

Ocala Farm Living



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Explore 5 Stunning Farm Properties in the Ocala and Surrounding Areas



Lori J. Busch | (352) 804-5544 | ljbusch@ocalaproperty.net | OcalaLuxuryHomes.com

Busch Realty has been proudly serving Ocala and Marion County for 30 years...

We're in your corner!



Lori J. Busch
 (352) 804-5544
 ljbusch@ocalaproperty.net
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 (352) 804-5544

B BUSCH REALTY

3300 SE 3rd Ave, Ocala, FL 34471

18051 SE 60TH ST
 Morriston, FL 32668
 MLS# OM669386

40 Acre Dream Farm



\$1,880,000

- 4 Bed, 3.5 Bath Home
- Entertainment Pavilion
- 2 Cottages for "Glamping" or Air BNB
- 13 Stall Barn
- Storage Building
- Lake with Fishing Bridge
- Gated
- 20 Minutes from WEC
- 15 Minutes from HITS





County: Levy
Property Style: Farm
Subdiv: NONE
Subdiv/Condo:
Beds: 4, **Baths:** 3/1
Pool: None
Home Warranty Y/N:
New Construction: No
Total Annual Assoc Fees:0.00
Average Monthly Fees:0.00

Status: Active
List Price: \$1,880,000
LP/SqFt: \$648.28
Year Built: 2006
ADOM: 6 **CDOM:** 6
Heated Area:2,900 SqFt / 269 SqM
Total Area: 4,292 SqFt / 399 SqM
Total Acreage: 20 to less than 50
Lot Features:
Flood Zone Code:X

40 acre farm with gorgeous 2900 sf house with back porch that looks over the tranquil lake/pond with a bridge for fishing. Huge party pavillion as well for the ultimate in entertainment and recreation. This property is used for events and short term vacation rental, or a paradise found for a permanent home. From the front door you enter a grand kitchen with gas range and griddle, butcher block huge island, impressive stainless appliances and high ceilings. Plenty of cabinets and bar seating for four. Voluminous ceilings give a spacious feel and the windows give a panoramic view of the lake bridge and grounds. Corner fire place and large built in cabinetry. Plenty of room for dining and congregating in this spacious central area of the house. Four large bedrooms, 3.5 baths and powder room. As you relax and dine on large back covered porch you see the expansive acreage. Porch swing. So much to do here. Fish from the attractive bridge. Read a book in one of the two quaint Cottages on the vast grounds. 13 stall barn is a bit older and needs some work. Another large building open on one side is ideal for equipment storage. Fencing is mainly wire or barbed and the entire property is completely enclosed. This property has a gated entrance. Very private and so much to do here. Black Angus Agriculture, Quail Hunting/Processing and Dog Kennels were established here in the past. Home has 2 Tankless Water Heaters and 2 Wells. The Beautiful and Immaculate Furnishings are negotiable with the sale of the home. This property can be turnkey on day one. Home is positioned where you can wake up to the early morning sunrise from the porch and sunsets over the lush green fields. This home is 20 minutes away from the World Equestrian Center and 15 minutes away from HITS Ocala. This spectacular property is surrounded by beautiful tall pine trees and at its center a majestic fish filled lake, green pastures with rolling hills. The landscape is filled with opportunities for natural encounters with beautiful wildlife. This private-gated property is a bird watchers dream. Your future home is situated on a magnificent park-styled acreage that is minutes from Ocala's and Gainesville's best attractions and activities. This super spacious 40-Acre farm/ countryside getaway is the perfect private oasis Once you see this fine property, you won't want to leave. Schedule your appointment today!

Land, Site, and Tax Information

Legal Desc: The SW 1/4 of the NW 1/4 of Sec 24, TS 14S, R 18E, Levy County, FL. Together with a non-exclusive easement for ingress and egress over and across the E 60' of the S 1/2 and the E 60' of the S 60' of the N 1/2 of Sec 23, TS 14S, R 18E, Levy County, FL a/k/a PID # 0460200000

SE/TP/RG: 24-14-18
Subdivision #:
Between US 1 & River:
Tax ID: [0460200000](#)
Taxes: \$11,875
Homestead: No
AG Exemption Y/N:
Ownership: Fee Simple

CDD: No

Zoning: ARR
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2023
Annual CDD Fee:
Development:
Complex/Comm Name:
Flood Zone Date:
Floor #:
Census Block:
Total Units:
Lot Size Acres: 40.00

Block/Parcel:
Book/Page:
Front Exposure: Southwest
Lot #: 0
Other Exemptions:
Subdiv/Condo:
Planned Unit Dev:
Census Tract:
Lot Size: 1,742,400 SqFt / 161,874 SqM

Bldg Name/#:
Total # of Floors:
Land Lease Y/N: No
Lot Dimensions:

Land Lease Fee:

Water Frontage:Yes-Lake, Pond
Water Access: Yes-Lake, Pond
Water View: Yes-Lake, Pond

Waterfront Ft: 0
Water Extras: Yes-Bridges - Fixed, Fishing Pier

Interior Information

A/C: Central Air
Heat/Fuel: Central, Electric, Heat Pump
Utilities: Electricity Connected, Propane, Sewer Connected, Water Connected
Sewer: Septic Tank
Water: Well
Fireplace: Yes-Wood Burning
Heated Area Source: Public Records
Total Area Source: Public Records

Appliances Incl: Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Freezer, Ice Maker, Microwave, Refrigerator
Flooring Covering: Carpet, Ceramic Tile, Laminate
Interior Feat: Cathedral Ceiling(s), Ceiling Fans(s), Eating Space In Kitchen, High Ceiling(s), Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)
of Wells:
of Septics:

| Room Type | Level | Approx Dim | Flooring | Bedroom Closet Type | Features |
|-----------------|-------|-------------|----------|---------------------|----------|
| Great Room | First | 21.67x18.58 | Laminate | | |
| Dining Room | First | 25.25x14.83 | | | |
| Kitchen | First | 21.67x14.67 | Laminate | | Island |
| Primary Bedroom | First | 18.42x23.58 | | Walk-in Closet | |

Exterior Information

Ext Construction: HardiPlank Type, Stone, Wood Frame
Roof: Metal
Foundation: Slab
Property Description:
Ext Features: French Doors, Lighting, Rain Gutters
Pool: None
View: Water
Farm Type: Cattle, Livestock, Other
of Stalls: 13

Garage Dim: , **Attached Garage Y/N:**
Property Attached:
Architectural Style:Ranch

Road Surface Type: Asphalt, Limerock
Road Responsibility:Deeded Easement
Barn Features: Center Aisle, Other, Tack Room
Paddocks/Pastures:
Pool Dimensions:
Vegetation:



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 3300 SE 3rd Ave
 Ocala, FL 34471



7115 SW 80TH AVE
Ocala, FL 34481
MLS# OM668496

Farm For Lease



11 Acres – \$4,500 per month

3 Bed / 2 Bath / Barn / 40' x 40' Storage Building

Nestled on a sprawling 11-acre farm, this idyllic rental property is a horse lover's paradise, complete with pre-existing fencing and ample space for equine activities. Perfectly positioned between the World Equestrian Center and the convenience of SR 200, it offers a unique blend of rural charm and accessibility. The heart of this farm property is a cozy 3-bedroom, 2-bath home that promises comfortable living amidst nature's beauty. Cute kitchen and additional family room with bar and fire place. Equestrian facilities include a four-stall barn with feed room and wash rack. Additionally, the property boasts a large metal building 40 x 40 , ideal for storing equipment or vehicles, RV, and an additional storage shed, ensuring ample space for all your needs. This property is not just a home; it's a lifestyle retreat for those passionate about horses and country living. Tenant credit and background check applies. House is NOT FURNISHED.



***Schedule a
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 (352) 690-1909***



OM668496 7115 SW 80TH AVE, OCALA, FL 34481

County: Marion
Beds: 3
Baths: 2/0
Style: Farm
Pool: None
Pets: Yes
Application Fee: \$60.00
Min Security Deposit: \$4,500
Long Term Y/N: Yes
Date Available: 01/01/2024
Garage: Yes **Spcs:** 1
Carpport: No **Spcs:**
Total Monthly Tenant Fees: \$0
Total Annual Tenant Fees: \$0

Status: Active
Rent Price: \$4,500
RP/SqFt: \$1.82
Furnishings: Unfurnished
Year Built: 1996
ADOM: 23
CDOM: 23
Lease Amount Frequency: Monthly
Terms Of Lease: 1st, Last, and Sec Dep
 Required, Security Deposit Required
Lease Term:
Tenant Pays:
Rent Includes: None
Listing Type: Exclusive Right To Lease
Heated Area: 2,470 SqFt / 229 SqM
Total Area: 2,474 SqFt / 230 SqM

FARM FOR LEASE. Nestled on a sprawling 11-acre farm, this idyllic rental property is a horse lover's paradise, complete with pre-existing fencing and ample space for equine activities. Perfectly positioned between the World Equestrian Center and the convenience of SR 200, it offers a unique blend of rural charm and accessibility. The heart of this farm property is a cozy 3-bedroom, 2-bath home that promises comfortable living amidst nature's beauty cute kitchen and additional family room with bar and fire place. Equestrian facilities include a four-stall barn with feed room and wash rack. Additionally, the property boasts a large metal building 40 x 40 , ideal for storing equipment or vehicles, RV, and an additional storage shed, ensuring ample space for all your needs. This property is not just a home; it's a lifestyle retreat for those passionate about horses and country living. Showings allowed after December 20th or December 29th. House is NOT FURNISHED. Photos were before seller moved out.

Land, Site, and Tax Information

Tax ID: [35467-000-01](#)
Subdivision #:
Lot Size: 466,528 SqFt / 43,342 SqM
Lot Dimensions: 641x728
Lot Size Acres: 11.00
Rent Includes: None
Water Frontage: No
Waterfront Ft: 0
Water Access: No **Water**
Water Extras: No
View: No

Interior Information

Floor Covering: Ceramic Tile, Laminate, Vinyl
Window Features:
Accessibility Features:
Interior Feat: Ceiling Fans(s), Split Bedroom, Thermostat
Appliances Incl: Dishwasher, Microwave, Range, Refrigerator
Laundry Features:

| Room Type | Level | Approx Dim | Flooring | Bedroom Closet Type | Features |
|-----------------|-------|------------|----------|---------------------|--|
| Primary Bedroom | First | 14x15 | | Walk-in Closet | 2,470 SqFt / 229 SqM Public Records |
| Kitchen | First | 10x12 | | | 2,474 SqFt / 230 SqM Public Records |
| Living Room | First | 15x16 | | | |

Community Information

Pool: None
Association Amenities:
Pets Allowed: Yes
Pet Fee (Non Refundable):
Housing for Older Per: No

Realtor Information

List Agent: Lori Busch
E-mail: ljbusch@ocalaproperty.net
Office: BUSCH REALTY
On Market Date: 12/04/2023
Previous Price:
Owner: ROBERTO BELLO
Listing Service Type: Exclusive Right To Lease
Lease Fee: \$1,000
Lease Referral Fee Comments:
Realtor Info: As-Is
Showing Time:
Showing Instructions: Call Listing Agent
Showing Considerations: Lockbox, No Sign, See Remarks

List Agent ID: 271510115
List Agent Fax: 352-690-1908
Original Price: \$4,500
Price Change:
Owner Phone:
Lease Office 2:
Referral Fee: \$200
Call Center #:

List Agent Direct: 352-804-5544
List Agent Cell: 352-804-5544
Office ID: 271500128
Office Phone: 352-690-1909
Office Fax: 352-690-1908
Days to Closed:
Days to Cont:

Driving Directions: From FL-200 and SW 90th St, turn right onto SW 90th ST. In half a mile, turn right onto SW 80th Ave. Head North for 1.7 miles. Property is on right.

Realtor Remarks: Appointment Required do not go to property. Showings available after Dec 20, 2023. Landlord is not the present owner of record. Lease subject to closing of property to contract holder buyer. Property is for lease ideally for someone with horses. Tenant to care for all grounds. 10.7 acres. 1-2 year lease available. Great location just 8 minutes from the World Equestrian Center, 10 minutes to OBS, Ocala Airport. 12 Minutes to hospital, Market Street at Heathbrook mall 11 minutes. 14 minutes to I-75. Convenient to Restaurants, and Circle Square Center entertainment. Appointment Required. First , Last, and Security required. Tenant to carry liability and contents insurance. Subject to credit and background check for each adult tenant. All tenants will be on lease, no subletting. Liability and animal and content insurance required. Please see preliminary questionnaire attached. Application fee is \$50.00 per adult after questionnaire. Thank you for your interest.



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Maria Griffin
 (352) 208-3580
 mariagriffin53@gmail.com

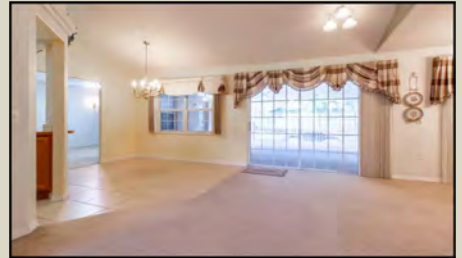


BUSCH REALTY

3300 SE 3rd Ave, Ocala, FL 34471

371 NE 39TH ST
Ocala, FL 34479
MLS# OM668256

Luxury on 8.61 Acres



\$795,000

4 Bed, 2.5 Bath with Pool

Own a unique 4/2.5 pool home with 3190 sq ft on 8.61 acres, 10 minutes from city amenities. Perfect for extended family, it's zoned for multiple residences (4-8 units/acre). Features 260 feet frontage on NE 42nd Street for an extra entrance. R3 zoning, check with Marion County for specifics. Enjoy privacy, high ceilings, spacious rooms, fireplace, formal dining, and a 360 sq ft flex room. Includes a large lanai, heated pool, outdoor kitchen, and wood deck. Roof replaced in 2021. Around 3 acres cleared with a restorable pond. Comes with a 20 x 20 storage building. Recent updates: HVAC (2022), well pump (2022), water heater (2018). Sold as-is, inspections welcome but no repairs by seller.



* PROPERTY LINES ESTIMATED





County: Marion
Property Style: Single Family Residence
Subdiv: NA
Subdiv/Condo:
Beds: 4, Baths: 2/1
Pool: Private
Home Warranty Y/N:
New Construction: No
Total Annual Assoc Fees:0.00
Average Monthly Fees:0.00

Status: Active
List Price: \$795,000
LP/SqFt: \$249.22
Year Built: 2001
ADOM: 5 **CDOM:** 5
Heated Area:3,190 SqFt / 296 SqM
Total Area: 6,040 SqFt / 561 SqM
Total Acreage: 5 to less than 10
Lot Features: Street Paved, Unincorporated
Flood Zone Code:X

Rare opportunity to own a 4/2.5,Pool home with 3190 sq ft under air on 8.61 acres of land centrally located 10 minutes to Publix and City conveniences. Private entry gate with columns welcomes you to this spacious home. You will find high ceilings throughout the living areas and master suite, spacious living room, family room with fireplace, large dining area and large bonus flex room. Triple split plan. Kitchen has open bar and plenty of cabinets. There are several different entertainment areas inside, especially the large covered lanai and pool with surround windows. You will love the huge enclosed Outdoor Kitchen, between the pool area and the expansive outdoor wood deck. The Pool is heated. Roof was replaced in 2021. The property around the house is approximately 2 acres with a former pond water feature that could be re-activated for further ambiance. Out door storage building 20 x 20. Seller says other recent updates include: one of two HVAC units replaced in 2022; well pump replaced in 2022; and, water heater in 2018.This home and property will be sold as-is. Home inspections welcome; Seller will not do repairs. This property is ideal for future multiple residential houses with the present High Density Land Use, and R-3 Zoning. The property also has approximately 260 feet of frontage on NE 42nd Street if buyer would like an additional entrance possible. Zoning is R3 multi family and the land use allows 4-8 units per acre. (8.61 acres is 34 to 67 units-check with Marion County) Live here and enjoy natural private beauty with opportunity for more houses for family or future investment. We would love to show you this house and property. Call us today!

Land, Site, and Tax Information

Legal Desc: SEC 32 TWP 14 RGE 22 COM AT THE NW COR OF NE 1/4 OF SW 1/4 TH S 00-38-48 W 25 FT TO THE POB TH S 89-29-18 E 258.39 FT TH S 00-37-32 W 1299.32 FT TH N 69-35-24 E 0.46 FT TH S 28-15-43 E 121.03 FT TH N 89-28-03 W 317.81 FT TH N 00-38-48 E 106.07 FT TH CONT NLY ALONG THE WLY BNDY 1299.07 FT TO THE POB

SE/TP/RG: 32-14S-22E

Subdivision #:

Between US 1 & River: Tax

ID: 15464-002-00 **Taxes:**

\$3,506 **Homestead:** Yes

Ownership: Fee Simple

Total # of Floors: 1

Land Lease Y/N: No

Lot Dimensions: 260 x 1412

Lot Size Acres: 8.61

Lot Size: 375,052 SqFt / 34,843 SqM

CDD: No

Zoning: R3

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2022

Annual CDD Fee:

Development:Not in Development

Block/Parcel: NA

Book/Page: NA

Front Exposure: East

Lot #: NA

Interior Information

A/C: Central Air

Heat/Fuel: Electric, Heat Pump

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Propane

Sewer: Septic Tank

Water: Well

Fireplace: Yes-Gas

Heated Area Source: Public Records

Total Area Source: Public Records

| Room Type | Level | Approx Dim | Flooring | Bedroom Closet Type | Features |
|-----------------|-------|------------|--------------|---------------------|----------------|
| Primary Bedroom | First | 14x23 | Carpet | Walk-in Closet | |
| Kitchen | First | 15x13 | Ceramic Tile | | Island |
| Bathroom 1 | First | 14x12 | Ceramic Tile | | Split Vanities |
| Family Room | First | 13x20 | Carpet | | |
| Dining Room | First | 10x14 | Carpet | | |
| Living Room | First | 12x15 | | | |

Appliances Incl: Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator

Flooring Covering: Carpet, Ceramic Tile

Interior Feat: Cathedral Ceiling(s), Ceiling Fans(s), High Ceiling(s), Master Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

Exterior Information

Other Structures: Other, Outdoor Kitchen, Shed(s), Storage

Ext Construction: Block, Concrete, Stucco

Roof: Shingle

Foundation: Slab

Property Description:

Ext Features: Irrigation System, Lighting, Other, Outdoor Kitchen, Rain Gutters, Sliding Doors, Storage

Pool: Private

Pool Features: Child Safety Fence, Deck, Gunite/Concrete, Heated, In Ground, Outside Bath Access

View: Trees/Woods

Attached Garage Y/N:No

Other Equipment: Fuel Tank(s)

Road Surface Type: Asphalt

Pool Dimensions:

Spa: No

Vegetation: Fruit Trees, Mature Landscaping, Wooded

Community Information

Monthly HOA Amount:

Elementary School:

Lease Restrictions: No

Master Assn/Name:No

Other Fee:

Middle School: Howard Middle School

Housing for Older Per: No

High School: Vanguard High School



Glen Shepherd
 (352) 843-6763
 bud_shep05@yahoo.com
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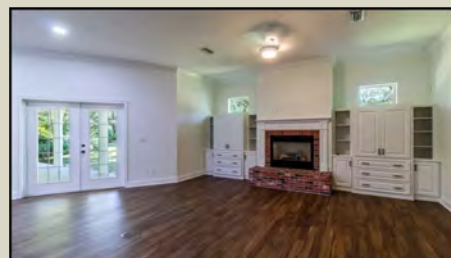


BUSCH REALTY

3300 SE 3rd Ave, Ocala, FL 34471

4520 NE 36TH AVE
Ocala, FL 34479
MLS# OM663101

*Southern Charm on
 9.40 Acres*



\$950,000

6 Bed, 2 Bath with 2/1 GH

You have found your country home in Ocala on 9.4 acres. This country style home with front porch welcomes you to fully updated, spacious 2663 SF main house. Main House has 4 bedrooms plus office/fifth bedroom. Kitchen with new appliances, cabinets and counter tops open to great family living area with fire place. Large pantry in kitchen as well. This house has a new roof and a private drive. Back covered patio shows your lush vegetation and field. This property is zoned A1 and is suitable for farm. No subdivision or HOA. Another bonus feature is the 862 SF 2b/1ba guest house w/o kitchen. Use for home office guests or multi purpose. Storage shed on the property. This versatile, hard to find acreage home in a fantastic convenient location is ready to be yours!





County: Marion
Property Style: Single Family Residence
Subdiv: NON-SUB
Subdiv/Condo:
Beds: 6, **Baths:** 2/2
Pool: None
Garage: Yes **Attch:** Yes **Spcs:** 2
Home Warranty Y/N:
New Construction: No
Total Annual Assoc Fees: 0.00
Average Monthly Fees: 0.00

Status: Active
List Price: \$950,000
LP/SqFt: \$253.40
Year Built: 2002
ADOM: 121 **CDOM:** 121
Heated Area: 3,749 SqFt / 348 SqM
Total Area: 5,380 SqFt / 500 SqM
Total Acreage: 5 to less than 10
Lot Features: In County, Landscaped, Street Paved
Flood Zone Code: X

You have found your country home in Ocala on 9.4 acres. Country style home with front porch welcomes you to fully updated spacious home with 2663 SF main house. Main House has 4 bedrooms plus office/fifth bedroom. Spacious Kitchen with new appliances, cabinets and counter tops open to great family living area with fire place. Large pantry in kitchen as well. This house has a new roof with ultimate in privacy with private drive. Back covered patio shows your lush vegetation and field. This property is zoned A1 and is suitable for farm. No subdivision or HOA. Another big bonus feature is the 862 SF 2b/1ba guest house without kitchen. Use for home office guests or multi purpose. There is also a storage shed on the property. This is a versatile property , hard to find acreage home like this, in a fantastic convenient location that is today's style.

Land, Site, and Tax Information

Legal Desc: SEC 34 TWP 14 RGE 22 NE 1/4 OF SE 1/4 OF NE 1/4 EX R/W CO RD 3.0-E
SE/TP/RG: 34-14S-22E
Subdivision #:
Between US 1 & River:
Tax ID: [15841-001-00](#)
Taxes: \$8,104
Homestead: No **CDD:** No
AG Exemption YN:
Ownership: Fee Simple
Bldg Name/#:
Total # of Floors: 1
Land Lease Y/N: No **Land Lease Fee:**
Lot Dimensions: 620 x 660
Zoning: A1
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2023
Annual CDD Fee:
Development:
Complex/Comm Name:
Flood Zone Date:
Floor #:
Census Block:
Total Units:
Lot Size Acres: 9.40
Block/Parcel: X
Book/Page: X
Front Exposure: Southeast
Lot #: X
Other Exemptions:
Subdiv/Condo:
Planned Unit Dev:
Census Tract:
Lot Size: 409,464 SqFt / 38,040 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Electric, Heat Pump
Utilities: Electricity Available, Sewer Connected, Water Connected
Sewer: Septic Tank
Water: Well
Fireplace: Yes
Heated Area Source: Public Records
Total Area Source: Public Records
Appliances Incl: Bar Fridge, Built-In Oven, Dishwasher, Exhaust Fan, Microwave, Range, Range Hood
Flooring Covering: Vinyl
Interior Feat: Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, High Ceiling(s), Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s)
of Wells:
of Septics:

| Room Type | Level | Approx Dim | Flooring | Bedroom Closet Type | Features |
|-----------------|-------|-------------|----------|---------------------|----------|
| Living Room | First | 21x27 | | | |
| Kitchen | First | 10x21 | | | |
| Primary Bedroom | First | 21.67x15.75 | | Built-in Closet | |
| Family Room | First | 15.75x22 | | | |

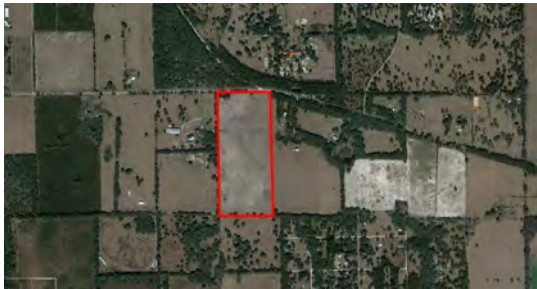
Exterior Information

Other Structures: Additional Single Family Home, Guest House, Shed(s)
Ext Construction: Block, Concrete, Stucco
Roof: Shingle
Foundation: Slab
Property Description:
Ext Features: Other, Storage
Pool: None
Garage Dim: , **Attached Garage Y/N:** Yes
Property Attached:
Architectural Style:
Pool Dimensions:
Vegetation: Mature Landscaping, Oak Trees, Trees/Landscaped, Wooded
View: Trees/Woods
Horse Amenities:
Road Surface Type: Asphalt
Fencing: Fenced

Green Features

Community Information

Monthly HOA Amount:
Elementary School: Ocala Springs Elem. School
Master Assn/Name: No
Other Fee:
Middle School: Fort King Middle School
Master Assn Fee:
Housing for Older Per: No
High School: Vanguard High School
Master Assn Ph:



County: Levy
Subdiv:
Subdiv/Condo:
Style: Farm
On Market Date: 12/06/2023
Total Acreage: 50 to less than 100
Price Per Acre: \$35,000.00
For Lease: No
Flood Zone Code: X

Status: Active
List Price: \$2,521,050
Special Sale: None
ADOM: 22
CDOM: 22
Pets:

Located on NW HWY 464, this expansive 72.3-acre property presents a unique opportunity for both investors and developers. The land, having been cleared and currently used for farming, boasts an efficient agricultural irrigation well, ensuring optimal land usage for agricultural endeavors. Its proximity to the prestigious World Equestrian Center, just a 17-minute drive away, adds significant value, making it an ideal location for equestrian-related businesses or a peaceful countryside retreat. Additionally, the property offers flexible options for future development, as it can be divided to cater to varied developmental visions, whether for residential, commercial, or agricultural purposes. This location is also high and dry - no worries of flooding here! This blend of accessibility, versatility, and potential makes it a prime piece of real estate in a sought-after location.

Land, Site, and Tax Information

Legal Desc: 21-14-19 0072.03 ACRES TRACT IN E1/2 OF SW1/4 AND TRACT IN SE1/4 OF NW1/4 S OF SR 464 & SOUTHWESTERLY OF RR R/W OR BOOK 1200 PAGE 120
SE/TP/RG: 21-14-19
Tax ID: 05396-000-00
Taxes: \$1,128
Add Parcel: No
Ownership: Fee Simple
Lot Dimensions: 1146x2713x1167x2679
Water Frontage: No
Utilities: Other
Water: None
Sewer: None
Farm Type: Other
HOA / Comm Assn: No
Master Assn/Name: No
Zoning: A/RR
Tax Year: 2022
Lot Size Acres: 72.03
Waterfront Ft: 0
Road Surface Type: Asphalt
Front Footage: 1,146
Lot Size: 3,137,627 SqFt / 291,495 SqM

Realtor Information

List Agent: Glen Shepherd, Jr.
E-mail: bud_shep05@yahoo.com
Office: BUSCH REALTY
Original Price: \$2,521,050
Previous Price:
Owner: SHEPHERD TIMBERLANDS 72 LLC
Listing Service Type: Full Service
Single Agent: 3%
Dual Variable Compensation YN: No
Showing Instructions: Call Listing Agent
Showing Considerations: See Remarks
Driving Directions: From HWY 464 and HWY 41, drive north on HWY 41 for half a mile. Turn right onto HWY 464/SE 55TH ST. Drive 1.5 miles. Property is on right.
List Agent ID: 271510753
List Agent Fax: 352-351-1881
List Agent Direct: 352-843-6763
List Agent Cell: 352-843-6763
Office ID: 271500128
Office Phone: 352-690-1909
Expiration Date: 05/20/2024
Listing Type: Exclusive Right To Sell
Bonus Exp Date:
Trans Broker: 3%
Office Fax: 352-690-1908
Price Change: 12/06/2023
Owner Phone:
Bonus:
Non-Rep: 0%





Busch Realty is a leader in residential and commercial real estate sales in Ocala, Florida. Our dedicated professional agents make your property acquisition or sale a streamlined process and aim for the most efficient results. We go the extra mile to listen to your objectives and achieve your goals.

As a client of ours we start with an interview to listen carefully to learn as much as we can about your property or the property you want to buy, your price range, your location and other requirements.

Taking this data in consideration we compare it to the market comparable properties and recommend pricing to make recommendations and advise to determine our target market.

Our Brokerage is not a national chain, you do not get lost with poor communication. We answer our phones and respond quickly. We harness the power of technology, but personally assist you with your questions and real estate needs. Being a brokerage since 1985 with experienced professionals, we take your business very seriously.

Whether you need a house, office, multi-family or income producing asset, commercial building, retail lease, or land to build a house or business; we can help. Your real estate is an investment and you should have a real estate professional on your team.



Lori J. Busch, Broker

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