

Tiffany Farm 108± Acres

2095 SW 140TH AVE, Ocala, Florida 34481

David Lapham
517-990-4907
davidl@saundersrealestate.com

Shea R. Booster
541-771-1177
shea@saundersrealestate.com

Zane Mueller
352-303-9322
zane@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$4,300,000

Offering Summary

Acreage:	108.51 Acres
Price / Acre:	\$39,628
State:	Florida
City:	Ocala
County:	Marion
Property Type:	Equestrian, Land Investment

Property Overview

Located in a premier equestrian corridor just west of Ocala, this 108± acre horse farm offers a rare combination of operational scale, strategic location, and long-term upside. With significant road frontage along W Highway 40, the property sits directly across from the nearly 700-acre Golden Ocala acquisition—a major development poised to elevate the surrounding market and equestrian landscape.

Purpose-built for large-scale equestrian use, the property includes more than 14,000 square feet of barn infrastructure, including two expansive horse barns, multiple open sheds, utility buildings, and general-purpose storage. A regulation training track anchors the layout, surrounded by several cross-fenced paddocks and over 27,000 linear feet of board, vinyl, wire, and masonry fencing.

Two on-site residences built in 1958 provide over 3,483 square feet of combined living space. One features 4 bedrooms, the other 3 bedrooms with additional improvements, suitable for staff housing or owner occupancy. Utility infrastructure includes multiple wells and septic systems, electric service, and paved internal roads.

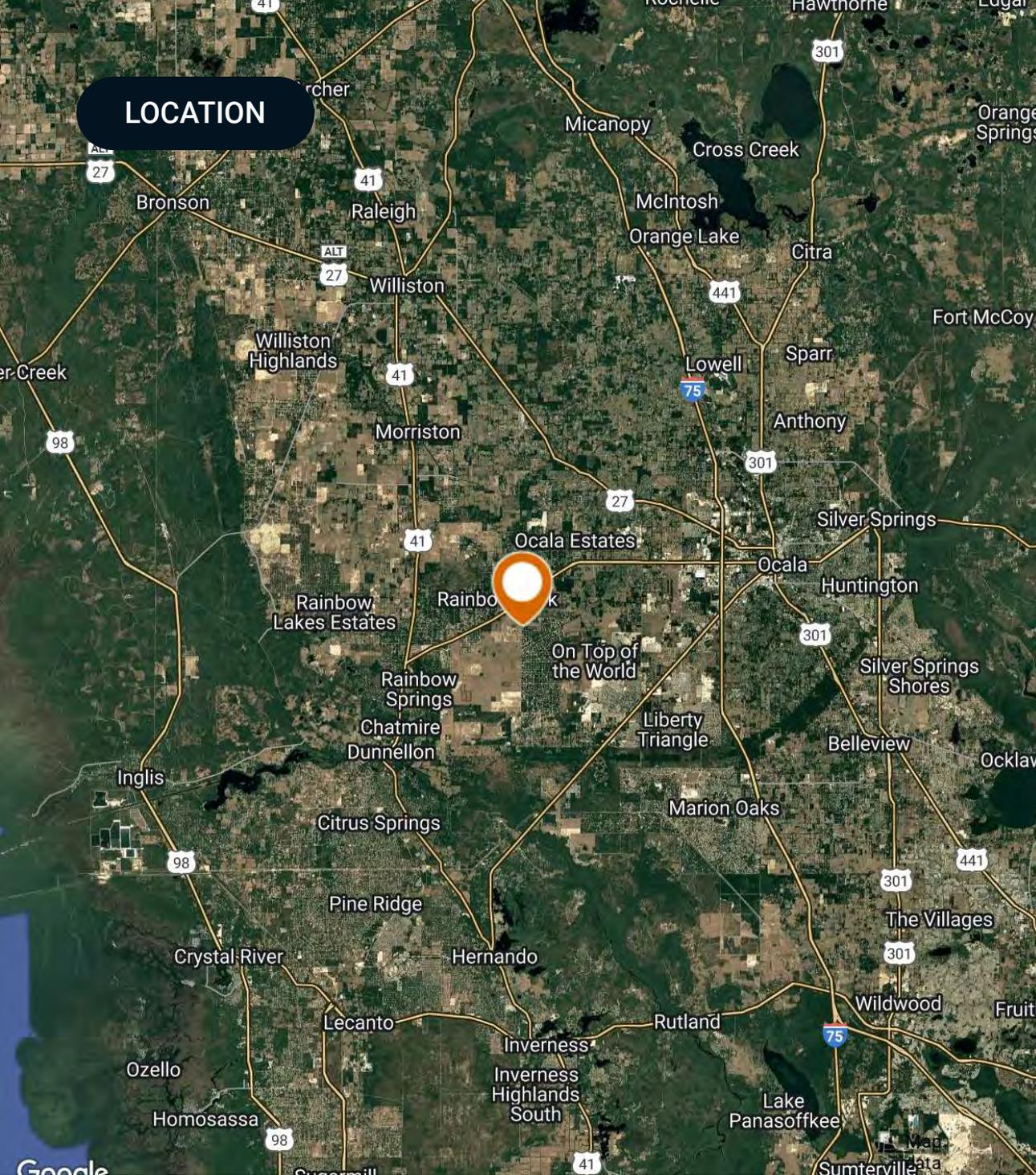
With close access to Ocala, Gainesville, and Tampa, and surrounded by top-tier training centers and farmland, this property is ideally suited for a training or breeding facility with future development potential. The combination of equestrian infrastructure, zoning flexibility, and premier location makes this a standout opportunity in Florida's horse capital.

SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	<ul style="list-style-type: none">• Equestrian• Land Investment
Uplands / Wetlands:	106.5± acres of Uplands / 1.5± acres of Wetlands
Taxes & Tax Year:	\$7,438.98 - 2025
Zoning / FLU:	108± acres Zoned A1
Road Frontage:	W HWY 40
Nearest Point of Interest:	Ocala Gainesville Tampa
Fencing:	Several Paddocks
Structures & Year Built:	Home built in 1958 Shop Barn 1 - 30 Stalls (Includes Bathroom & Two Tack/Wash Stalls) Barn 2 - 17 Stalls (Includes Tack Room & Apartment) Barn 3 - 20 Stalls (Includes Tack Room)



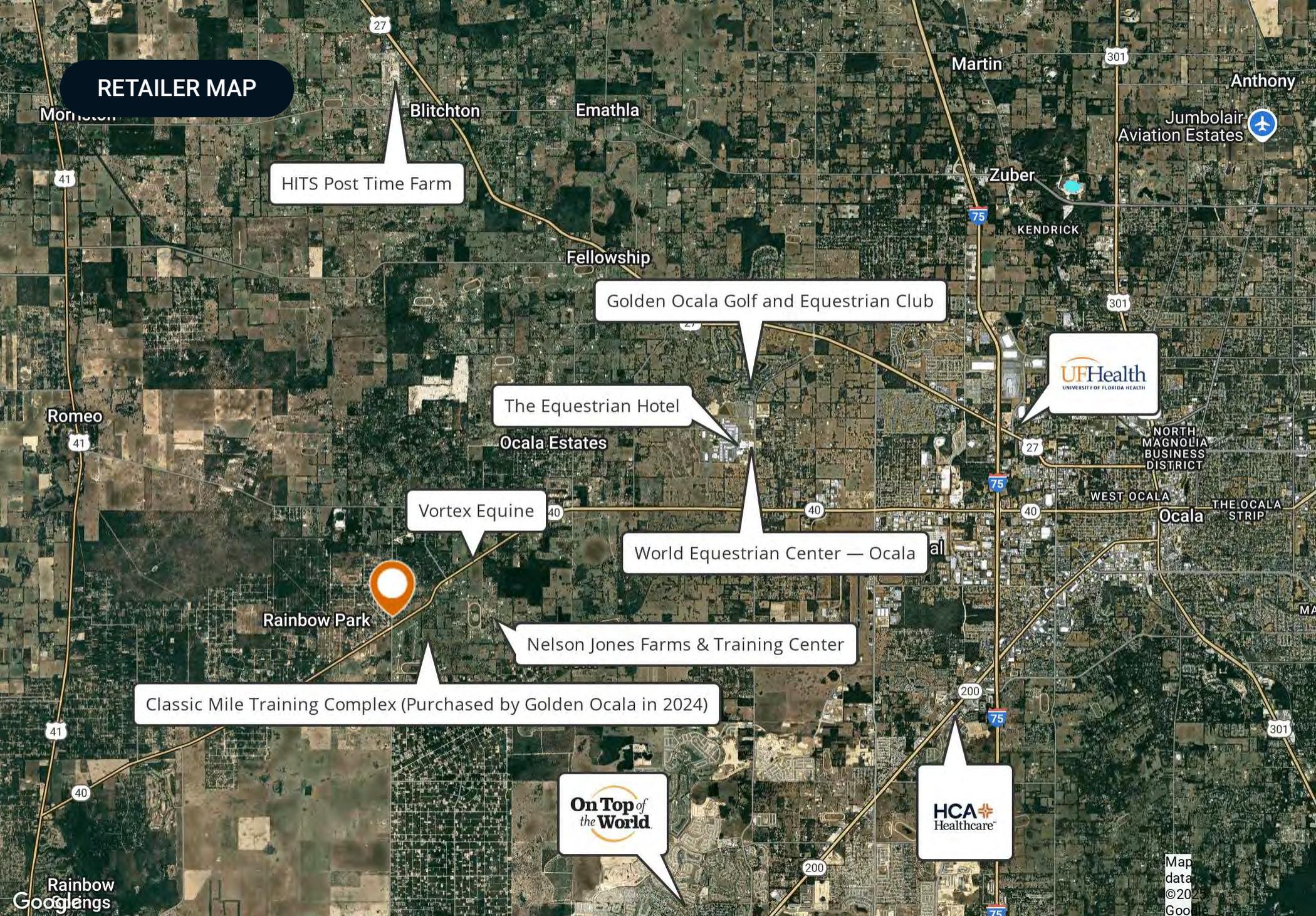
Location & Driving Directions

- Parcel:** 21141-000-00
- GPS:** 29.167715, -82.3516238
- Driving Directions:** Contact Listing Agents
- Showing Instructions:** Contact Listing Agents





RETAILER MAP



HITS Post Time Farm

Golden Ocala Golf and Equestrian Club

The Equestrian Hotel

Vortex Equine

World Equestrian Center — Ocala

Nelson Jones Farms & Training Center

Classic Mile Training Complex (Purchased by Golden Ocala in 2024)

On Top of the World

HCA Healthcare

Map data ©2020 Google

HOME



BARN 1



BARN 2



BARN 3 & IMPROVEMENTS





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
- ♻️ Compactor/Garbage
- ♻️ Cardboard
- Ⓜ Playground/Basketball
- Ⓜ Gate

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.



9 MILES FROM THE LISTING 



NEARBY POINTS OF INTEREST HITS Post Time Farm

Spanning 500 acres in the heart of the Horse Capital of the World, HITS Post Time Farm in Ocala is one of the most expansive and horse-friendly showgrounds in the nation. Known for hosting USEF-rated hunter/jumper competitions each winter, the facility offers a world-class experience for equestrians and spectators alike. With modern barns, competition rings, and hospitality amenities, it's a seasonal home for riders from around the country. Just 16 miles from downtown Ocala and surrounded by Florida's natural beauty, it's more than a venue—it's an equestrian lifestyle hub.

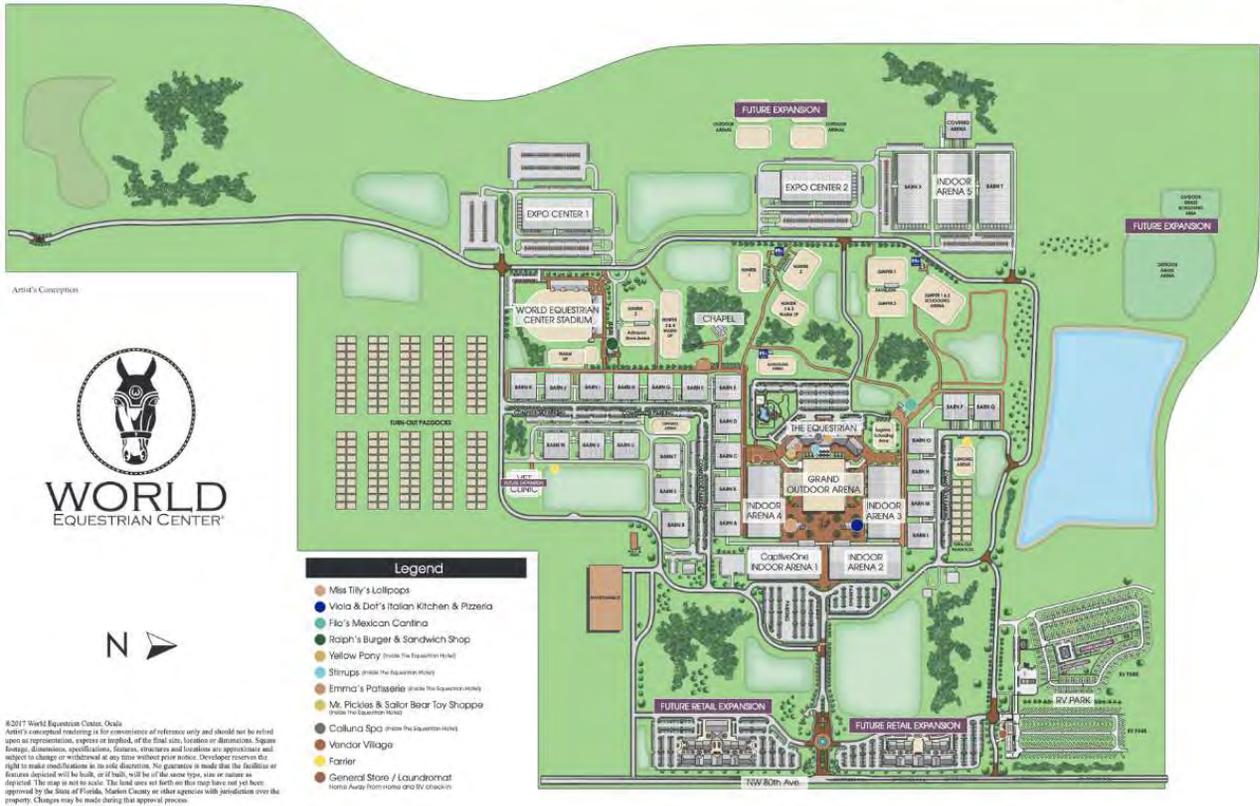


LOCATED LESS THAN 20 MINUTES FROM THE LISTING 

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.



©2017 World Equestrian Center, Ocala
 Artist's conceptual rendering is for convenience of reference only and should not be relied upon as representation, express or implied, of the final site, location or dimensions. Square footage, dimensions, specifications, features, structures and locations are approximate and subject to change or withdrawal at any time without prior notice. Developer reserves the right to make modifications to its site drawings. No guarantee is made that the facilities or features depicted will be built, or if built, will be of the same type, size or nature as depicted. This map is not to scale. The land uses set forth on this map have not yet been approved by the State of Florida, Marion County or other agencies with jurisdiction over the property. Changes may be made during the approval process.



For more information visit www.saundersrealestate.com

Headquarters

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

Orlando

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

North Florida

356 NW Lake City
Avenue
Lake City, FL 32055
352.364.0070

Georgia

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

Arkansas

112 W Center St, Suite
501
Fayetteville, AR 72701
479.582.4113

