



Hills of West Marion

1,625 ± ACRES • WILLISTON, FLORIDA • TRANSITIONAL LAND INVESTMENT



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PROPERTY OVERVIEW



Sale Price **\$19,902,500**

OFFERING SUMMARY

Acreage:	1,625 Acres
Price / Acre:	\$12,248
City:	Williston
County:	Marion
Property Type:	Land Investment, Transitional

PROPERTY OVERVIEW

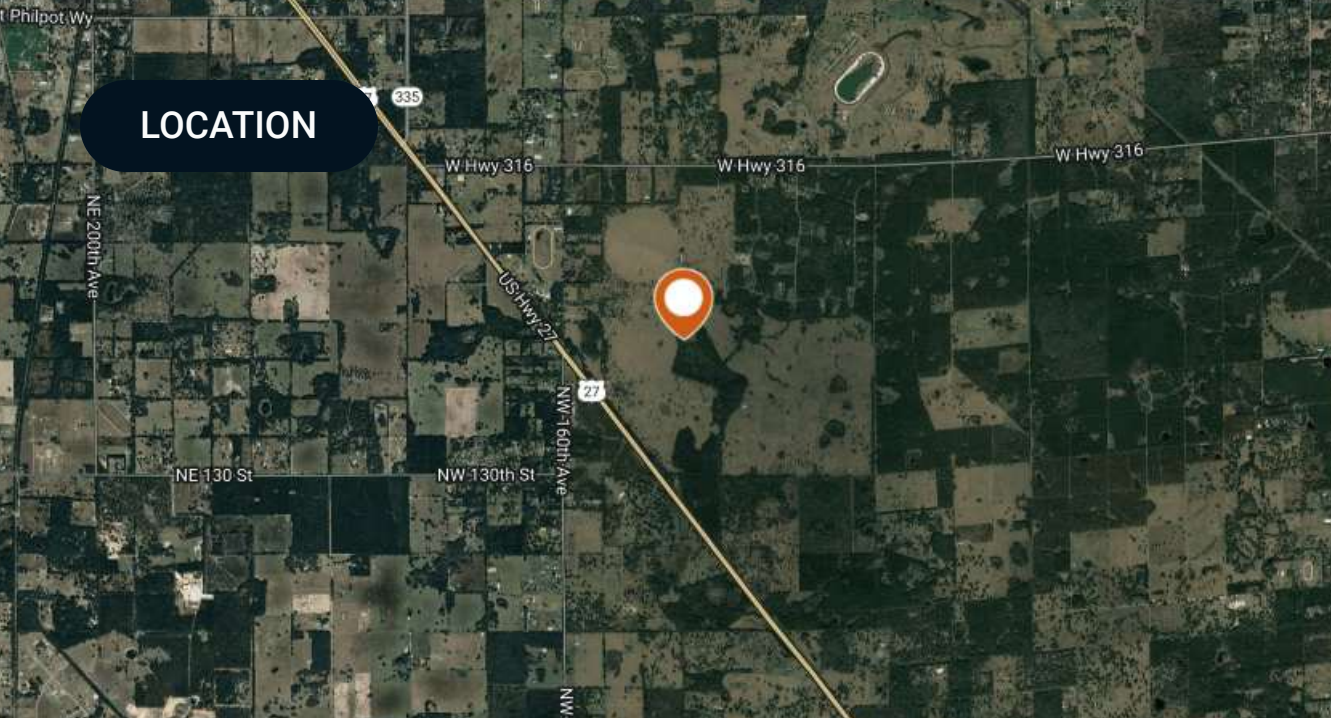
Rare investment opportunity! 1,625 acres of prime potential development property located just minutes from Ocala and the World Equestrian Center. The property is approximately 95% uplands and is mostly comprised of pasture with scattered oaks and contains several natural ponds. Access is excellent with 1.1 miles of frontage on US-27 (4-lane paved), and 1/4 mile on NW 160th Ave (2-lane paved). Located only 30 minutes from Gainesville and the University of Florida, 40 minutes to Gainesville Regional Airport, and less than 1 hour to Cedar Key and the Gulf. Currently being used for cattle production, it is completely fenced and cross-fenced.

SPECIFICATIONS & FEATURES



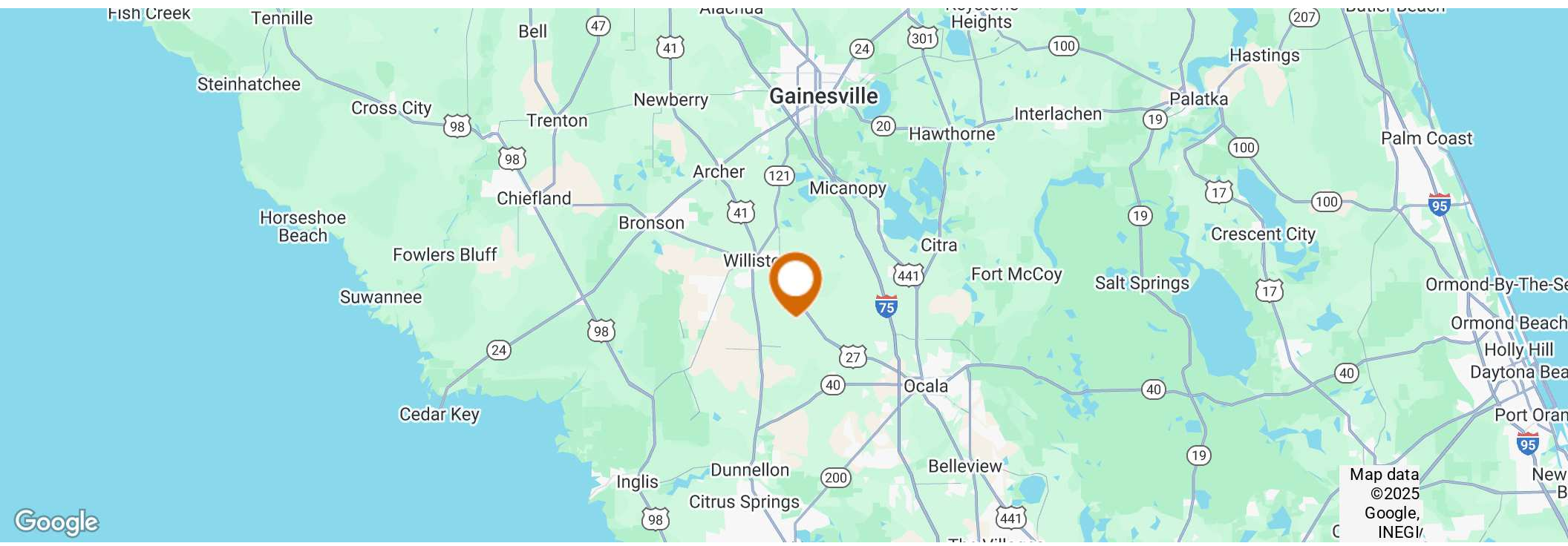
SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Land Investment• Transitional
Uplands / Wetlands:	95% uplands, 5% wetlands
Soil Types:	Primarily Flemington Loamy sand Blichton Sand and Sparr Fine Sand
Taxes & Tax Year:	\$5,189.37 (\$3.23/acre) 2024
Zoning / FLU:	Zoning: A1 FLU: Rural land (1 du/10 acres)
Road Frontage:	1.1 miles on US-27 (4-lane paved), 0.25 miles on NW 160th Ave (2-lane paved)
Nearest Point of Interest:	Within 20 minutes to I-75 and Ocala and the World Equestrian Center, 30 minutes to Gainesville and University of Florida, 40 minutes to Gainesville Regional Airport, less than 1 hour to Cedar Key
Fencing:	Completely fenced and cross-fenced for cattle operation
Current Use:	Cattle Grazing
Land Cover:	Primarily improved pasture with natural hardwood areas and small ponds scattered throughout.



LOCATION & DRIVING DIRECTIONS

Parcel:	05750-000-01 05780-001-00 05750-000-06 05750-000-08
GPS:	29.3464685, -82.3759284
Driving Directions:	From I-75 and US-27 in Ocala northwest on US-27 15.8 miles to property on right.
Showing Instructions:	Contact listing agent.



LOCATION MAP

Williston Municipal Airport



Marion County Airport

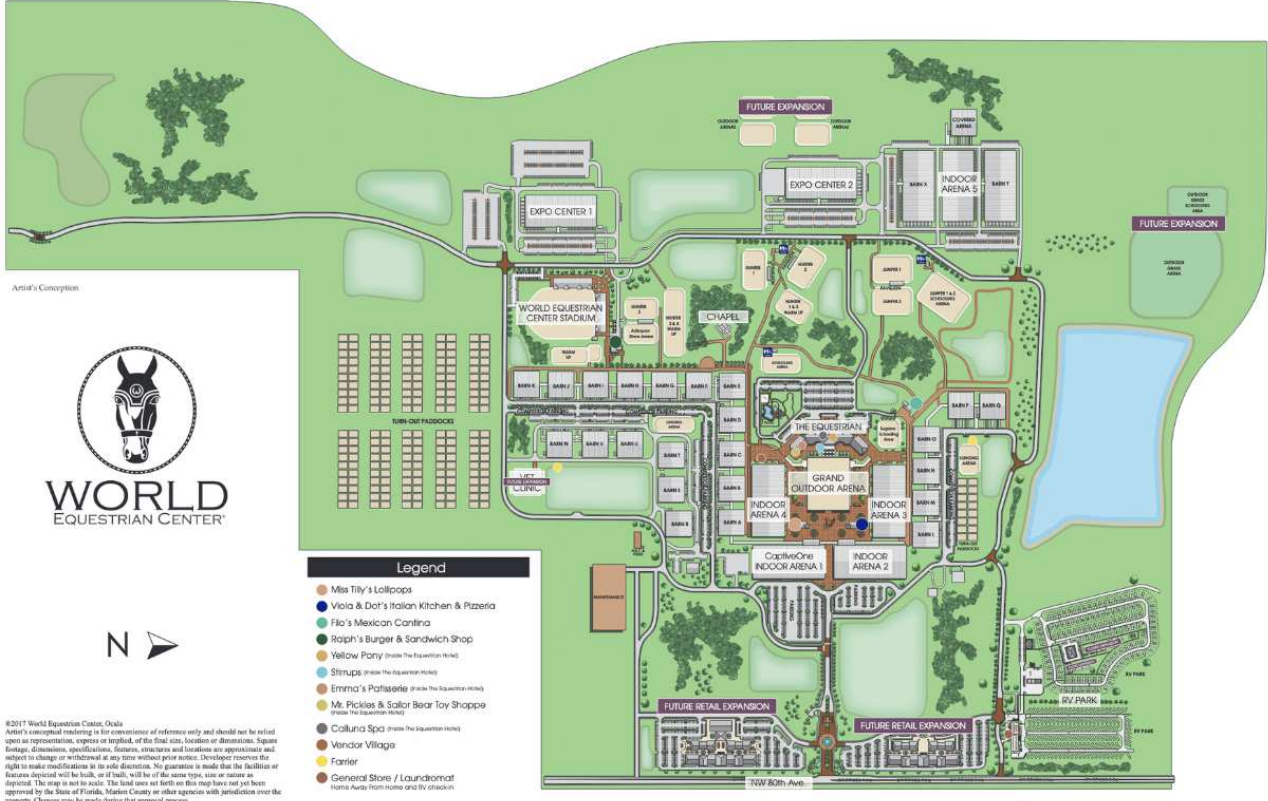


LOCATED LESS THAN 20 MINUTES FROM THE LISTING

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, structure and location are approximate and subject to change or withdrawal at any time without prior notice. Developer reserves the right to make modifications to its sole discretion. 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. The 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 that approval process.

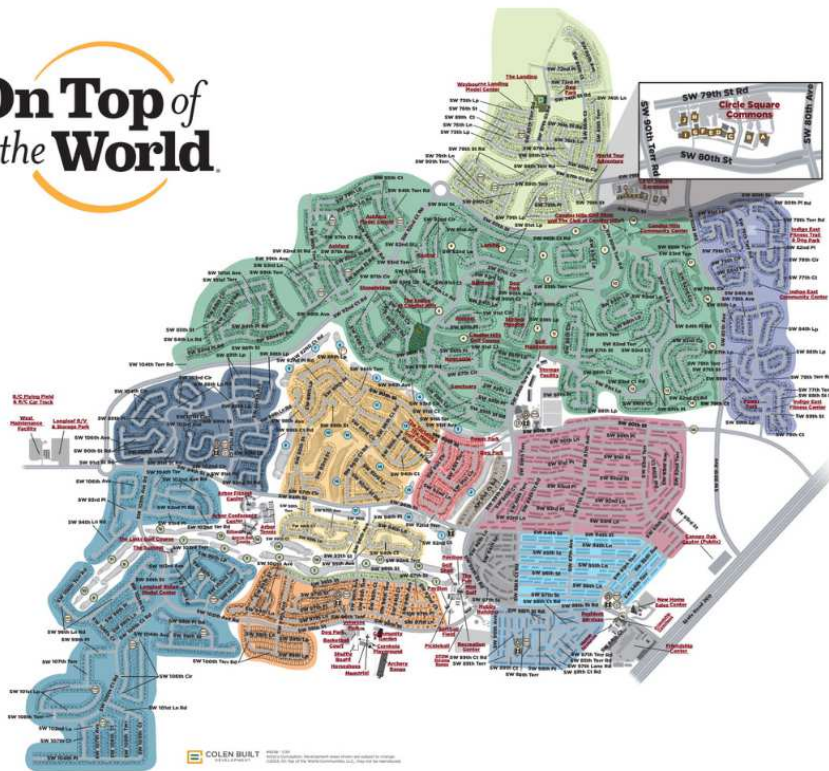
On Top of the World

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

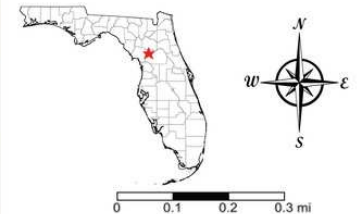
On Top of the World is a premier 55+ active adult community located in Ocala, Florida, known for its resort-style amenities and vibrant lifestyle. Spanning thousands of acres, the community offers a variety of home styles, from single-family residences to maintenance-free villas, designed for comfortable 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.

PROPERTY BOUNDARY

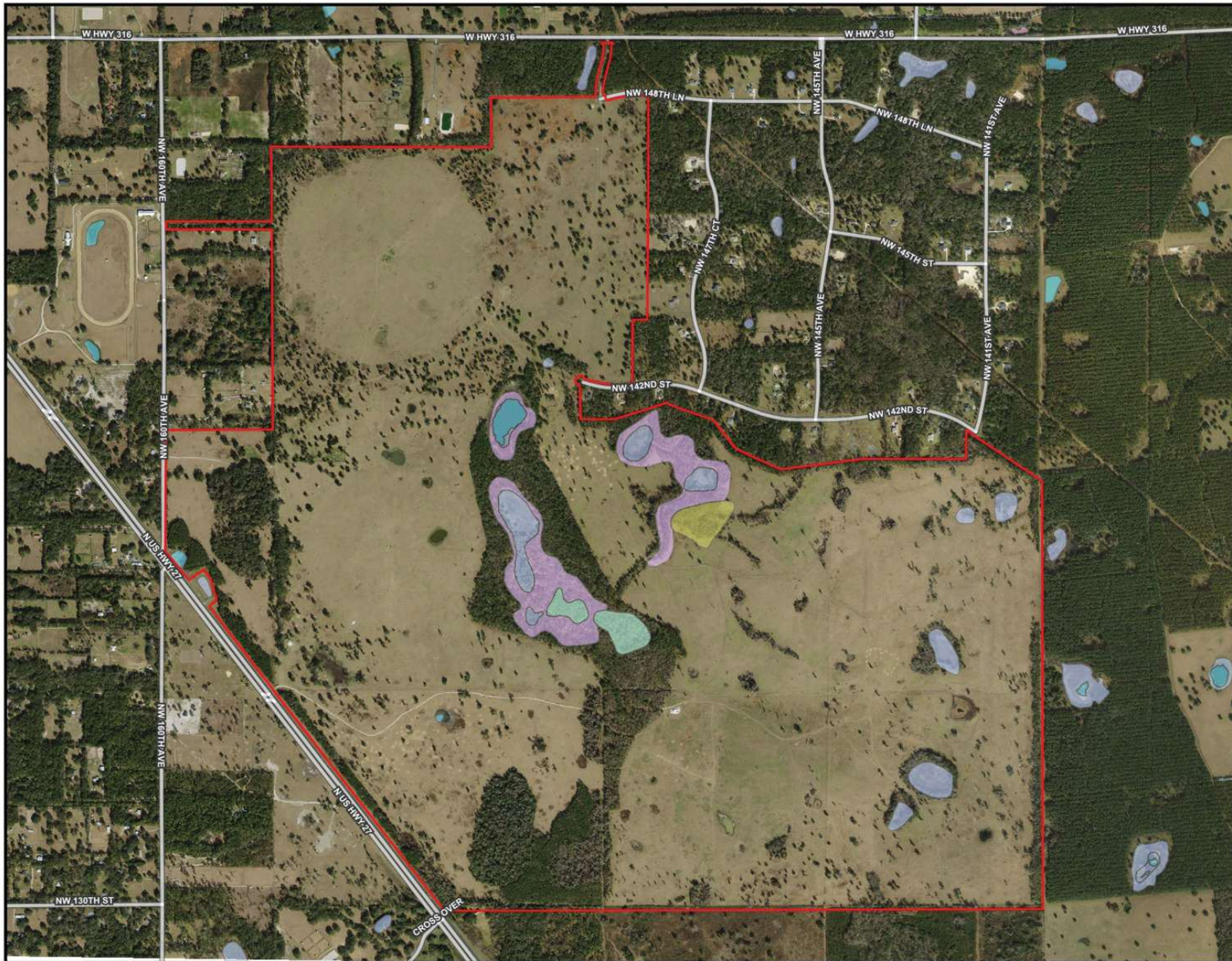


Hills of West Marion

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise



WETLAND MAP



Hills of West Marion

- County Boundaries
- Polygons Drawing
- Lines Drawing
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- Points Drawing
- Streets MapWise
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

Wetland Map



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



MEET THE TEAM



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