



# PANIOLA SKY RANCH

6301 E HWY 316  
OCALA, FL 32113

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# Property Overview



**Sale Price** **\$4,350,000**

## PROPERTY OVERVIEW

*Aviation & Equine enthusiasts take note!*

## OFFERING SUMMARY

**Acreage:** **175± Acres**  
Price / Acre: \$24,857  
City: Ocala  
County: Marion  
Property Type: Aviation, Equestrian, Waterfront

This extraordinary 175-acre air ranch near the heart of Ocala, Florida, is not just any property—it's a unique opportunity to create a premier destination. This property is ready for takeoff with a fully operational FAA-approved 3,000-foot runway and plenty of space to build your dream equine retreat featuring over 2 miles of riding trails! Located strategically between Ocala, Gainesville, Orlando, Jacksonville, and more, this air ranch offers unparalleled convenience for those looking to expand their aviation footprint or equestrians looking to design a haven in the Horse Capital of the World. Imagine transforming this already impressive property into a multi-hangar flight hub, catering to pilots and travelers alike. The existing hangar protects aircraft but also houses a walk-in freezer, hydraulic lift, and boasts an attached 2/2 apartment. The extra acreage is ideal for building additional hangars or creating a top-tier aviation community. Ocala's renowned equestrian heritage adds to the appeal, with easy access to the World Equestrian Center, Jockey Club, HITS Winter Circuit, miles of riding trails, and top-notch equine facilities. Whether you're flying in for a weekend or planning longer stays, the ranch's location puts you within a short flight of the Gulf Coast, East Coast, Florida Keys, and even the Bahamas.



Potential  
Homesite

Nature  
Preserve

Potential  
Boardwalk

5,000 sq. ft.  
CBS Hangar

3/2 Home

17-Acre  
Internal Fencing

2,800 ft. of frontage  
on HWY 316

3,000 ft.  
Private Runway





# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Equestrian</li><li>• Waterfront</li></ul>
Uplands / Wetlands:	Upland Acres: 109± & Wetland Preserve Acres: 67±
Soil Types:	<ul style="list-style-type: none"><li>• Pampano Sand</li><li>• Adamsville Sand</li><li>• 0 To 5% Slopes</li><li>• Pompano Fine Sand</li><li>• Depressional</li><li>• Tavares Sand</li><li>• 0 To 5% Slopes</li></ul>
Taxes & Tax Year:	2023: \$4,037.60
Zoning / FLU:	A1
Lake Frontage / Water Features:	Natural Florida Marsh and Ponds
Road Frontage:	2800± feet on E Hwy 316
Nearest Point of Interest:	Ocala, FL World Equestrian Center HITS Post Time Farm Gainesville, FL
Fencing:	Fully Fenced
Current Use:	Private Air Ranch
Structures & Year Built:	3/2 Home - Updated in 1994 Hangar with attached 2/2 Apartment 3000ft. FAA-Approved Grass Runway



## LOCATION & DRIVING DIRECTIONS

Parcel: 07650-000-00 08574-000-00 07649-025-00  
GPS: 29.372721, -82.056302  
Driving Directions: Contact Listing Agents  
Showing Instructions: Contact Listing Agents



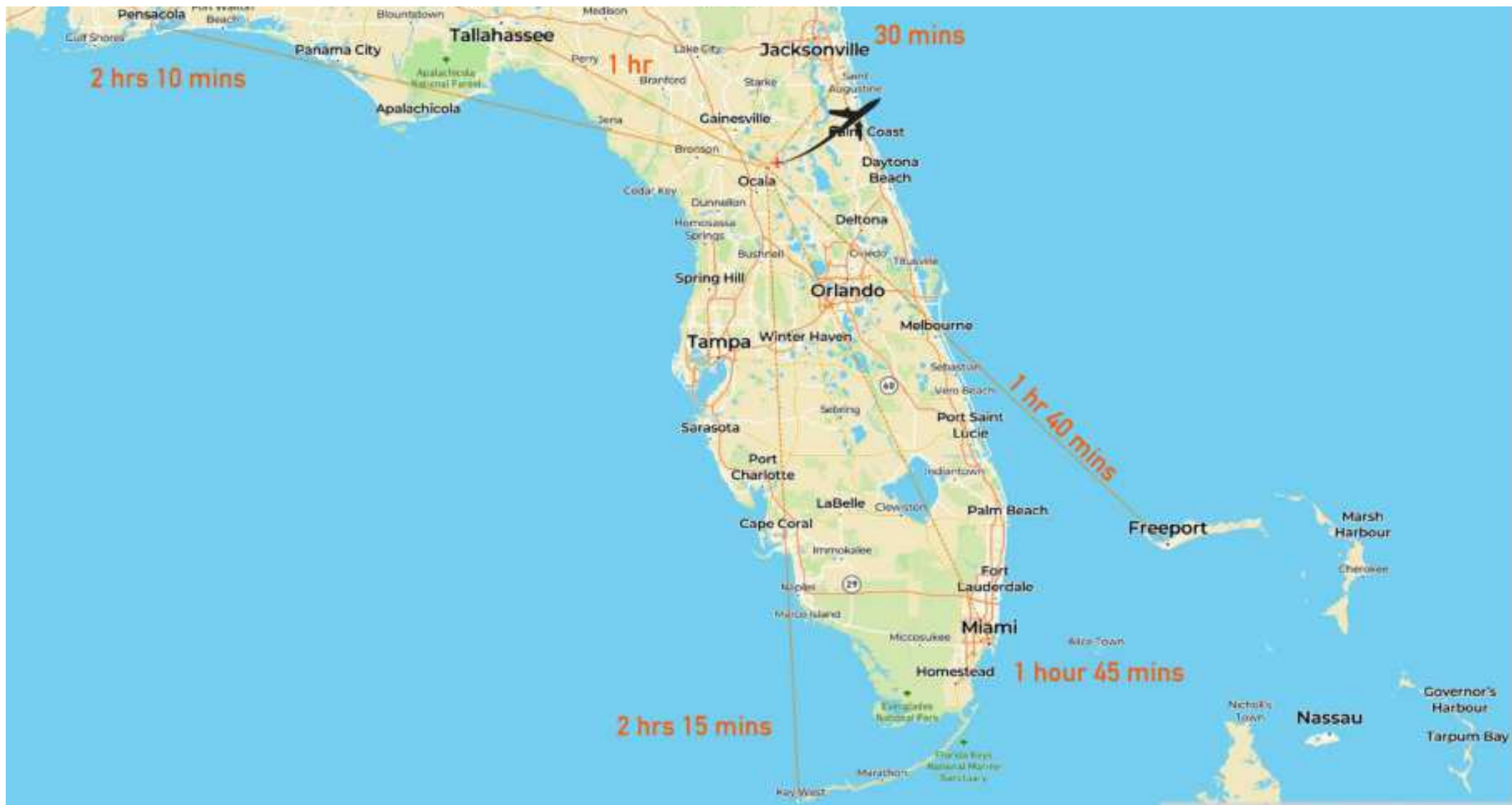


Potential  
Homesite





# Flight Time Map



# Hangar Photos



# Additional Photos



# Additional Photos



Driveway



Aerial of Hangar



Entry to Riding Trail



Clay Shooting Stations



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