



Heldon Ranch North

340± ACRES • MORRISTON, FL • RANCHLAND WITH ESTATE

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Introduction & Offering

This 340.53-acre ranch offers a turnkey setup for cattle operations with well-established infrastructure throughout. The property includes 13 cross-fenced pastures, a barn with a new roof, and a hay shed capable of storing approximately 150 round bales. A recently renovated 4-bedroom, 2.5-bath home adds comfort and convenience, featuring updated flooring, remodeled kitchen and baths, and a new AC system. Water resources are in place with two 4-inch wells, a network of roughly 15 livestock troughs connected by underground lines, and a 2-inch line feeding a pond. A 43-acre pasture planted in perennial peanuts supports forage production, rounding out a well-maintained and productive working ranch.

Located approximately 15 miles from I-75, the ranch offers seamless connectivity to key destinations while maintaining its rural charm. Situated between the quaint towns of Williston and Dunnellon, the property combines the tranquility of small-town living with proximity to vibrant urban centers.

Heldon Ranch's central location ensures that whether you're managing a working operation or enjoying recreational pursuits, you'll always be connected to Florida's finest resources and destinations.

FOR SALE \$ 4,700,000





Heldon Ranch North

Total Acreage: 340± acres

Zoning: A-1 (Agriculture)

Equine Facilities: Fully equipped barn

Cattle Facilities: Hay storage, livestock watering systems, producing peanut pastures

Fencing: Welded wire fencing throughout

Power Provider: SECO Energy



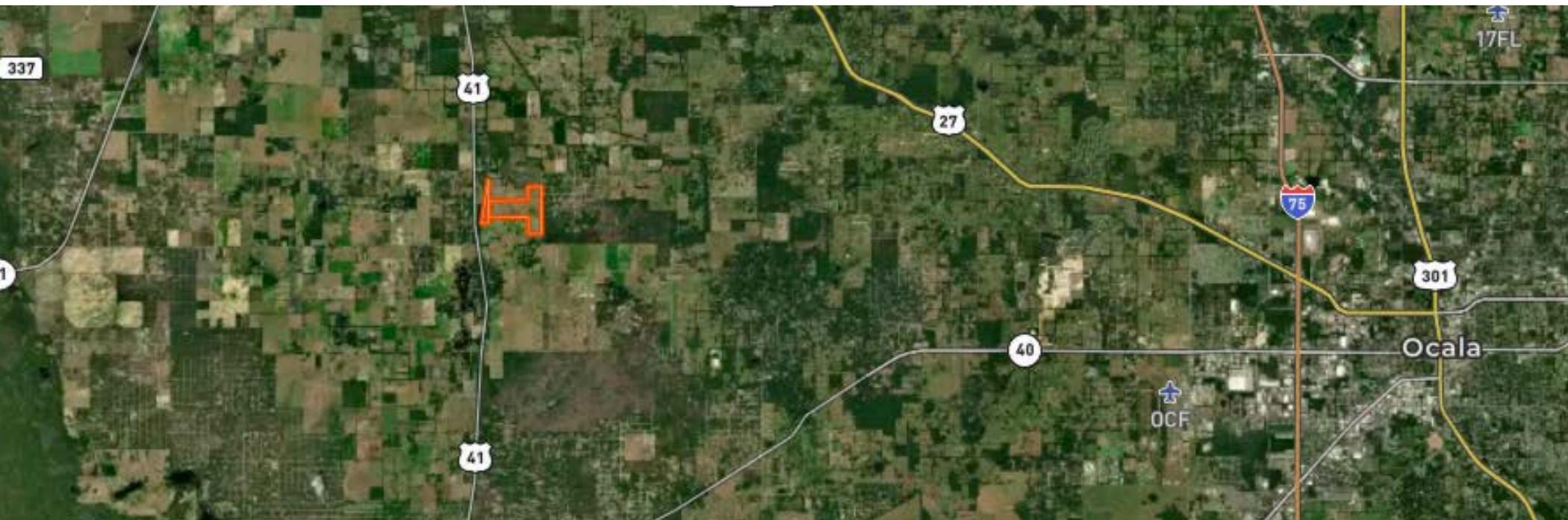
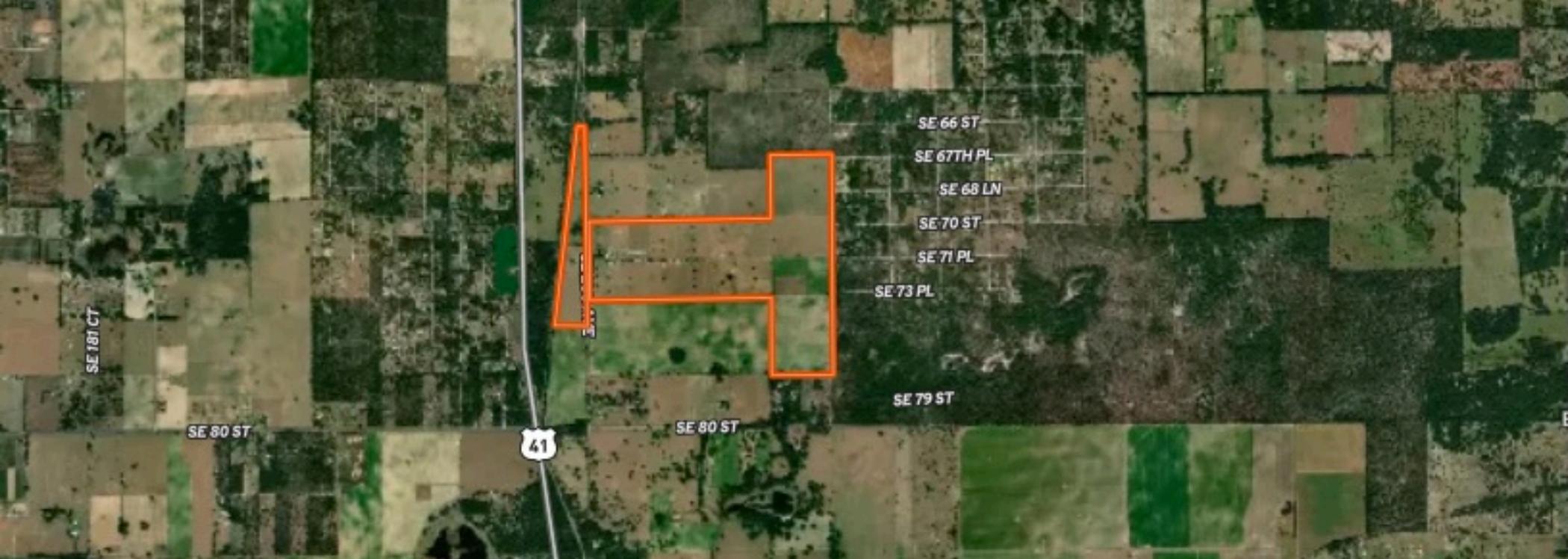


Specifications & Features

This 340±-acre working ranch section features extensive cattle operations and infrastructure, highlighted by:

- 13 well-maintained pastures
- Hay shed with ~150 round bale capacity
- Recently renovated home: 4 bedrooms, 2.5 baths, new flooring, updated closets, remodeled bathrooms and kitchen, and new AC system
- Barn with a newly replaced roof
- 43-acre pasture planted with perennial peanuts
- Two operational 4-inch wells
- Approximately 15 livestock watering troughs interconnected by water lines
- A pond fed by a 2-inch water line







Location Information

Located in the heart of Florida's acclaimed horse country, Dunnellon blends rural charm with strategic access to major markets and recreational destinations. This area of Marion County is known for its expansive pastures, equestrian estates, and strong agricultural roots —making it a natural extension of the broader Ocala region, often referred to as the "Horse Capital of the World." Heldon Ranch offers a rare opportunity to invest in a property that reflects this heritage while benefiting from the region's continued growth. Its position near the World Equestrian Center, the scenic Rainbow and Withlacoochee Rivers, and key roadways like U.S. Highway 41 and the expanding Suncoast Parkway extension ensures both lifestyle appeal and long-term development potential.

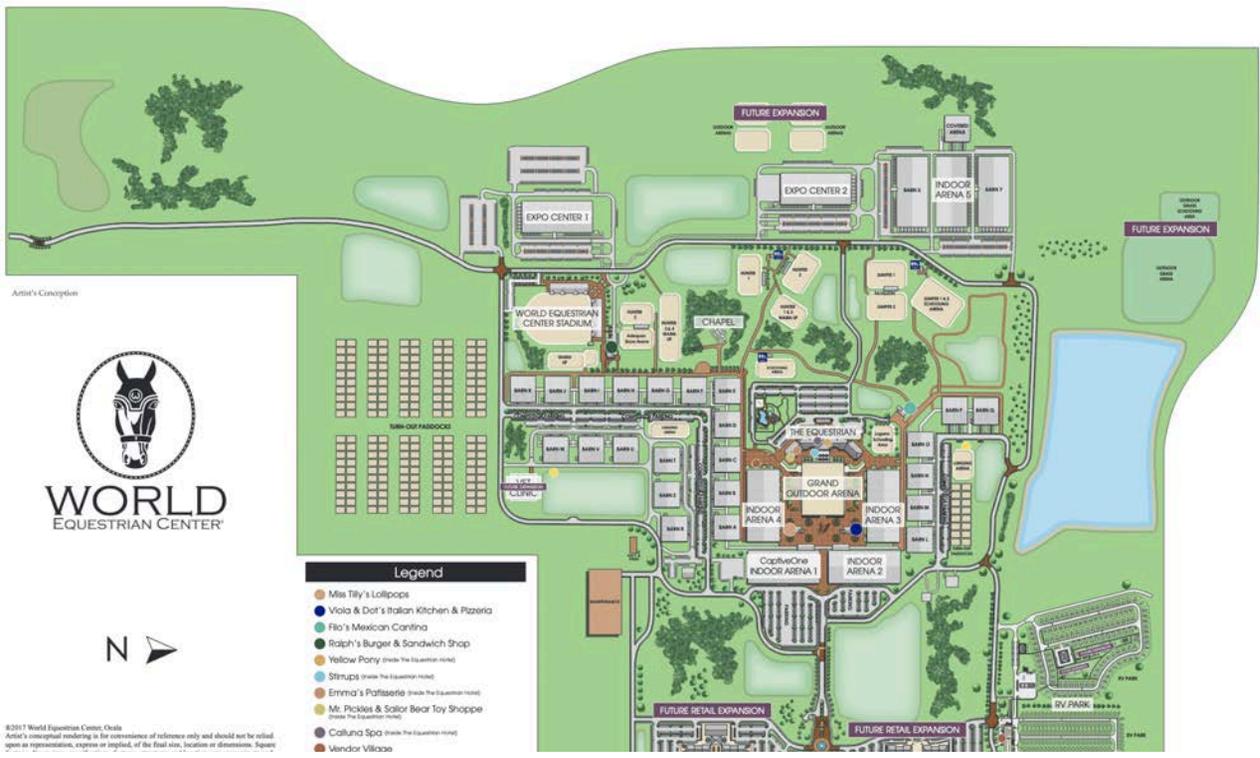


LOCATED LESS THAN 20 MINUTES FROM THE LISTING 

NEARBY POINTS OF INTEREST

World Equestrian Center

Named one of TIME's 2024 World's Greatest Places, the World Equestrian Center is a premier destination for equestrian and multidisciplinary events, with venues in Ocala, Florida, and Wilmington, Ohio. Committed to excellence, the center provides an unparalleled experience for exhibitors, spectators, vendors, sponsors, and retailers. With a focus on quality, class, and distinction, it offers world-class facilities designed to support top-tier competition in a welcoming, family-friendly environment. Whether hosting elite equestrian events or diverse sporting and entertainment gatherings, the World Equestrian Center stands out as a leader in its field.



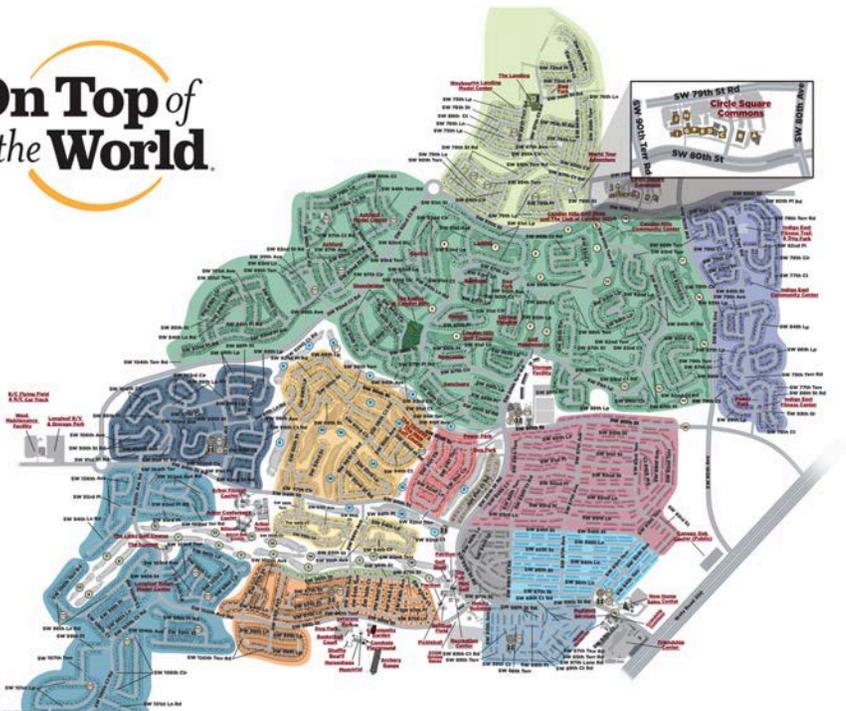
On Top of the World

LOCATED LESS THAN 30 MINUTES FROM THE LISTING



NEARBY POINTS OF INTEREST

On Top of the World Community



Neighborhoods

- Candler Hills
- Indigo East
- Weybourne Landing
- Windsor
- Avalon
- Providence
- Williamsburg
- Friendship Colony
- Friendship Park
- Friendship Village
- Crescent Ridge
- Americana Village
- Crescent Green
- Renaissance Park
- Longleaf Ridge

Circle Square Commons

- The Ranch Fitness Center & Spa
- Circle Square Cultural Center
- The Town Square
- On Top of the World Real Estate of Marion, LLC
- Bridgenet Communications
- Master the Possibilities
- Sid's Coffee Shop & Deli
- Bay Laurel Center CDD
- The World News
- Accounting
- Colen Built Design Studio

Amenities

- Ⓜ Restricted Access
- Ⓜ Mailboxes
- ♻ Recycling
- ♻ Compressor/Garbage
- ♻ Cardboard
- ♻ Disposal/Debris

On Top of the World is a premier 55+ active adult community located in Ocala, Florida, known for its resort-style amenities and vibrant lifestyle. Spanning thousands of acres, the community offers a variety of home styles, from single-family residences to maintenance-free villas, designed for comfortable and modern living. Residents enjoy an impressive range of amenities, including multiple golf courses, fitness centers, swimming pools, tennis and pickleball courts, and miles of walking and biking trails. The community also features numerous social clubs, lifelong learning programs, and entertainment options, fostering an engaging and active environment. Conveniently located near Ocala's shopping, dining, and medical facilities, On Top of the World provides a well-rounded, community-focused lifestyle.



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ABOUT SAUNDERS REAL ESTATE

Saunders Real Estate is a full-service land and commercial real estate brokerage with over \$6 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, and hunting lease management.



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