



SALE

80 +/- Acres in Horse Country

NW 150TH AVE

Fellowship, FL 32668

PRESENTED BY:

BARTOW MCDONALD IV

O: 352.274.3800

bartow.mcdonald@svn.com

MATTHEW GARFF

O: 352.644.1552

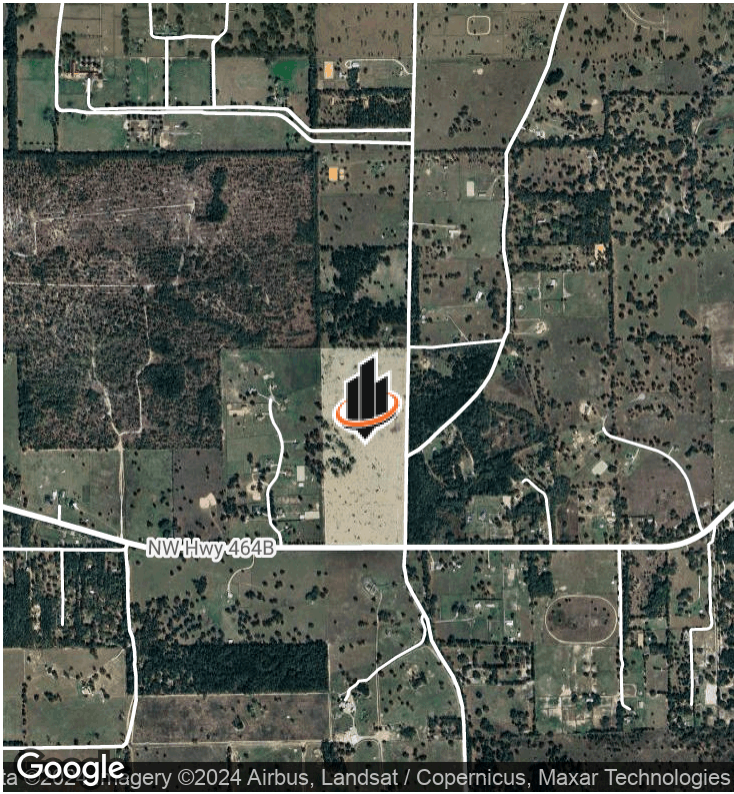
matthew.garff@svn.com

STILES MCDONALD

O: 352.288.4491

stiles.mcdonald@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,000,000
LOT SIZE:	80 Acres
PRICE / ACRE:	\$37,500
ZONING:	A1
MARKET:	Central Florida
SUBMARKET:	North Central Florida
APN:	12202-000-00

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PROPERTY OVERVIEW

In 1960, legendary investor and timber baron James T Goethe purchased vast acreage tracts in NW Marion County from the Loncala Phosphate Company, where its stewardship has passed through several generations. For the first time in 63 years, this beautiful land in the heart of Ocala’s horse country is available for purchase. Nestled in the Farmland Preservation Area, the property is a quick eight-minute drive (4.7 miles) to the HITS Winter Circuit and a 13-minute drive (11.1 Miles) to the famous WEC (World Equestrian Center.) The property features 80+/- acres of improved pasture, tall oak stands, cabbage palm trees 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 also features 2,611’+/- of frontage on NW 150th Ave and 1,071’+/- along NW Hwy 464B.

PROPERTY HIGHLIGHTS

- Ideal location for Equestrian Lifestyle
- 80 acres of pasture and live oaks
- Fenced
- No Wetlands
- Close to the World Equestrian Center
- Within the Farmland Preservation Area

THE PROPERTY



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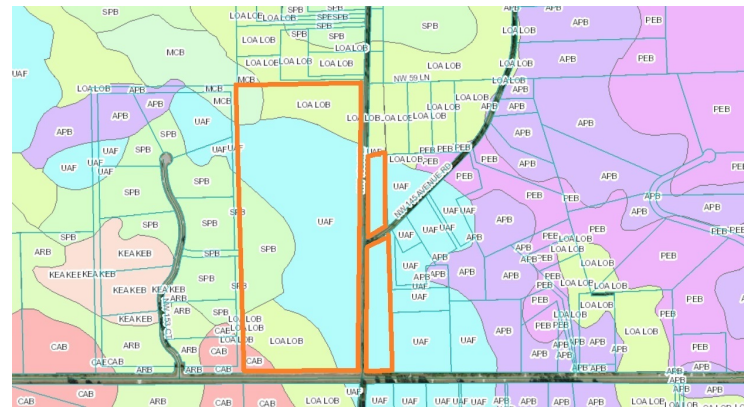
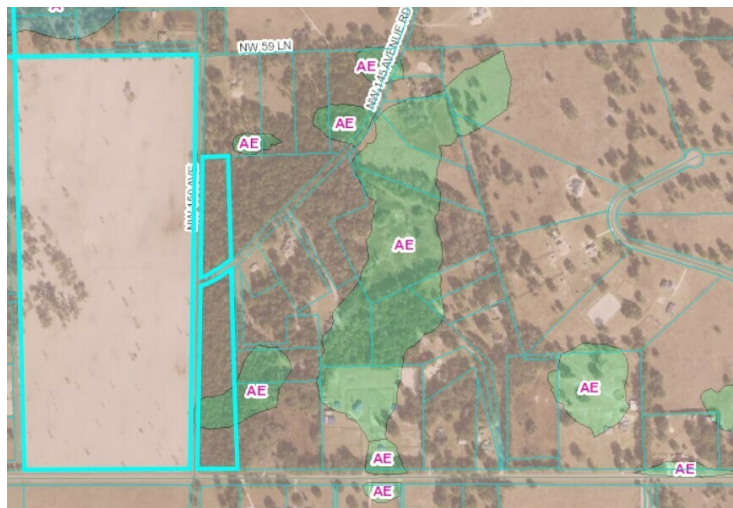
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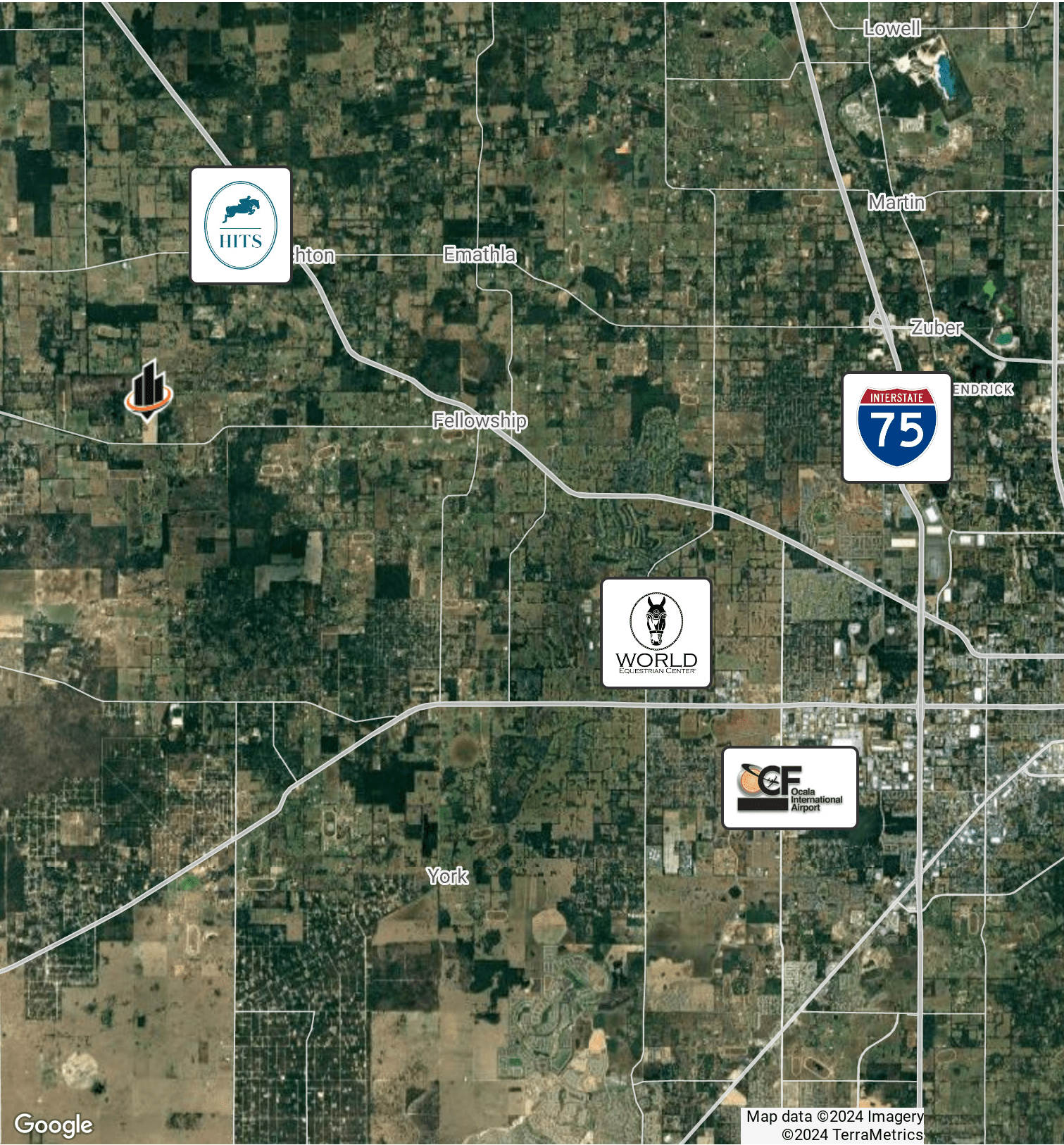
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Soils

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LOCATION MAP



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MEET THE TEAM



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

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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.

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STILES MCDONALD

Associate Advisor

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Cell: **352.288.4491**

PROFESSIONAL BACKGROUND

Stiles McDonald is an associate advisor at SVN | McDonald & Company.

He is a fifth-generation Floridian who grew up on the shores of Lake Weir just outside Ocala, FL. His earliest real estate experiences include cleaning "for sale" signs and creating massive client databases. Growing up with a multigeneration family ranch inspired a love of land from an early age, which he puts to good use when helping clients with their land and commercial real estate.

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SVN BY THE NUMBERS

SVN[®] by the numbers

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2,200

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\$14.9B

Total value of sales & lease transactions

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Global Offices & expanding

7+7

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57M+

SF in properties managed

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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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