



Sheik Island Farm

267± ACRES • DADE CITY, FLORIDA • EQUESTRIAN ESTATE



Main Barn Circle Drive



Table of Contents

Introduction & Offering	4
History & Architectural Background	6
Main Barn	8
Sheik Island Functionality	12
The Cottage	16
Secondary Barn	20
Training, Conditioning & Equine Use Areas	24
Land, Terrain, & Natural Features	26
Property Layout & Maps	29
Location Information	30
Additional Photos	31

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Introduction & Offering

Set atop the high, rolling elevations of Dade City, Sheik Island Farm is a rare 267±-acre equestrian estate where intentional design and natural beauty align. The land's broad contours create steady breezes and sweeping vantage points, while mature oaks and 100-foot elevations frame uninterrupted views across manicured paddocks and the shimmering waters of Buddy Lake and Lake Pasadena. The elevated setting gives the farm a sense of openness and tranquility that endures throughout the year.

Developed in the late 1990s by a family deeply involved in competitive equestrian sport, the estate was crafted over several years in partnership with Blackburn Architects, the nation's leading experts in equine-safe, performance-focused design. Their influence is evident throughout: purposeful sightlines, natural ventilation, intuitive circulation patterns, and structural features tailored to high-level equine care.

Conceived from the outset as a complete equestrian destination, the property integrates roads, paddocks, barn orientations, natural drainage systems, and residential placements with deliberate operational flow. Paddocks are arranged for efficient movement and supervision; barns are positioned to capture prevailing breezes; and residences offer privacy while remaining closely connected to the daily workings of the farm.

A network of resurfaced shell and grassed roadways ensures smooth access between barns, arenas, and pastures in every season. Horses, staff, vehicles, and equipment move through dedicated lanes without interference, and the alignment of barns reduces steps, improves oversight, and streamlines daily routines. The result is an estate that delivers both beauty and dependable functionality—day after day, year after year.



Main Barn Facing Lake Pasadena



Grounds Outside The Cottage Facing Buddy Lake



Main Barn with Lake Pasasdena in the Background

History & Architectural Background

Long before becoming a dedicated equestrian estate, the land now known as Sheik Island Farm supported a legendary grazing cattle operation and a working dairy farm—its roots stretching back to a time before Florida achieved statehood. Its elevated terrain, natural water resources, and broad open pastures formed a landscape shaped by practical land stewardship, laying the foundation for every chapter that would follow.

In 1997, the property began its transformation into a premier equestrian facility when a family deeply embedded in competitive equestrian sport partnered with Blackburn Architects, internationally recognized for equine-safe, performance-driven design. Together, they spent years refining the position of every stall, paddock, breezeway, and circulation route. The collaboration between architectural precision and hands-on equine management resulted in a facility defined by intentional layout, natural ventilation, and safe, efficient movement throughout the grounds.

Blackburn's signature design principles remain evident today, including:

- Rounded stall corners and wide, unobstructed aisles
- Ventilated breezeways and high, open ceilings
- Purpose-built drainage shaped directly into the landform
- Clear sightlines and separated pathways for horses, staff, and vehicles

As the farm continued to evolve under its current owners, the property underwent a comprehensive 20-year restoration. All interiors and the main facility roof have been updated between 2019 and the present. Significant improvements include upgraded electrical systems, extensive new fencing, four new pastures, expanded shell roads, renovated living spaces, enhanced equine facilities, and a modern inflow-outflow trough water system serving most pastures. Today, the farm is a working estate rarely found outside of Wellington, let alone in Ocala.



The Cottage's Lake Shack



Main Barn Apartment Kitchen



Secondary Barn



View of the Main Barn Facing Southwest

Main Barn — 16 Stalls

Engineered as the heart of daily operations, with thoughtful layout, architectural detail, and highly functional equine workflows.

Stall & Equine Handling Features

Designed with Blackburn's safety principles, the stall wing emphasizes visibility, airflow, and protection for both horses and handlers.

- Sixteen large, well-ventilated stalls
- Oversized foaling stall with observation window from the Office
- Rounded stall corners and reinforced gates
- High, breezy ceilings that maintain year-round ventilation
- Individual stall lighting for night checks and foaling
- Wide cross-aisles allow equipment, grooms, and riders to move freely

Operational Workspaces

Purpose-built support areas ensure efficiency during feeding, grooming, and daily care.

- Two full wash racks with excellent accessibility
- Large feed room with insulated feed bins
- Expansive tack room and two sleepers with full bath
- Dedicated laundry and climate-controlled storage areas
- Commercial bays with storage for shavings, hay, and maintenance equipment

Attached Living & Office Wing

Integrated residential and management quarters streamline oversight and staff presence—ideal for trainers, barn managers, and long-term equine programs.

Apartment & Office Suite

Overlooking the paddocks and the main courtyard, this suite offers comfort and convenience just steps from the horses.

- Full kitchen
- Living room
- Three bedrooms
- Two bathrooms
- Three Walk-in closets
- Utility and Laundry Rooms

Manager's Apartment

A private, full-size residence connected to the barn but set apart for quiet living.

- Three bedrooms
- Two bathrooms
- Full kitchen
- Living room
- Utility and Laundry Rooms

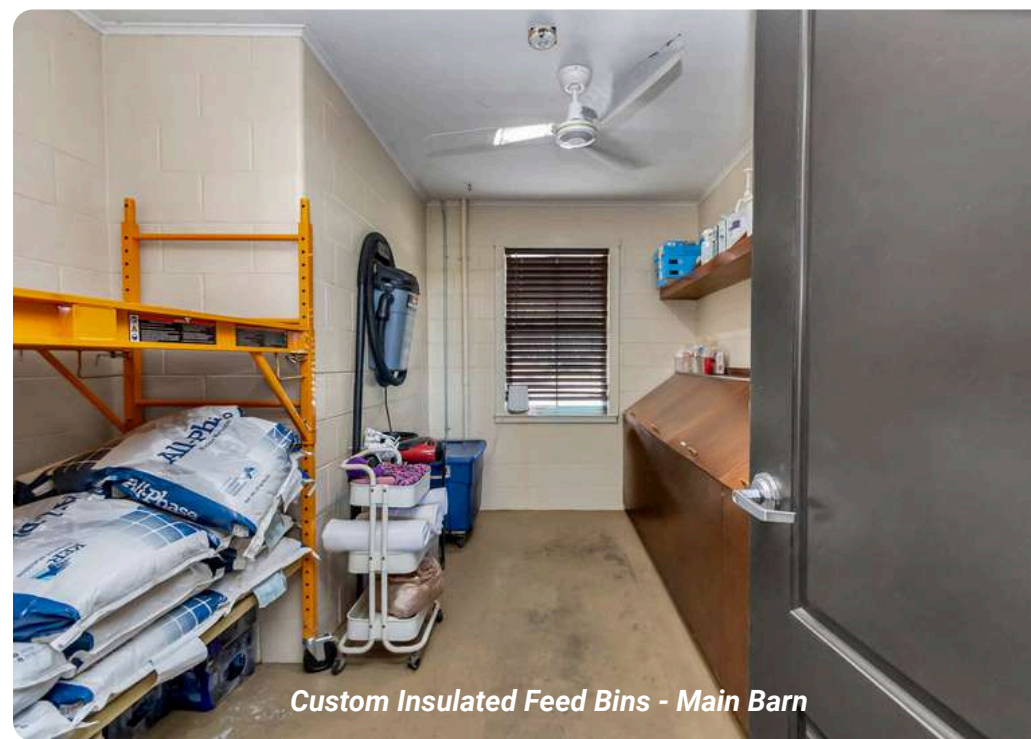




Southeastern View from the Main Barn



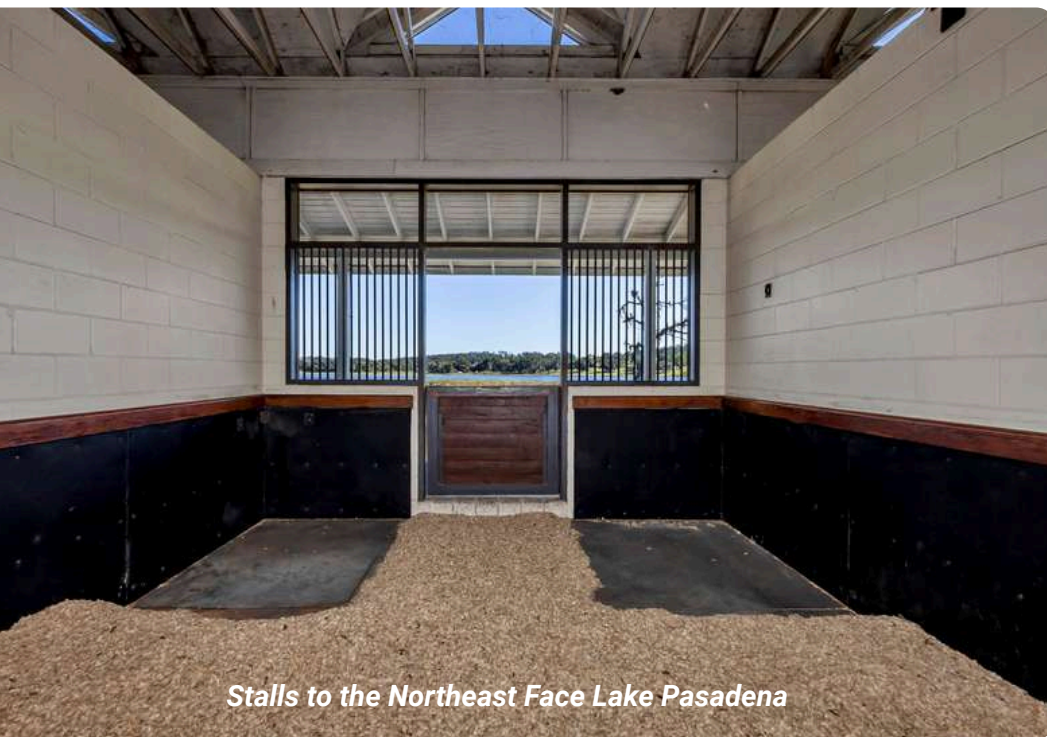
Foaling Stall with Viewing Window From Office - Main Barn



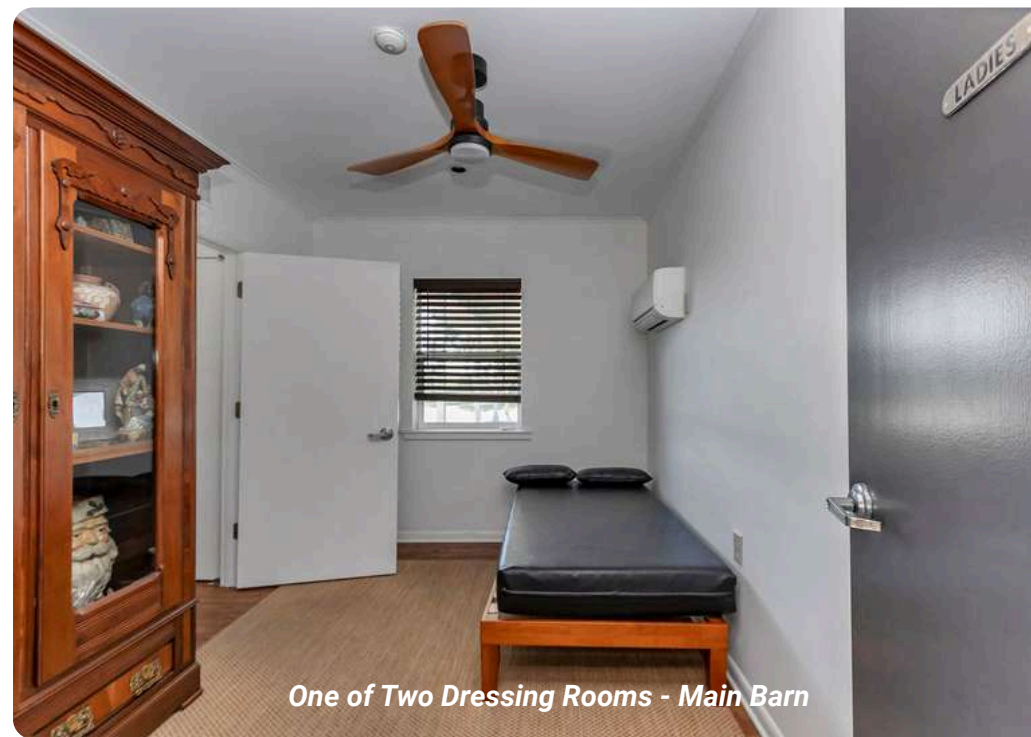
Custom Insulated Feed Bins - Main Barn



Service Breezeway - Main Barn



Stalls to the Northeast Face Lake Pasadena



One of Two Dressing Rooms - Main Barn



Office Kitchen

Office with View of Foaling Stall - Main Barn



Sheik Island Functionality

Built with the capacity to host commercial deliveries of hay, feed, and shavings.

Designed as a state-of-the-art operations hub, the Main Barn provides exceptional storage capacity for commercial deliveries of feed and hay, as well as ample space for equipment, trailers, and all maintenance essentials. Above the shop, a large air-conditioned storage room offers secure, climate-controlled protection for tack, supplies, records, or sensitive equipment—eliminating clutter and ensuring year-round organization.

The Main Barn's layout includes generous work areas, dedicated utility rooms, and direct delivery access, allowing everything the operation requires to be stored on-site and moved directly into the facility. Water and power are distributed throughout the property with multiple access points, ensuring smooth day-to-day function and supporting any future expansion or additional infrastructure.

To maintain cleanliness and workflow, the farm offers a ramped concrete pad for commercial waste with room for three twenty-yard commercial dumpsters by the secondary barn. In practice, this keeps waste management services away from primary activity areas while remaining easily accessible for staff.



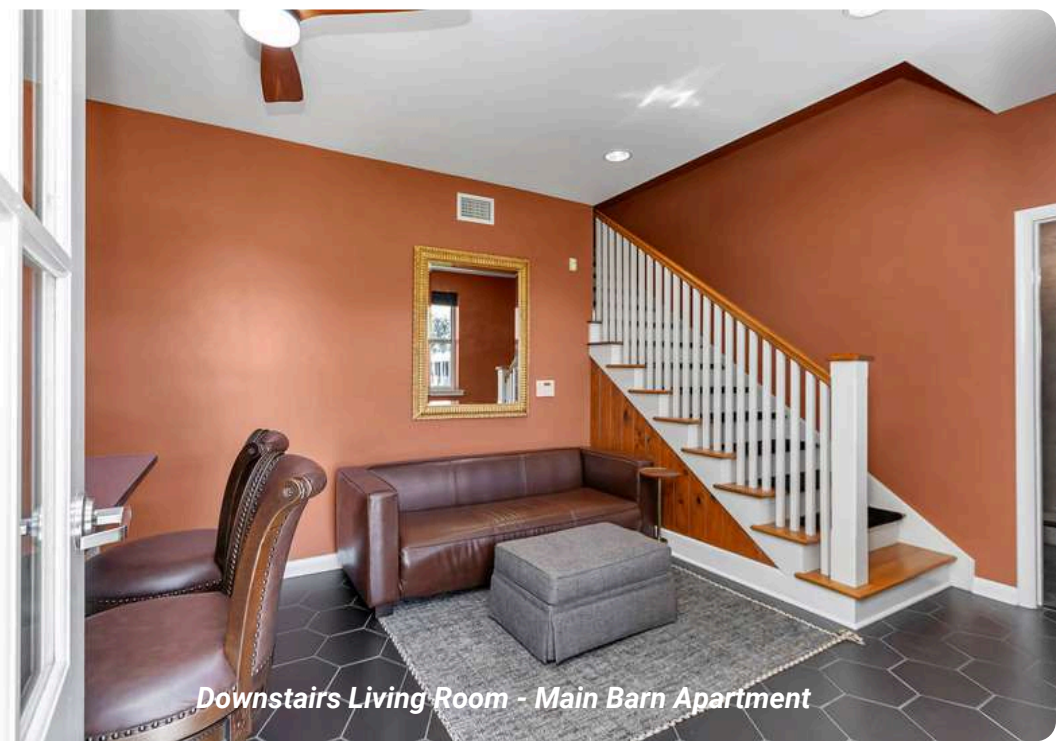
Main Barn Shop



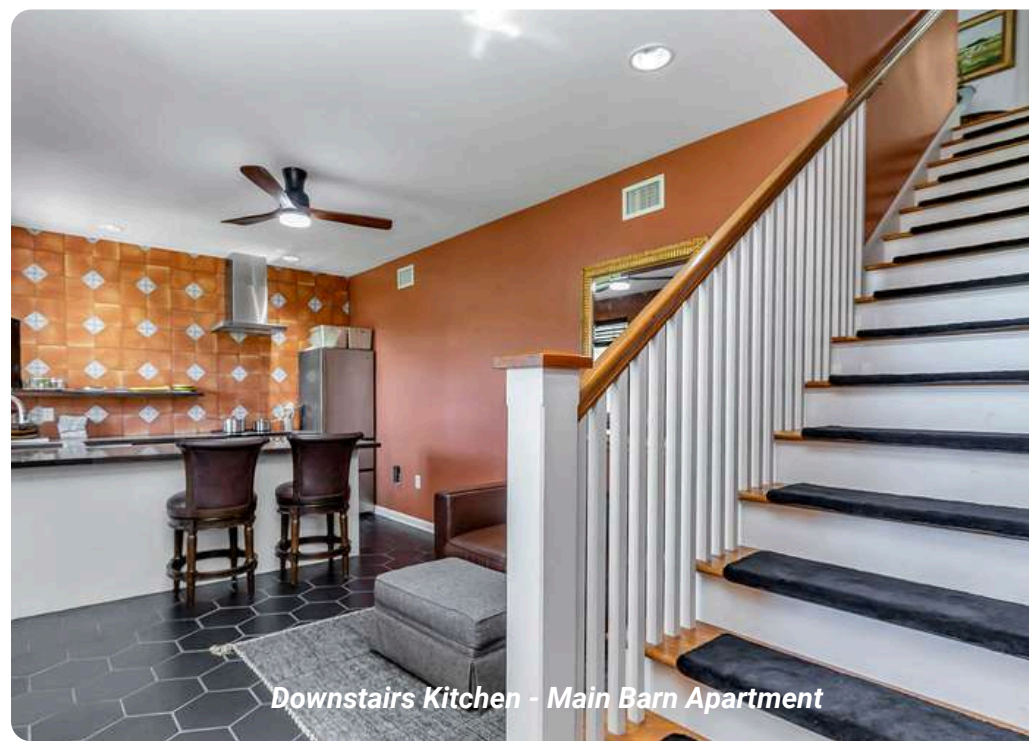
Main Barn Dual Shop Doors



Upstairs Bedroom - Main Barn Apartment



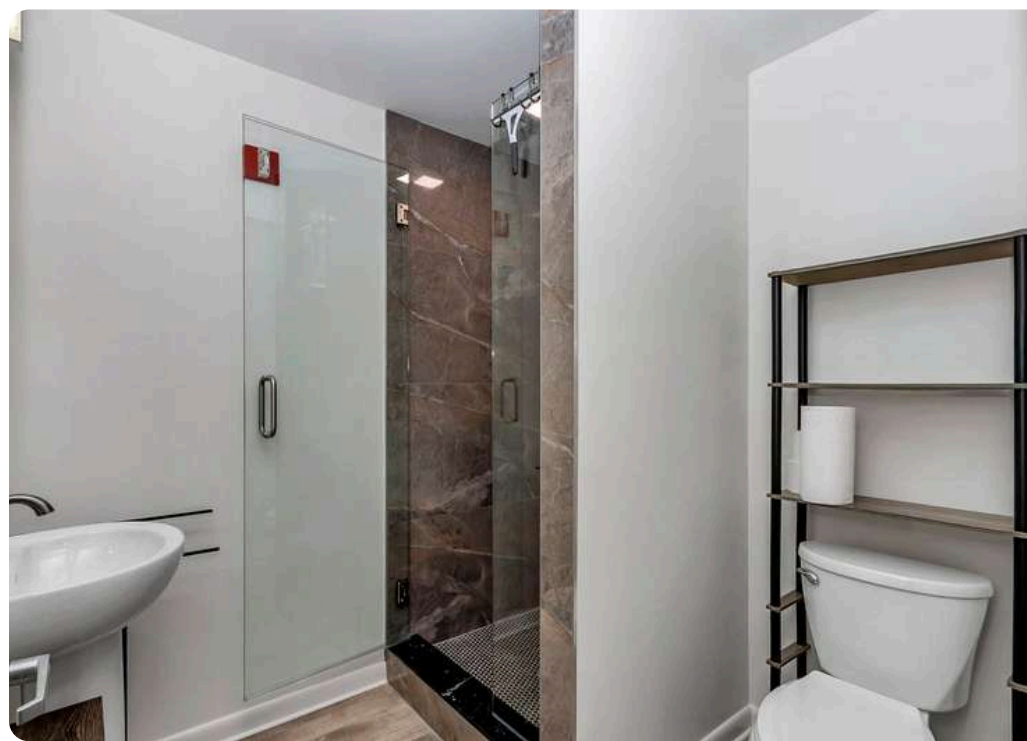
Downstairs Living Room - Main Barn Apartment



Downstairs Kitchen - Main Barn Apartment

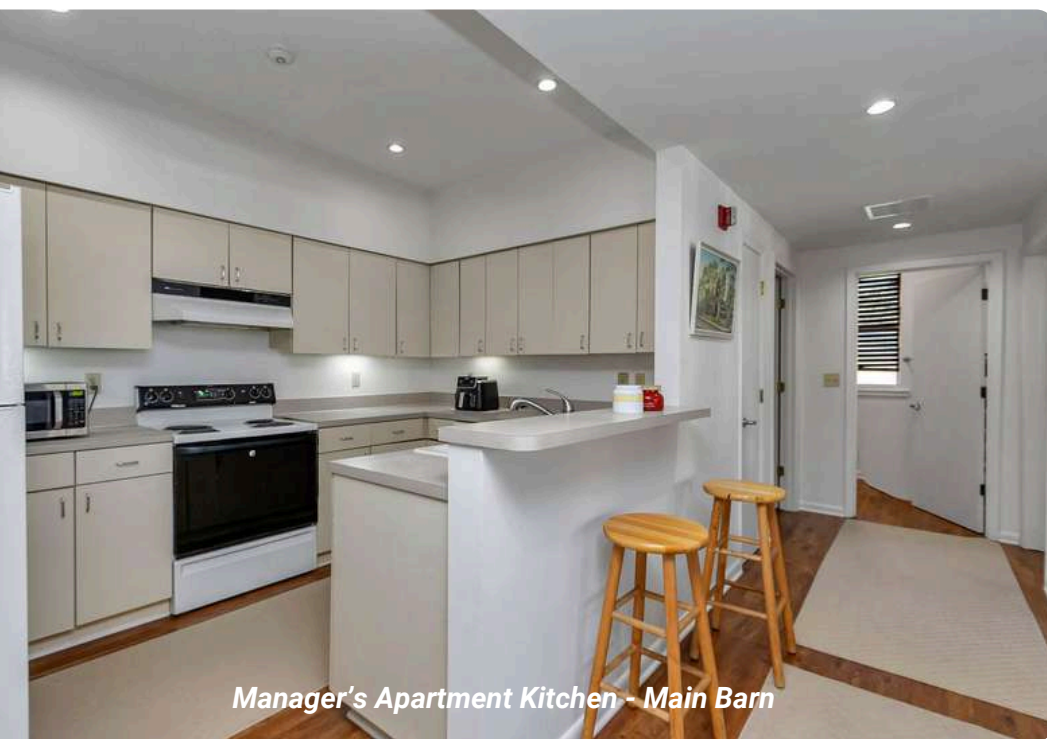


Upstairs Bedrooms, Bathrooms, Laundry, and Kitchen - Main Barn Apartment

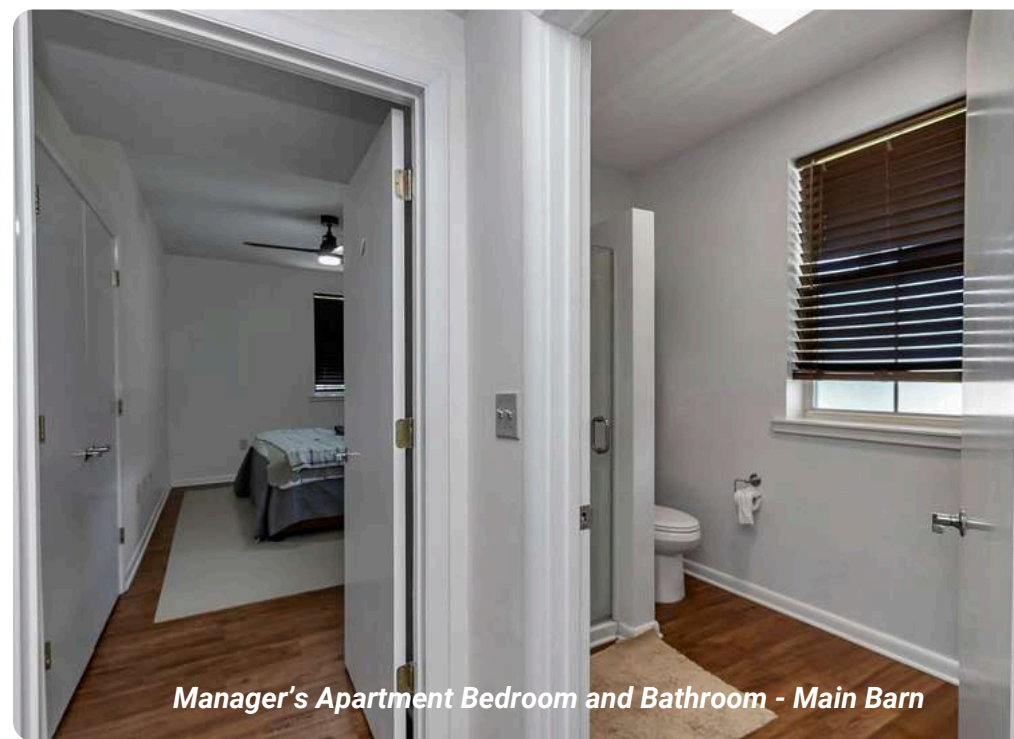




Manager's Apartment - Main Barn



Manager's Apartment Kitchen - Main Barn



Manager's Apartment Bedroom and Bathroom - Main Barn



The Cottage

Private, comfortable, and perfectly suited for simple living.

Nestled across from the primary barn complex, the cottage offers a quiet residential retreat with views stretching across paddocks and toward the lakes. Its placement on the property provides both privacy and convenience, making it ideal for guests, trainers, or those who prefer a peaceful living space close to the heart of the operation.

Interior Layout

- Mudroom entry with practical storage for daily use
- Bright, functional kitchen with ample workspace
- Two inviting living areas suitable for relaxation or guest gatherings
- Three comfortable bedrooms positioned for privacy
- Two full bathrooms with practical layouts
- Back porch overlooking Buddy Lake, capturing breezes and morning light

Thoughtfully arranged and naturally lit, the cottage blends comfort with utility—providing an attractive residential option within the estate's broader equestrian landscape.





Back Porch of The Cottage



One of Three Bedrooms - The Cottage



Back Porch With View of Buddy Lake - The Cottage



Kitchen - The Cottage



Living Room - The Cottage



Living Room - The Cottage



One of Three Bedrooms - The Cottage

Secondary Barn — 8 Stalls

An adaptable equine facility designed for polo strings, training programs, guest horses, and multi-discipline operations.

- Eight well-proportioned stalls with excellent ventilation
- Feed room positioned for efficient daily care with insulated feed storage bins
- Tack room with kitchen and half bath
- Studio apartment ideal for visiting trainers or seasonal staff
- Two utility areas supporting equipment, tools, and storage needs
- RV hookup for additional accommodations or traveling professionals
- Concrete Waste Management area with room for three twenty-yard dumpsters

This barn enhances the farm's overall versatility—whether supporting a polo operation, rotating training groups, housing guest horses, or expanding the property's daily capacity. Its proximity to the main barn and paddocks creates effortless connectivity while maintaining independence for separate equine programs.



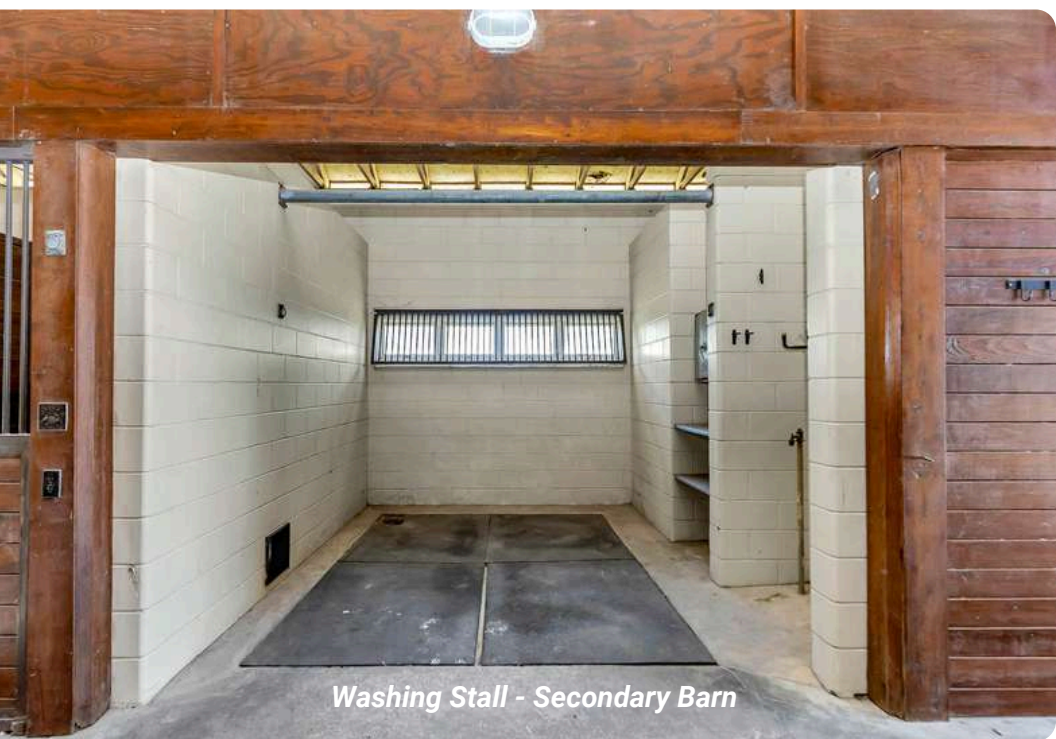
Secondary Barn and Paddocks



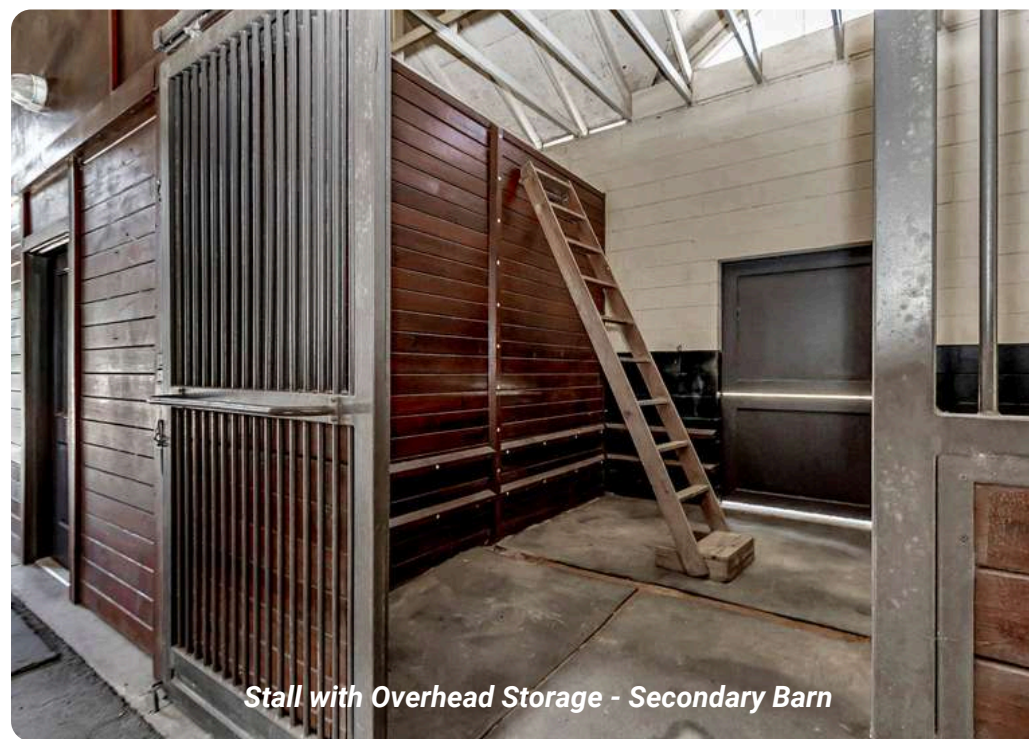
Secondary Barn



Facing West - Secondary Barn



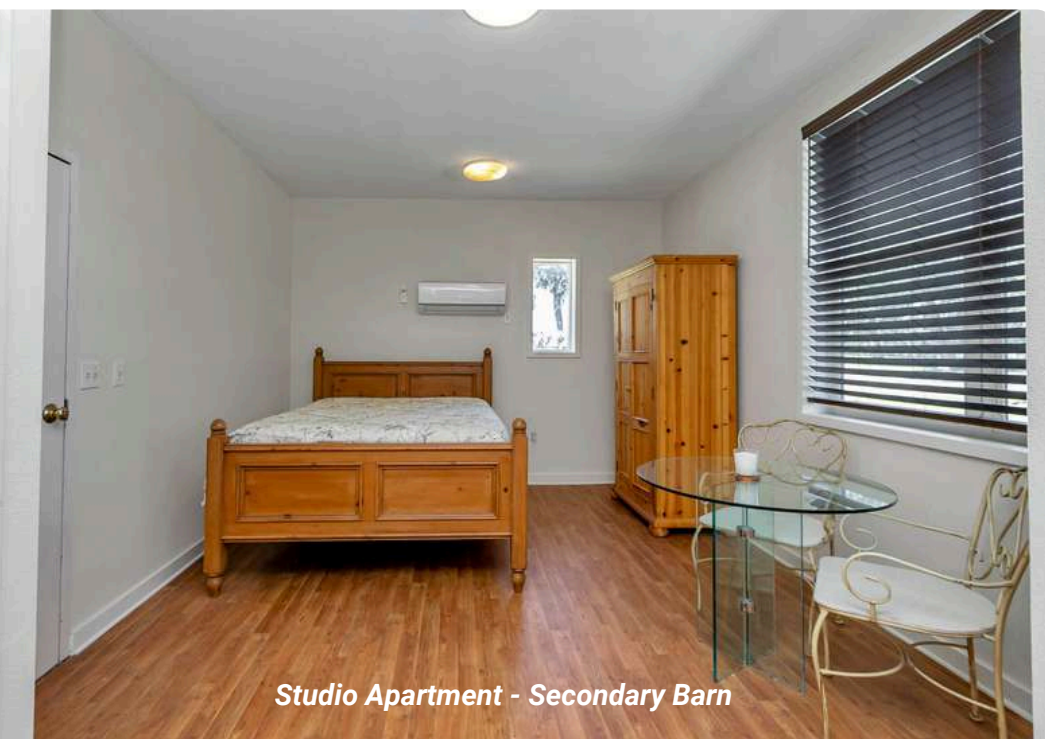
Washing Stall - Secondary Barn



Stall with Overhead Storage - Secondary Barn



Apartment, Tack, and Feed Room Doors - Seondary Barn



Studio Apartment - Secondary Barn



Tack Room & Kitchen - Secondary Barn

Training, Conditioning & Equine Use Areas

Professional Riding Arena

Crafted for serious training programs, the arena serves both English and Western riders with the footing, spacing, and ease of maintenance expected in a high-caliber facility.

- Engineered footing designed for stability and impact absorption
- Superior runoff allows dependable use in all seasons
- Ample dimensions for flatwork, grids, gymnastic lines, and speed patterns
- Positioned to capture breezes and maintain visibility to and from the barn complex

Round Pen

Centrally located for easy access and continuous oversight, the round pen is ideal for groundwork, warmups, and controlled exercise.

- Strategic placement near the barn and training areas
- Open pasture views create a calm, distraction-free atmosphere
- Shaded surroundings from mature oaks to enhance comfort during warm months

Paddocks & Turnout System

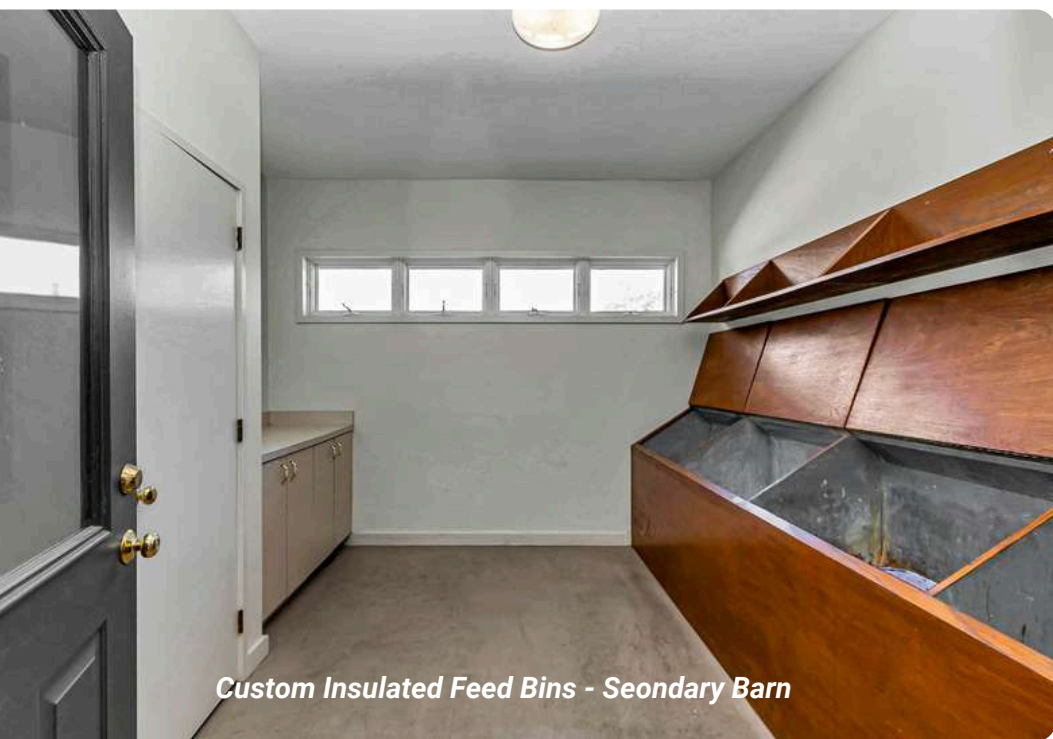
The property's turnout network reflects deliberate planning, ensuring safety, efficiency, and a natural environment for horses.

- Professionally fenced paddocks with wide interior lanes for safe movement
- Timber logs and natural features are integrated for light jumping and enrichment
- Lakeside boundaries along Buddy Lake and Lake Pasadena, providing natural breezes and a cooling effect
- Thoughtful gate placement to minimize cross-traffic and improve handling

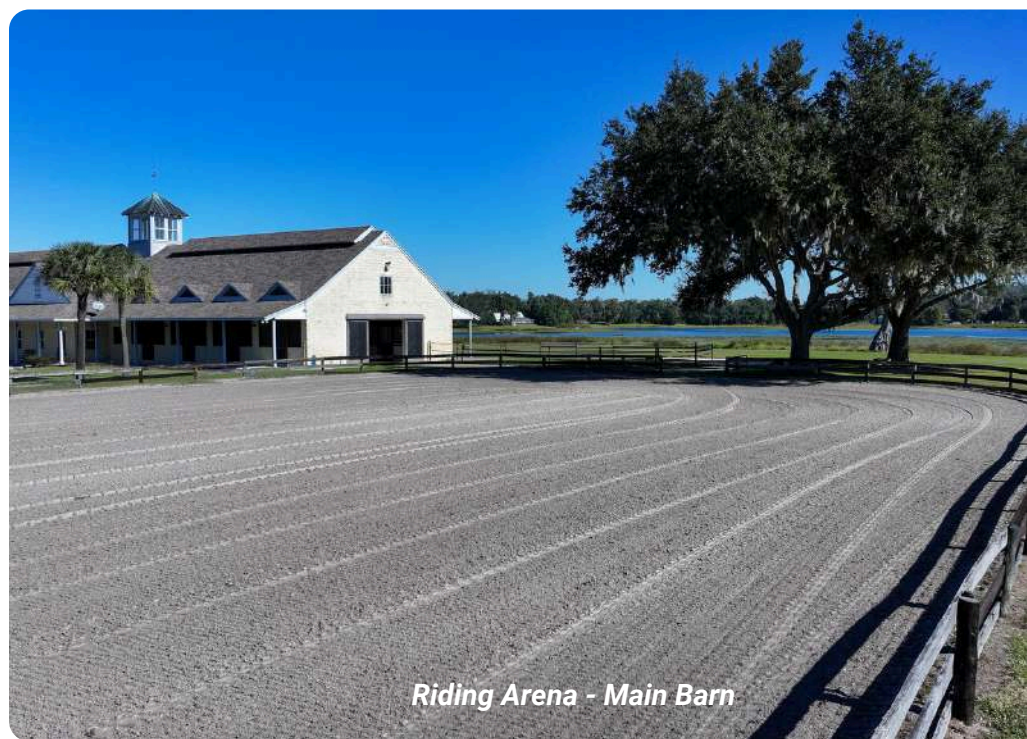




Round Pen Outside the Main Barn



Custom Insulated Feed Bins - Seondary Barn



Riding Arena - Main Barn



Land, Terrain, & Natural Features

With portions of the property rising over 100 feet above sea level—and neighboring LeHeup Hill reaching 243 feet, one of Florida’s highest natural points—Sheik Island Farm benefits from an elevated landscape that encourages steady breezes, natural cooling, and a comfortable environment year-round

- 58± upland acres of intentionally shaped equestrian terrain
- Elevations that promote natural air movement and reduce humidity
- Bordering both Buddy Lake and Lake Pasadena, the property experiences steady, cooling breezes and offers potential for waterfront activities
- Mature oak hammocks providing shade, shelter, and ecological diversity
- Long interior roadways and lanes positioned to follow the land’s contours for smooth, uninterrupted movement

Natural Flow & Movement Across the Landscape

The property’s circulation and visibility patterns were designed around the topography, allowing the land to guide horses, people, and equipment through the estate.

- Gently sloping terrain creates intuitive pathways for horses and handlers
- Breezeways, lanes, and paddock entrances are aligned with prevailing winds
- Clear, natural sightlines across open pastures and elevated vantage points improve oversight





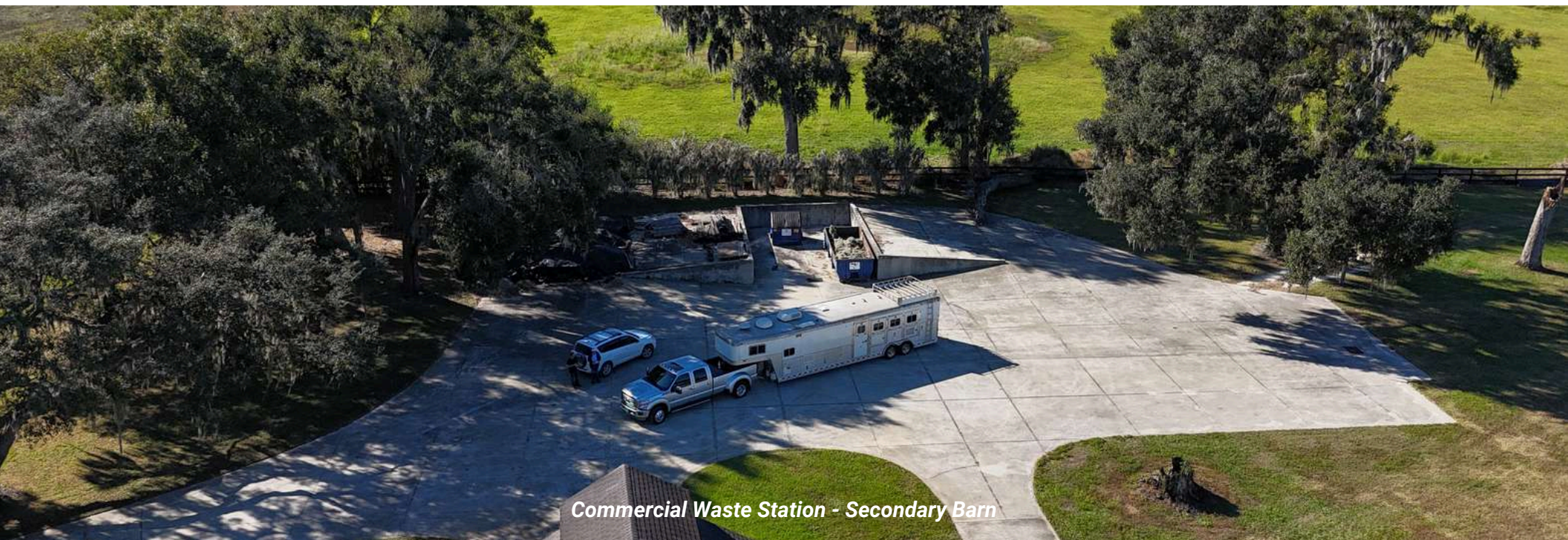
Southwestern View of Buddy Lake



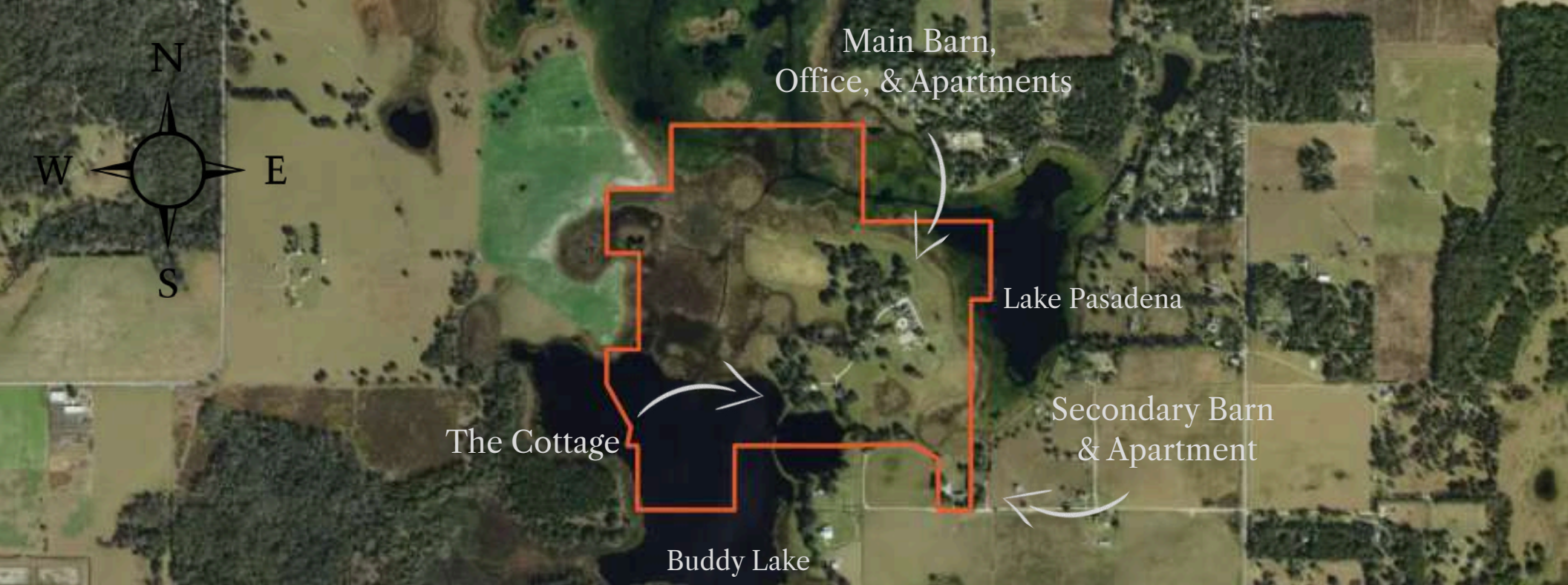
Hay and Shavings Storage - Main Barn



Shavings Storage Interior - Main Barn



Commercial Waste Station - Secondary Barn





Location Information

Secluded, scenic, and exceptionally well-positioned within Florida's premier equestrian corridor.

Sheik Island Farm offers a rare blend of privacy and convenience. Set at the end of a quiet, oak-lined driveway, the property feels deeply secluded, yet sits only minutes from Interstate 75, providing effortless access to the Southeast's most significant equestrian venues and services. This balance makes the farm ideal for competitive riders, professional programs, and anyone needing efficient hauling and year-round connectivity.

From the farm, direct routes lead to:

- World Equestrian Center – Ocala, the nation's premier year-round competition venue
- Tampa's major show circuits, international airport, and Gulf Coast amenities
- Orlando's event grounds and Central Florida's broader competition network
- Veterinary hospitals, farriers, feed suppliers, and tack retailers essential to daily operations

The surrounding landscape—Dade City's high, rolling ridge country—is among Florida's most scenic and sought-after topographies for equestrian estates. Natural drainage, sweeping long-range views, and a quiet rural character create an environment that is both functional and visually striking.

Whether trailering to national shows, welcoming visiting trainers, or simply enjoying the peaceful setting, the location offers extraordinary convenience without sacrificing the tranquility and beauty expected of a luxury equestrian property.



View Facing Southwest



Pole Barn with Fuel Supply



Paddock Outside Main Barn



Main Barn Stalls and Circle Drive



Exterior of Main Barn Office Apartment



Main Barn Facilities Facing North



View Facing Northeast with Lake Pasadena in the Background



Natural Jumping Features of All Sizes



Facing Inland to the East



Outside The Cottage Facing West



Crowned Shell Driveway with Concrete Curbing



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