

**OM670323 5725 NW 210TH ST, MICANOPY, FL 32667**

**County:** Marion  
**Subdiv:** MILLERS SUB OF BOARDMAN  
**Subdiv/Condo:**  
**Style:** Agriculture  
**Total Acreage:** 200 to less than 500  
**Price Per Acre:** 46,837  
**LP/SqFt:** \$1  
**For Lease:** No  
**Lease Rate:**  
**Total Annual Assoc Fees:** 0.00  
**Average Monthly Fees:** 0.00

**Status:** Active  
**List Price:** \$2,014,000  
**On Market Date:** 01/25/2024  
**Special Sale:** None  
**ADOM:** 21  
**CDOM:** 21  
**Pets:**  
**Lease Price Per Acre:**

This property is the epitome of Florida agricultural property. Located in North Marion County with a portion of the land in Alachua County. There are three parcels totaling approximately 212 acres. A portion of the acreage is wetlands. It is now leased for agricultural purposes.

**Land, Site, and Tax Information**

**Legal Desc:** Marion County - SEC 09 TWP 12 RGE 21. LENGTHY LEGAL THAT WILL ENCOMPASS 3 PARCELS (2 PARCELS ARE MARION CO. 1 PARCEL IS ALACHUA) CONTIGUOUS PARCELS. THEREFORE LEGAL DESCRIPTION WILL NEED TO BE ADDED AS AN ADDENDUM.  
**Tax ID:** 02362-000-00  
**Taxes:** \$281  
**Tax Year:** 2023  
**Ownership:** Fee Simple  
**Subdivision #:**  
**Between US 1 & River:**  
**Legal Subdivision Name:** MILLERS SUB OF BOARDMAN  
**Complex/Comm Name:**  
**Census Tract:**  
**Add Parcel:** Yes      **# of Parcels:** 3  
**AG Exemption YN:**  
**Auction:** No      **Auction Type:**  
**Auction Firm/Website:**  
**SW Subd Condo#:**  
**Development:**  
**Min Lease:**  
**View:**  
**Water Frontage:** No  
**Water Access:** No  
**Water View:** No  
**Addtl Water Info:**  
**CDD:**  
**Future Land Use:**  
**County Land Use:**  
**County Prop Use:**

**Homestead:**  
**Other Exemptions:**  
**Zoning Comp:**  
**Zoning:** A1, R1, A

**SE/TP/RG:** 09-12S-21E  
**Block/Parcel:** SEE ADD  
**Book/Page:** E-049MILLER  
**Lot #:** 1  
**Alt Key/Folio #:**  
**Flood Zone Panel:**

**Census Block:**  
**Additional Tax IDs:** 02355-000-00,  
 18354-072-000

**Flood Zone Date:**  
**Flood Zone:** AE,X,A  
**Front Footage:** 879  
**Lot Dimensions:** 1773x4039  
**Lot Size Acres:** 43.00  
**Lot Size:** 1,873,080 SqFt / 174,015 SqM  
**Property Access:**

**Buyers Premium:**  
**SW Subd Name:**  
**Representation:** Seller Represented  
**# Times per Year:**

**Water Information:**

**Waterfront Ft:** 0  
**Water Name:** ORANGE LAKE  
**Water Extras:** No

**Parcel:**

**Annual CDD Fee:**  
**State Land Use:**  
**State Prop Use:**  
**Planned Unit Dev:**

**Site Information**

**Easements:**  
**Road Frontage:**  
**Other Structures:**  
**Security Feat:**  
**Other Equipment:**  
**Water:** None  
**Fences:**  
**Farm Type:**  
**# of Stalls:**  
**# of Wells:**  
**Road Surface Type:** Dirt, Gravel, Paved  
**Road Responsibility:**

**Front Exposure:** Northwest  
**Lot Features:**  
**Current Adjacent Use:**  
**Utilities:** Electrical Nearby, Utility Pole  
**Vegetation:**  
**Sewer:** None  
**Barn Features:**  
**Horse Amenities:**  
**# Paddocks/Pastures:**  
**# of Septics:**

**Green Features**

**Green Certifications:**  
**Green Energy Features:**  
**Green Water Features:**  
**Green Landscaping:**  
**Indoor Air Quality:**  
**Disaster Mitigation:**

**Community Information**

**Community Features:**  
**Comm/Assoc Water Feat:**  
**Association Amenities:**  
**Amenities w/Addnl Fees:**  
**HOA / Comm Assn:** No  
**HOA Pmt Sched:**  
**Master Assn/Name:** No  
**Condo Fee:**  
**Other Fee Term:**  
**Pet Size:**  
**Max Pet Wt:**  
**Elementary School:**  
**High School:**  
**Assn/Manager Name:**  
**Assn/Manager Phone:**

**HOA Fee:**  
**Mo Maint\$(add HOA):**  
**Master Assn Fee:**      **Master Assn Ph:**  
**Other Fee:**  
**Fee Includes:**  
**# of Pets:**  
**Pet Restrictions:**  
**Middle School:**

**Assn/Manager Email:**  
**Assn/Manager URL:**

**Realtor Information**

**List Agent:** [Carolyn Roberts](#)  
**E-mail:** [ckr@robertsflorida.com](mailto:ckr@robertsflorida.com)  
**List Agent 2:** [John Roberts](#)  
**List Agent 2 Email:** [jkrberts@robertsflorida.com](mailto:jkrberts@robertsflorida.com)  
**List Office 2:** [ROBERTS REAL ESTATE INC](#)

**List Agent ID:** 271510688  
**List Agent Fax:** 352-351-8811  
**List Agent 2 ID:** 271514715

**List Agent Direct:** 352-843-3459  
**List Agent Cell:** 352-843-3459  
**List Agent 2 Phone:** 352-816-7026

**List Office ID:** 271500008  
**Call Center #:**

**Office:** [ROBERTS REAL ESTATE INC](#)  
**Office Fax:** 352-351-8811  
**Original Price:** \$2,014,000  
**Previous Price:**  
**Owner:** HUFF  
**Financing Avail:** Cash, Conventional

**Office Phone:** 352-351-0011

**On Market Date:** 01/25/2024  
**Price Change:**  
**Owner Phone:**  
**Financing Terms:**

**Office ID:** 271500008  
**LP/SqFt:** \$1  
**Expiration Date:** 01/10/2025  
**Listing Type:** Exclusive Right To Sell  
**Lease Terms:**

**Selling Agent 2:**  
**Listing Service Type:** Full Service

**Single Agent:** 3%

**Inter Office Info:**

**Realtor Info:**

**Confidential Info:**

**Disclosures:** Seller Property Disclosure

**Showing Time:**

**Showing Instructions:** Appointment Only, Call Listing Agent, Farm Animals on Site

**Showing Considerations:** See Remarks

**Driving Directions:** From Ocala, drive North on 441 to Micanopy, and turn right (East) onto NW 210th Street, the property is past 7th Street on the Left.

**Realtor Remarks:** Please call list agent's cell phone for showings and questions. This property encompasses three parcels. Information has been provided by owner and/or taken from the County Property Appraiser. Information is deemed to be correct; however, neither Roberts Real Estate, Inc. nor its agents, guarantee the accuracy of the information. Buyer/Buyer's agent are encouraged to verify all information.

**Seller's Preferred Closing Agent**

**Closing Agent Name:** Fred Roberts Jr.

**Email:** [mary@kleinandkleinpa.com](mailto:mary@kleinandkleinpa.com)

**Address:** 40 SE 11TH AVENUE OCALA, Florida 34470

**Closing Company Name:** Klein and Klein, LLC.

**Phone:** 3527327750

**Fax:**

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