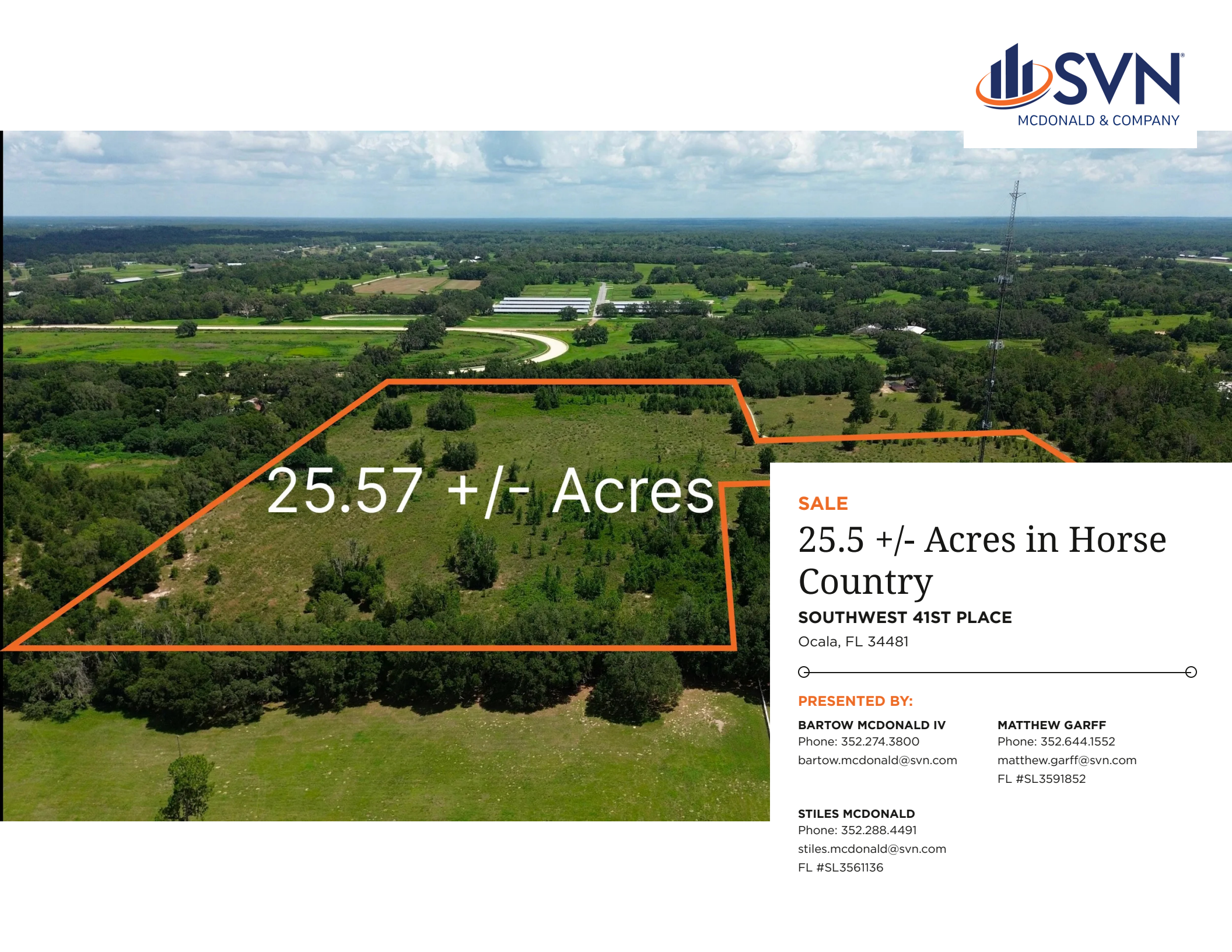




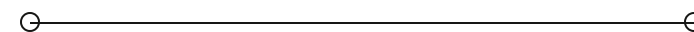
25.57 +/- Acres

SALE

25.5 +/- Acres in Horse Country

SOUTHWEST 41ST PLACE

Ocala, FL 34481



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$925,000
LOT SIZE:	25.57 Acres
PRICE PER ACRE:	\$36,175
ZONING:	A-1

PROPERTY DESCRIPTION

Twenty-five and a half acres, just 10 minutes (7.8 Miles) from the World Equestrian Center, positioned on the south side of Highway 40 in the heart of Marion County's horse country. The property is currently overgrown pasture with mature trees scattered about. The center of the tract sits higher than the edges, providing natural drainage. This is an excellent location for an equestrian estate, training/breeding operation, large-acreage single-family home site, or land banking. Surrounded by established equestrian operations.

The Roberts family, ownership group behind the World Equestrian Center and Golden Ocala, acquired the adjacent Classic Mile Park in 2024 for \$26.9 million.

PROPERTY HIGHLIGHTS

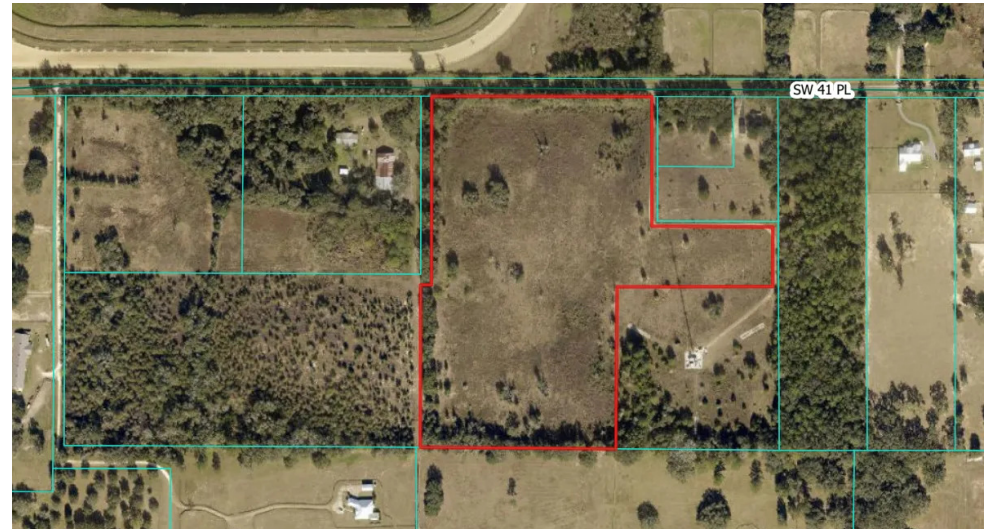
- 10 Minutes to WEC
- 16 Minutes to Ocala International Airport
- <25 Minutes from Publix, Sam's Club, Chick Fil A, Starbucks, HCA Hospital

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PROPERTY PHOTOS



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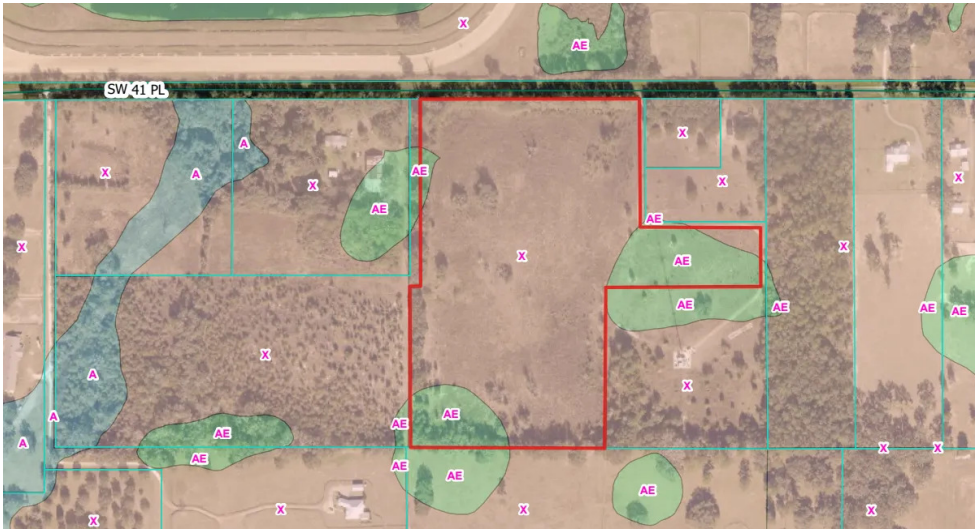
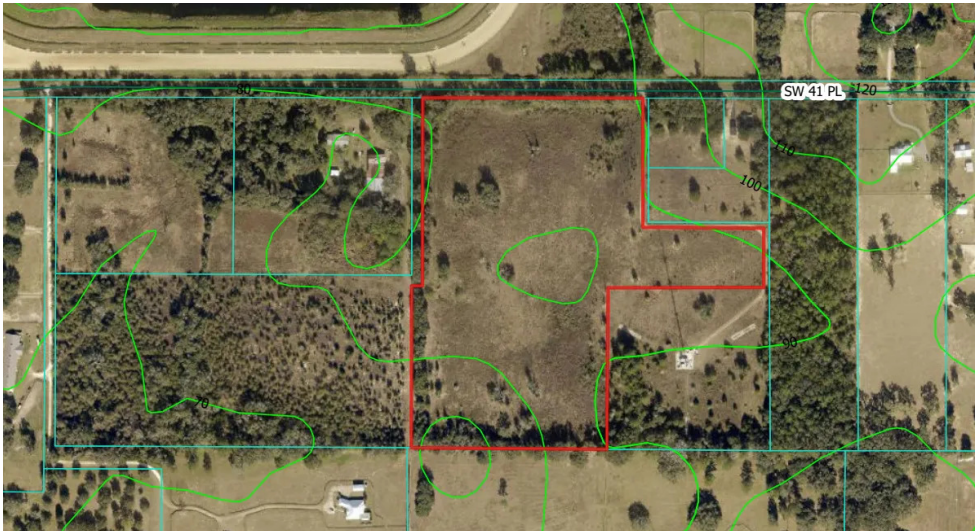
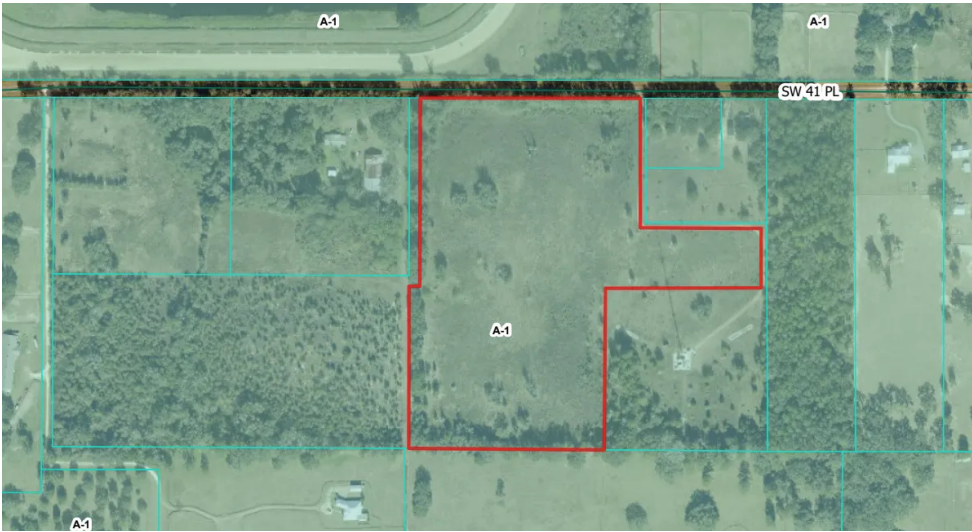
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25.5 +/- ACRES IN HORSE COUNTRY | Southwest 41st Place Ocala, FL 34481

SVN | MCDONALD & COMPANY

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PROPERTY MAPS



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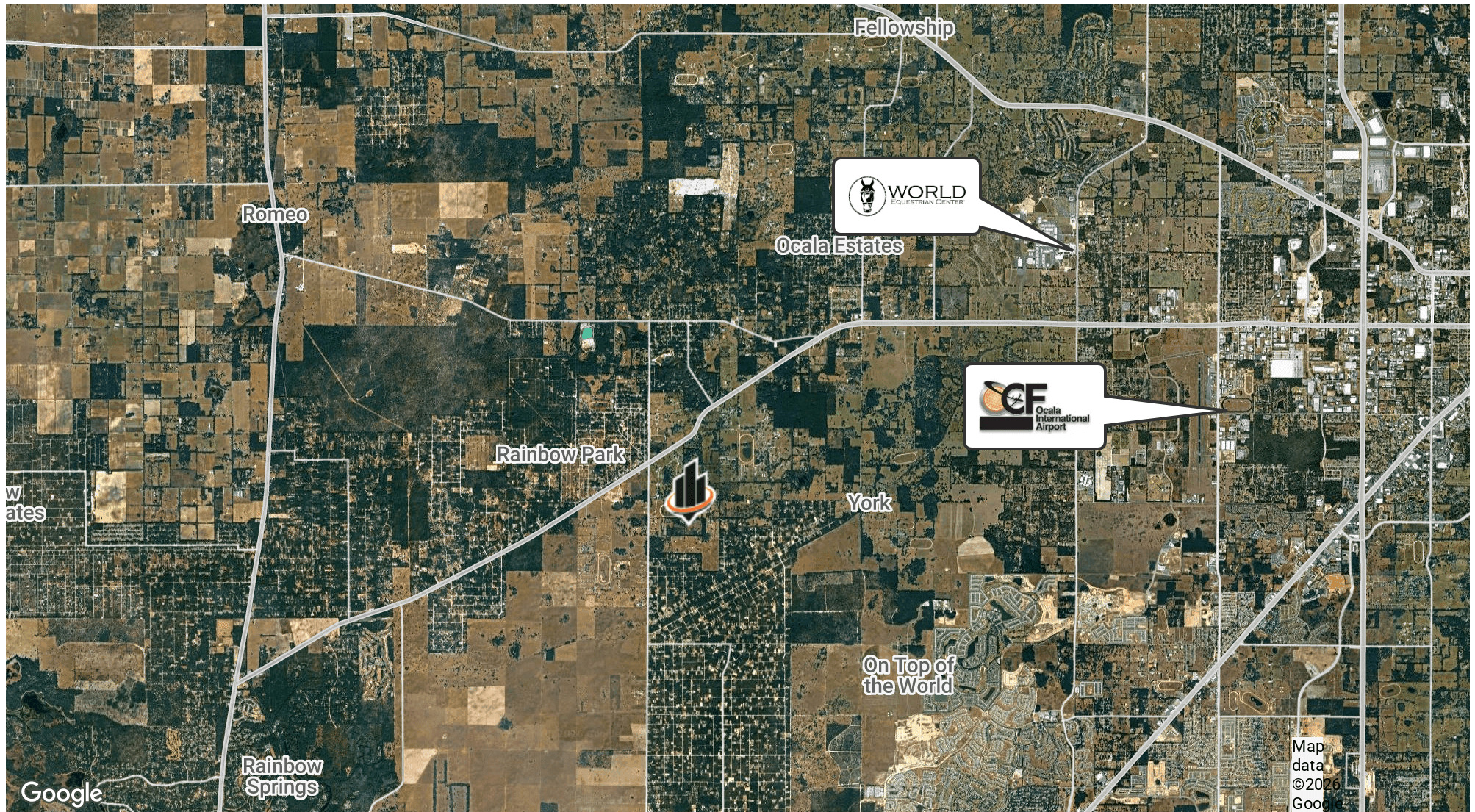
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RETAILER MAP



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25.5 +/- ACRES IN HORSE COUNTRY | Southwest 41st Place Ocala, FL 34481

SVN | MCDONALD & COMPANY

ADVISOR BIO 1



BARTOW MCDONALD IV

Managing Director

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Direct: 352.274.3800 | 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.

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ADVISOR BIO 2



MATTHEW GARFF

Associate Advisor

matthew.garff@svn.com
Direct: 352.644.1552 | Cell: 352.644.1552

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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.

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ADVISOR BIO 3



STILES MCDONALD

Associate Advisor

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Direct: 352.288.4491 | Cell: 352.288.4491

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PROFESSIONAL BACKGROUND

Stiles McDonald is an Associate Advisor with SVN | McDonald & Company specializing in commercial real estate throughout Central Florida. A fifth-generation Floridian raised near Ocala on the shores of Lake Weir, Stiles developed a deep appreciation for land and property through his family's fourth-generation ranching roots.

A graduate of University of Florida with a Bachelor of Science degree, he combines local market knowledge, marketing skills, and a client-focused approach to help property owners and investors create value across Central Florida.

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DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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