



688± Acre Turn Key Farm Operation in Marion County

17025 West Highway 328, Dunnellon, Florida 34432

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PROPERTY OVERVIEW



Sale Price

\$13,760,000

Offering Summary

Acreage:	688 Acres
Price / Acre:	\$20,000
State:	Florida
City:	Dunnellon
County:	Marion
Property Type:	Center Pivot Irrigated Farmground

Property Overview

A rare opportunity to acquire large-scale, income-producing farmland in the heart of Central Florida's agricultural belt. Located along West Highway 328 in Dunnellon, this 688± acre farm is zoned A1 and features high-quality sandy soils that offer excellent drainage, ideal for consistent and diverse crop production. With nearly 100% upland acreage and virtually no wetlands, this property maximizes usable farmland.

This farm has been under the stewardship of the same family for nearly 50 years and has a proven track record of successful cultivation. Crops grown here include watermelons, peanuts, hay, millet, and more, with cattle operations also historically integrated into the land use.

The property is equipped with five pivot irrigation systems covering the majority of the acreage, supported by 8 agricultural wells, four 10-inch irrigation wells, and four 4-inch livestock wells. Currently, there is a water use permit through SWFWMD, which is valid until 2041. Additional improvements include over 22,000 square feet of open shed structures and more than 60,000 square feet of asphalt paving—perfect for equipment storage, staging, and operational flow.

Strategically located in northwest Marion County—known as the Horse Capital of the World—the farm offers convenient access to State Road 40, U.S. Highway 41, and I-75, ensuring efficient connectivity for both local and regional operations.

With its robust infrastructure, excellent drainage, and long-standing agricultural success, this property is ready for immediate use by commercial growers, ag investors, or equestrian operators seeking scale and versatility in one of Florida's most established farming regions.



SPECIFICATIONS & FEATURES



Specifications & Features

- Equestrian
- Farms & Nurseries Properties
- Land Investment
- Ranch
- Sod

Land Types:

Uplands / Wetlands: Uplands: 685 Wetlands 2.51 Wetlands

Soil Types:

Candler Sand
Adamsville Sand

Taxes & Tax Year: \$4,417.55 in 2024

Zoning / FLU: A1

Water Source & Utilities: Eight Wells run by electric Provided by SECO

Road Frontage: 60' on W HWY 328 and 3000' on NW 165th Court Road

Nearest Point of Interest:

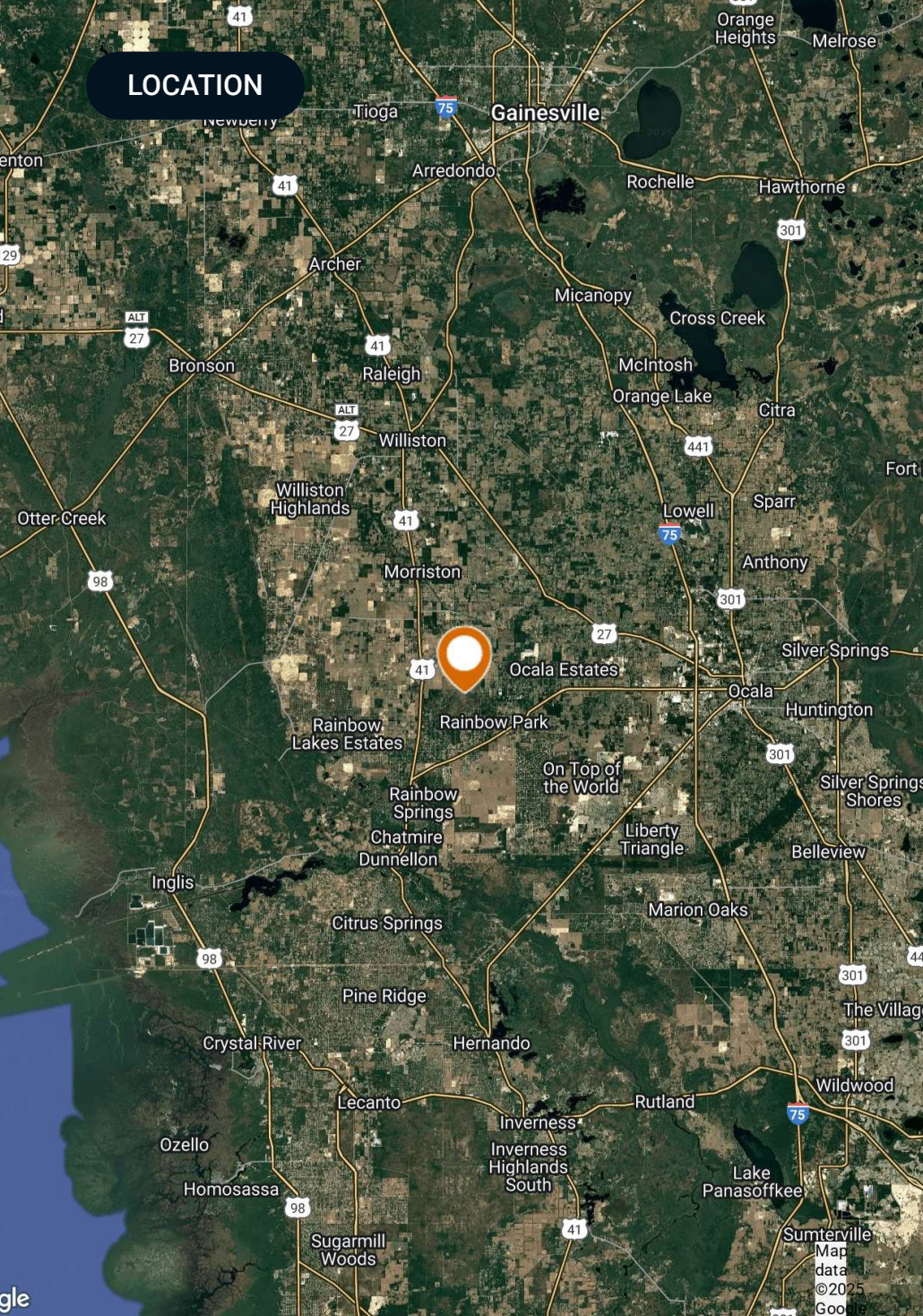
Dunnellon
Ocala
Gainesville

Fencing: Full Perimeter Fencing and Cross Fencing

Current Use: The property is leased for center pivot agricultural production

Structures & Year Built:

Barn 1 – 1680 SF
Barn 2 – 11000 SF
Barn 3 – 5312 SF
Barn 4 – 4800 SF

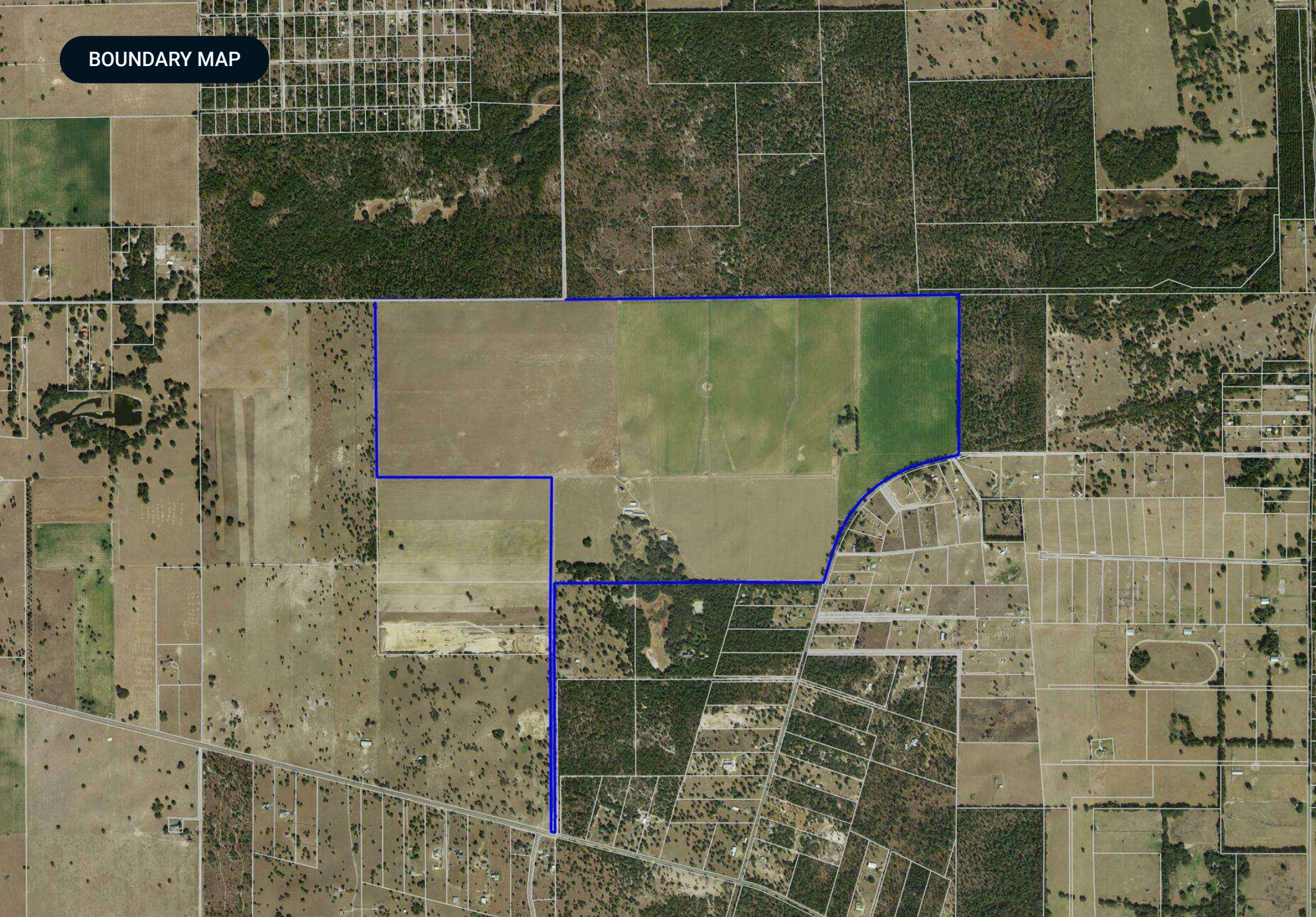


Location & Driving Directions

Parcel:	19948-000-00
GPS:	29.2105054, -82.3995249
Driving Directions:	Contact Agents
Showing Instructions:	Contact Agents



BOUNDARY MAP









ADDITIONAL PHOTOS





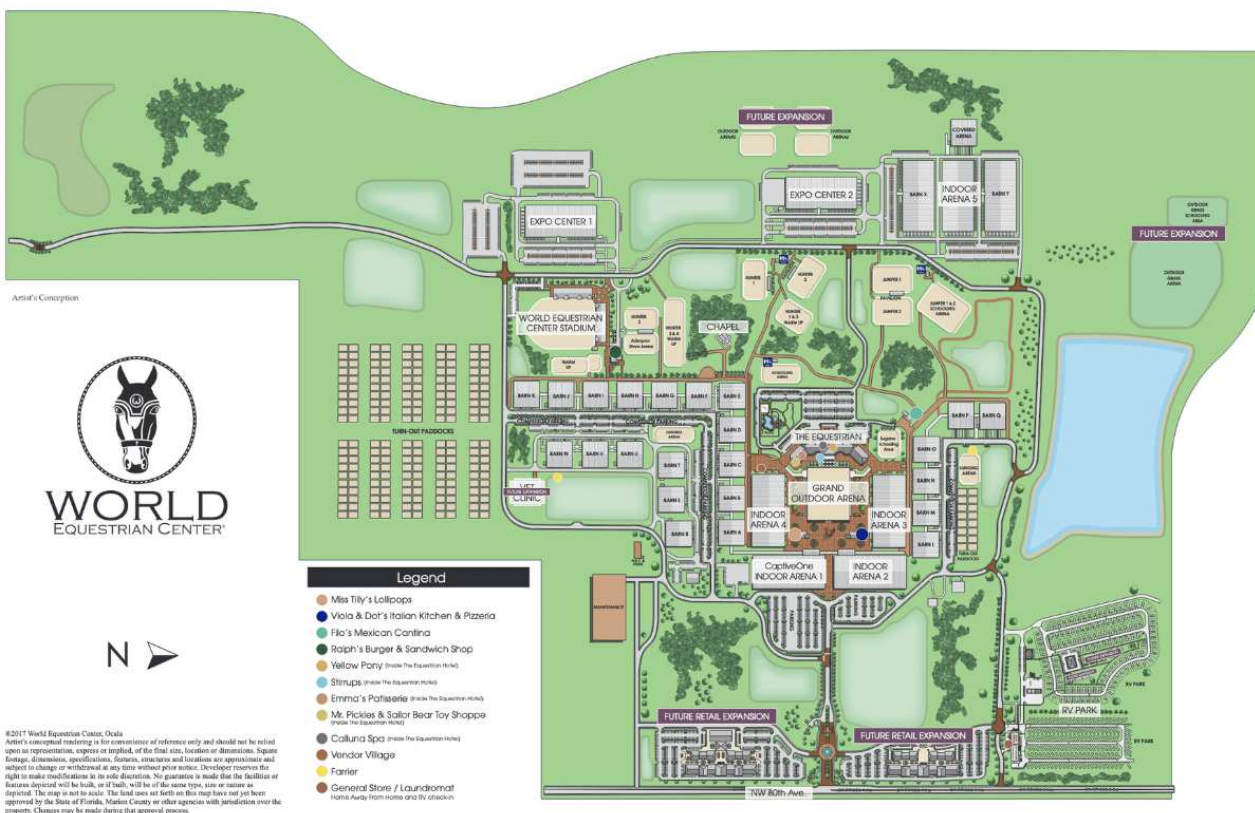
LOCATED LESS THAN 20
MINUTES FROM THE LISTING



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

- A The Ranch Fitness Center & Spa
- B Circle Square Cultural Center
- C The Town Square
- D On Top of the World
- E Real Estate of Marion, LLC
- F Bridget Communications
- G Master the Possibilities
- H Sid's Coffee Shop & Deli
- I Bay Laurel Center CDD
- J The World News
- K Accounting
- L 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.

ADVISOR BIOGRAPHY



Shea R. Booster

Advisor

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Professional Background

Shea Booster is an Advisor at Saunders Real Estate.

Shea believes that the quality of a deal is directly related to the quality of relationships he can build with his clients. Plainly speaking, he puts “People First.”

Shea holds a Bachelor of Science degree in Agricultural Education and Communication with minors in Leadership and International Studies from the University of Florida. During his time in the “Swamp,” Shea was extremely involved on campus. He was President of the University of Florida’s Collegiate Farm Bureau Chapter, sat on multiple advisory boards, held various leadership roles in his professional agriculture fraternity, Alpha Gamma Rho, and is a member of Florida Blue Key.

Prior to his time in Florida, Shea served as a National FFA Officer for the National FFA Organization. As the 2018-2019 Western Region National Vice President, Shea traveled over 100,000 miles across the country and internationally, advocating for ranchers, farmers, and agriculturalists at conventions, in boardrooms, and the U.S. Capitol. His time in this role led him to Florida.

In addition to his work at Saunders, Shea also owns and operates a leadership development company, People First Leadership Solutions LLC, that provides leadership development training and programming for various companies and universities across the country.

Shea was born and raised in the High Desert region of Central Oregon. Although he is an Oregonian by birth, he is a Floridian by choice. He has a deep passion for agriculture, native landscapes, and people. In his free time, Shea enjoys hunting, traveling, and going to the movie theater with his fiancé, Kourtney.

Shea specializes in:

- Agriculture and Ranch Land
- Conservation Easements
- Hunting and Recreation tracts
- 1031 Tax-Free Exchanges

ADVISOR BIOGRAPHY



Zane Mueller

Advisor & Head of Research

zane@saundersrealestate.com

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Professional Background

Zane Mueller, MSRE is a Research Advisor at Saunders Real Estate.

Initially from Floral City, Florida, Zane has spent the entirety of his professional career in the agriculture industry, notably working for crop geneticists, produce brokers, and doing academic horticulture research. This hands-on experience, combined with an impressive educational background, allows him to deliver exceptional service and insights to each of his clients.

Zane holds a Bachelor of Science in Food and Resource Economics with a specialization in Agribusiness and Marketing Management, along with a Master of Science in Real Estate (MSRE) from the University of Florida. Upon graduation, Zane began working with Saunders Real Estate as a Market Analyst and later transitioned into an Advisor role, pairing experience in marketing with technical knowledge of Florida's landscape.

Zane's passion for the outdoors in Florida is exuded by his background in the agriculture industry and pastimes on the water. His family has long ties to North Central Florida and the Nature Coast, leading him to specialize in the region he is most passionate about.

Zane specializes in:

- Large Acreage Ranch and Farm Land
- Income Producing Agricultural and Commercial Land
- Recreational/Hunting Land
- Coastal Real Estate along the Gulf of Mexico
- Conservation Easements

Memberships

- C.C.A. (Coastal Conservation Association)
- Real Estate Society of the University of Florida



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