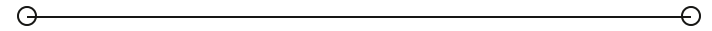


**SALE**

# 478+/- Acres in the Heart of Horse Country

**NW HIGHWAY 464B**

Fellowship, FL 32668



**PRESENTED BY:**

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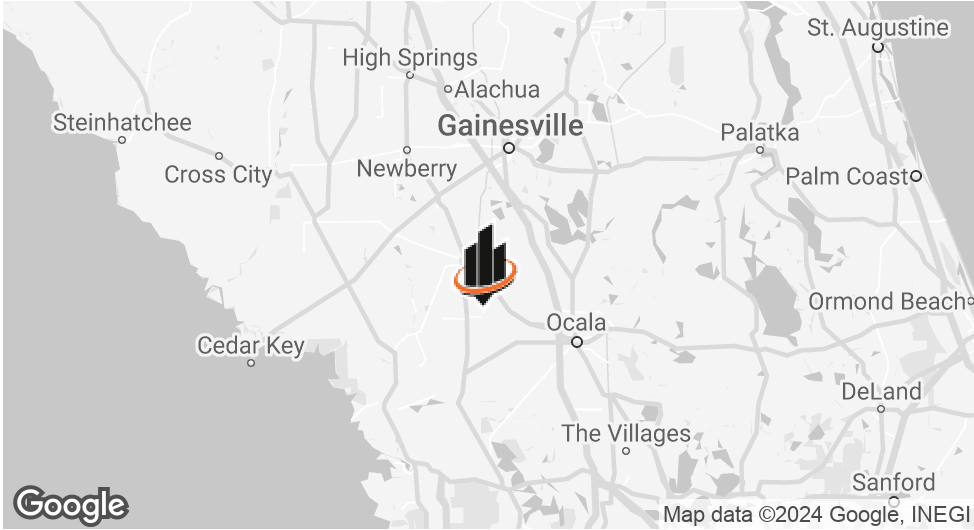
**STILES MCDONALD**

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$8,843,000
LOT SIZE:	478+/- Acres
PRICE / ACRE:	\$18,500
ZONING:	A-1
MARKET:	North Central Florida
SUBMARKET:	Ocala's Farmland Preservation Area
APN:	12202-000-00, 12186-000-00, 12188-000-01

PROPERTY OVERVIEW

In 1960, legendary investor and timber baron James T Goethe purchased this 478+/- contiguous acres from the Loncala Phosphate Company, where it's stewardship has passed through several generations of heirs since then. The land is available for purchase today for the first time in 63 years and is located in the heart of Ocala's beautiful Horse Country and Farmland Preservation Area. From the property gate, it's a quick eight minute drive (4.7 miles) to the HITS Winter Circuit and a 13 minute drive (11.1 Miles) to the famous World Equestrian Center. The property features 80+/- acres of improved pasture, tall oak stands and cabbage palm trees. The remaining 400 Acres was timbered last year for it's pine crop and is a blank canvas for the next owner's vision. Unique to this land are three former phosphate excavations with their own ecosystems of ferns, sweetgum, pine and oak trees. This is the ideal location for an equestrian who values big horizons and privacy or anyone with outdoor ambitions for recreation, wildlife and wide open spaces.

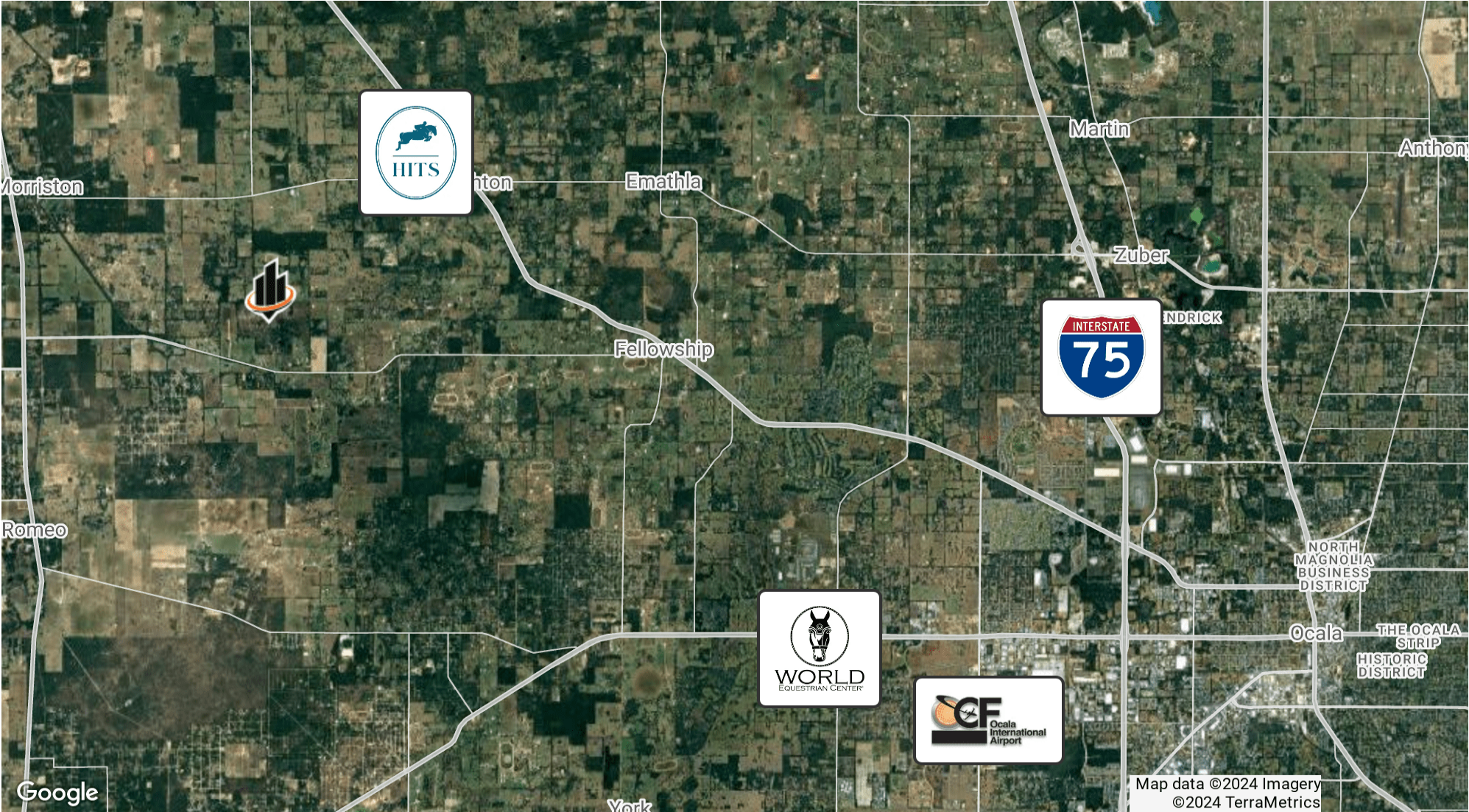
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LOCATION MAP



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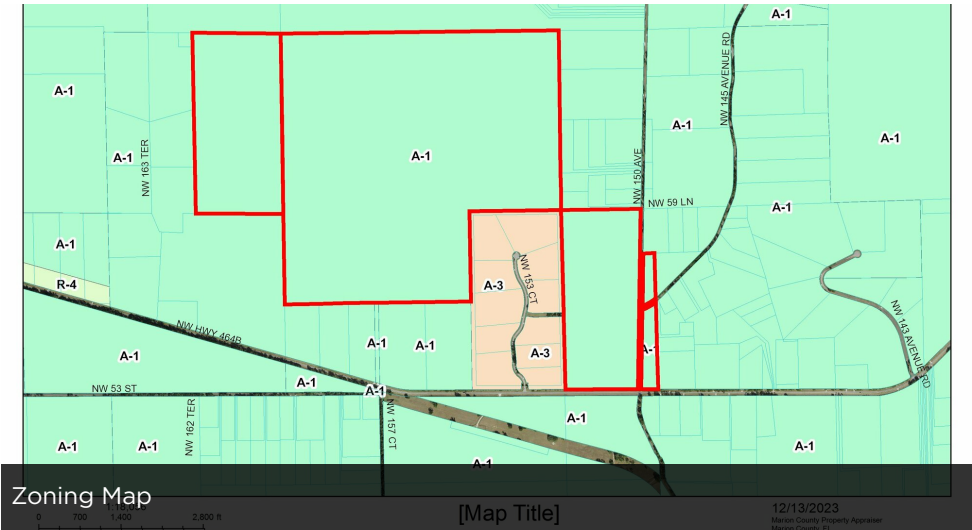
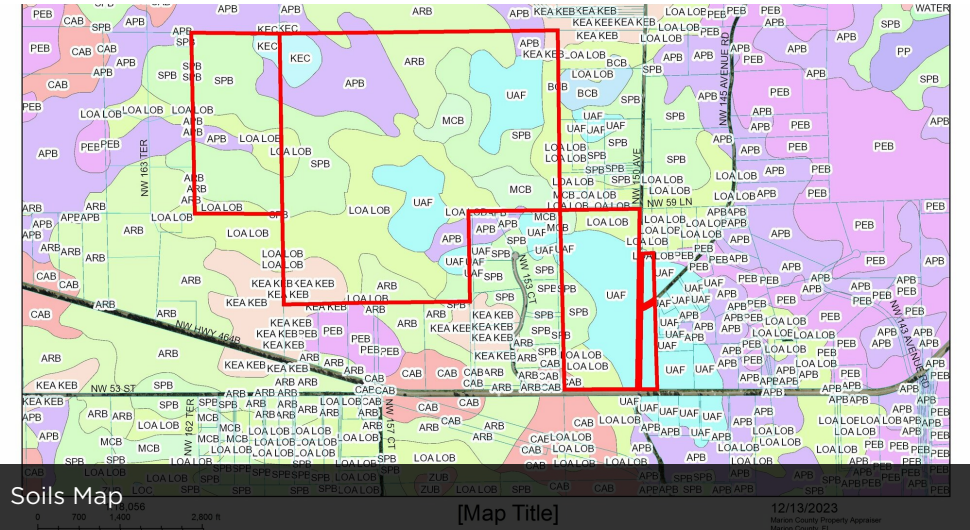
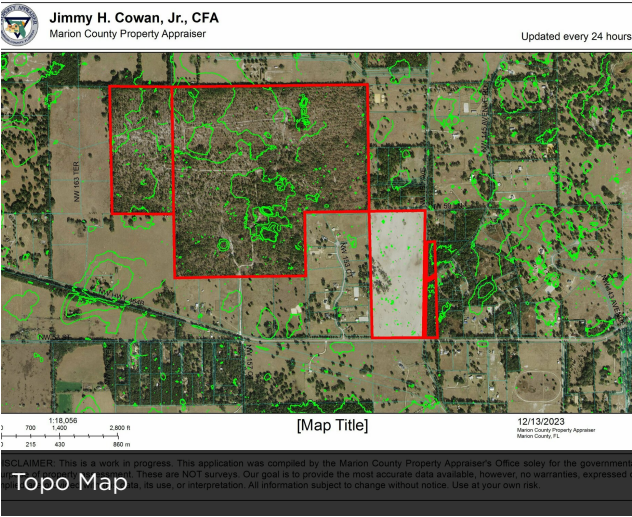
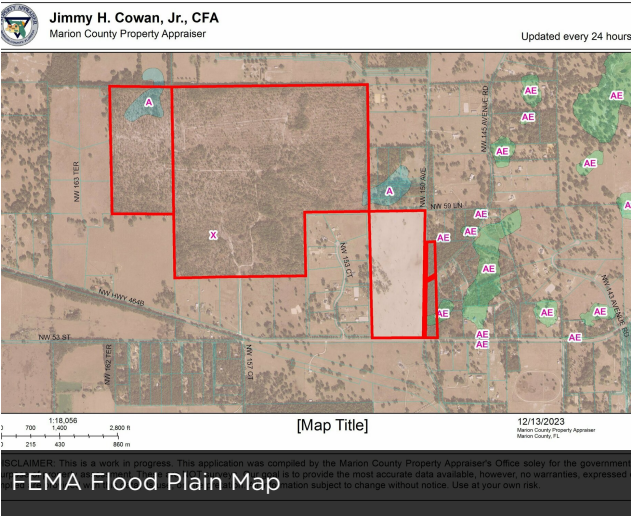
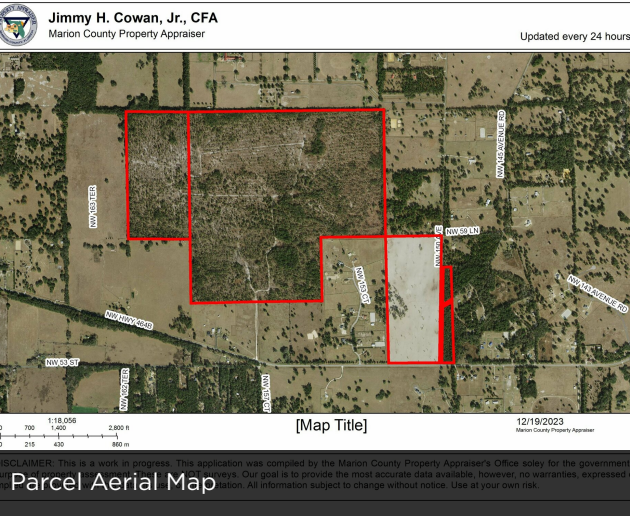
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MAPS



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SVN | MCDONALD & COMPANY 9



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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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