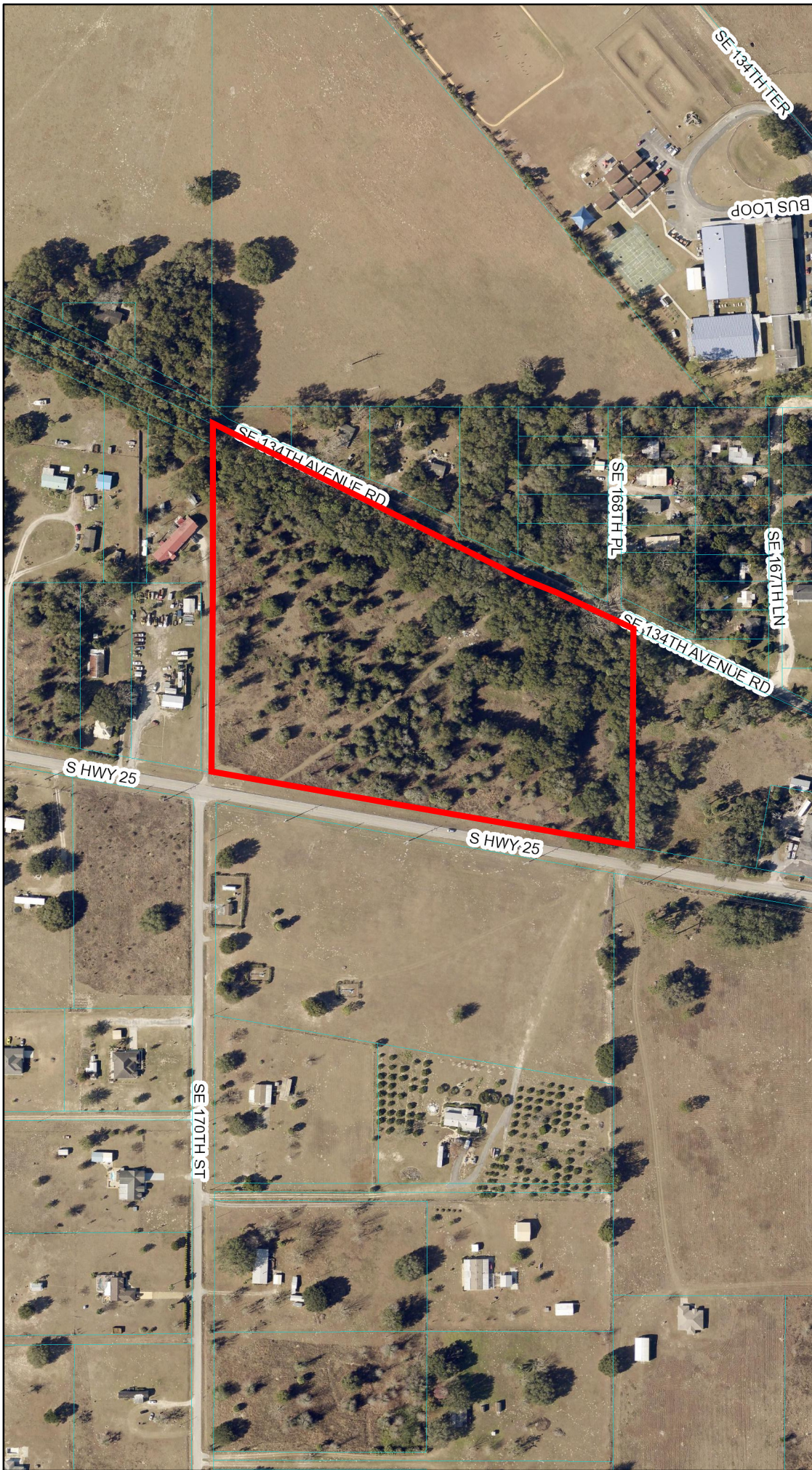


The information contained herein is deemed reliable but is not guaranteed. Buyer should make their own investigation regarding this property and should not rely upon this advertisement to determine suitability or value.



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

Updated every 24 hours



[Map Title]

4/4/2023
Marion County Property Appraiser
Marion County, FL

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Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser



2023 Property Record Card

49751-000-00

Prime Key: 1178819

[Beta MAP IT+](#)

Current as of 4/4/2023

[Property Information](#)

G & S PACKING CO INC
 1719 CITRUS BLVD
 LEESBURG FL 34748-3423

[Taxes / Assessments:](#)

Map ID: 296

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 40

Acres: 13.63

[2022 Certified Value](#)

Land Just Value	\$111,280		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$111,280	Impact	
Total Assessed Value	\$105,186	Ex Codes:	(\$6,094)
Exemptions	\$0		
Total Taxable	\$105,186		
School Taxable	\$111,280		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$111,280	\$0	\$0	\$111,280	\$105,186	\$0	\$105,186
2021	\$111,280	\$0	\$0	\$111,280	\$95,624	\$0	\$95,624
2020	\$111,280	\$0	\$0	\$111,280	\$86,931	\$0	\$86,931

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
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[Property Description](#)

SEC 29 TWP 17 RGE 24
 S 5/8 OF SE 1/4 E OF RR EX N 11.59
 CHS OF E 20 CHS & EX COM AT NE COR OF S 5/8 OF W 1/2
 OF SE 1/4 THENCE S 3 1/2 CHS W 3 1/2 CHS N WITH CTD
 CTD OLD DIXIE HWY 3 1/2 CHS E 2 1/2 CHS & EX COM AT
 SE COR THENCE N 914 FT W 1327 FT N 531 FT W 186 FT SOU-
 THWESTERLY WITH HWY TO S BDY E TO POB & EX COM AT A
 PT ON E CTD CTD RWY LINE OF ACL RR WHICH IS 1254.16
 FT W & S 25 DEG 35*W 1108.36 FT FROM E 1/4 SEC COR THEN-
 CE E 191.65 FT TO W LINE OF ST RD NO 2 THENCE S 9 DEG
 51*W 733.13 FT CTD ALONG RD RWY W 411.35 FT TO ACL RR
 RWY N 25 DEG 35* E 800.67 FT TO POB &

THAT PT OF VACATED SCL RR RWY AS DESC IN OR-1030-789
EXC RD ROW PER MAINT BCC ROW BK 2 PG 87

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GISF	4000	.0	.0	M2	463,043.00	SF							
DRA	9640	.0	.0	M2	3.00	AC							

Neighborhood 9995 - COMM C25/ OKL/WEIRS/SH RD
Mkt: 2 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

2019 REVIEW W/PICTOMETRY /AERIAL 2017

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Issued Date	Complete Date	Description
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