



Marion County 24 Acre Ranchette and Homesite

Southwest 210th Avenue, Dunnellon, Florida 34431

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PROPERTY OVERVIEW



Sale Price

\$538,780

Offering Summary

Acreage:	24.49 Acres
Price / Acre:	\$22,000
State:	Florida
City:	Dunnellon
County:	Marion
Property Type:	Ranches and Pastureland, Acreage and Estates, Farms and Cropland, Equestrian

Property Overview

Located between the Ocala and Dunnellon markets, this 24.49±-acre Marion County property offers an attractive combination of accessibility, usability, and rural appeal. Positioned within one of Florida's most active agricultural and equestrian corridors, the property provides convenient access to daily services while remaining comfortably removed from urban congestion.

The land is high and dry and is currently used as a working farm, with open, well-drained acreage well suited for continued agricultural operations, livestock, or equestrian use. Its layout and topography support pasture, crops, or the development of a private rural homesite, offering flexibility for a range of ownership objectives.

For equestrian buyers, the property's proximity to both the World Equestrian Center and HITS Ocala enhances its appeal, placing year-round training, competition, and premier facilities within an easy drive. With additional access to Gainesville and the broader regional highway network, this property represents a strong opportunity to secure functional acreage in the heart of Marion County's agricultural and equestrian market.



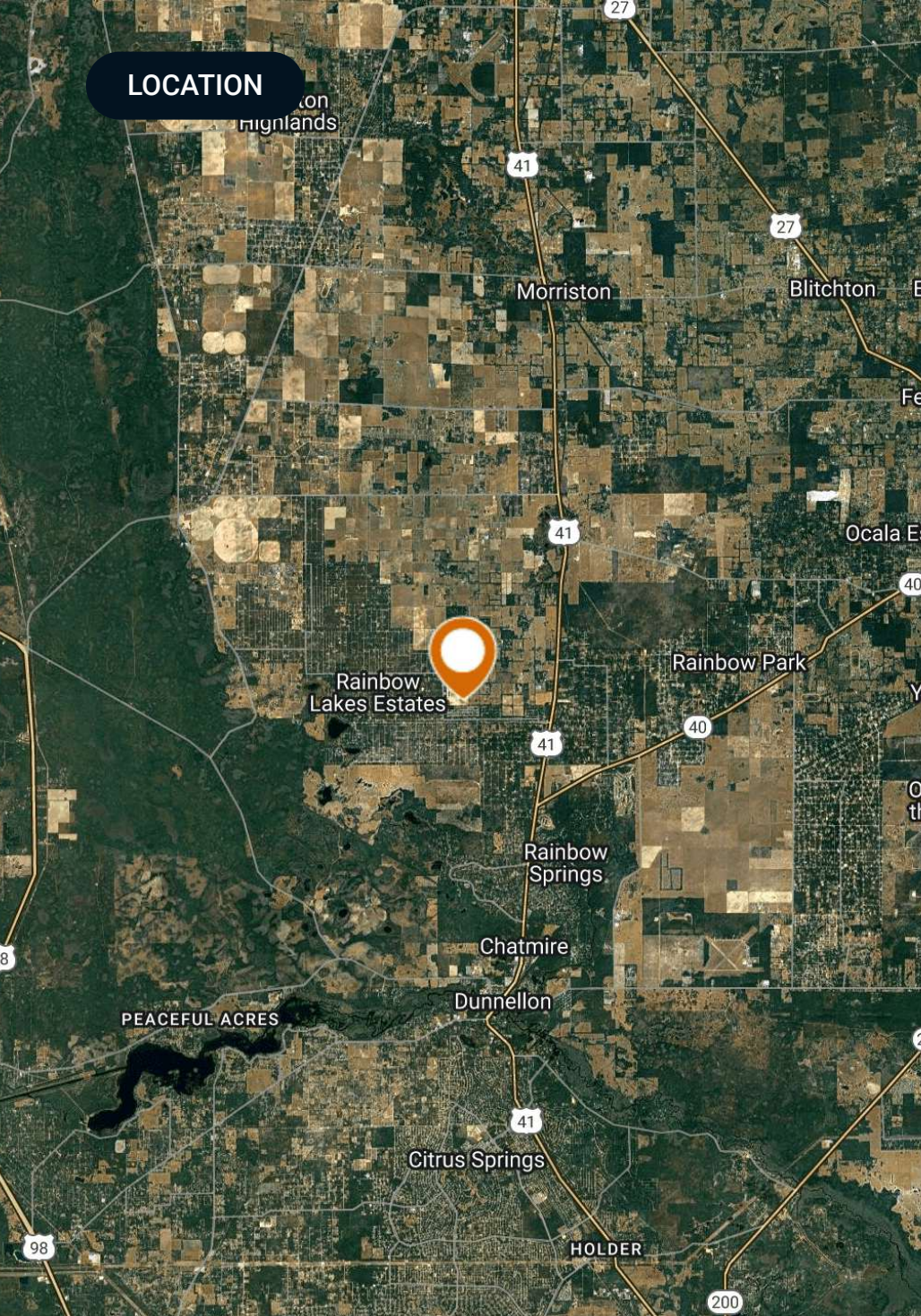
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	Uplands: 24.49 +/- acres Wetlands: 0 acres
Soil Types:	Candler Sand Arredondo Sand
Taxes & Tax Year:	2025: \$159.33
Zoning / FLU:	A-1
Road Frontage:	50' +/- on SW 210th Ave
Nearest Point of Interest:	Dunnellon: 10 +/- miles Ocala: 23 +/- miles Gainesville: 35 +/- miles
Current Use:	The property is currently used as a farm.

LOCATION



Location & Driving Directions

Parcel: 17328-018-02

GPS: 29.1613924, -82.4758803

Driving Directions:

- From Dunnellon, head north on Highway 41 for approximately 7 miles
- Turn left onto West for approximately 1.6 miles
- The road will bend North and turn into SW 210 Ave
- Head North for approximately 3,000' from SW 210th Ave
- The property will be on the left

Showing Instructions:

Call Shea Booster or Zane Mueller to set up a showing.



ADDITIONAL PHOTOS





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