

OCALA STABLE AND RACETRACK

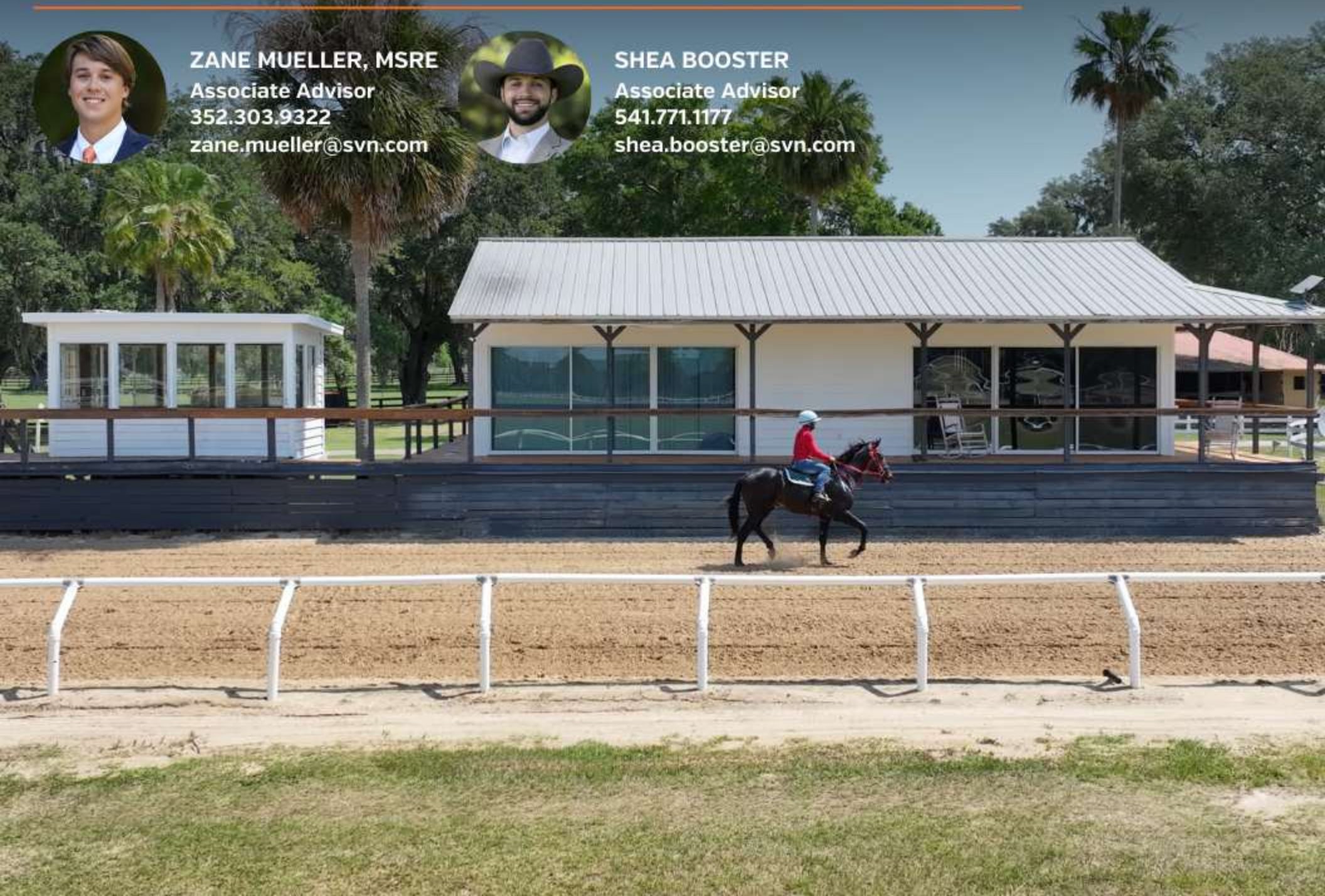
78 ± Acres • Equestrian Breeding Facility, Stable, and Racetrack • Ocala, Florida



ZANE MUELLER, MSRE
Associate Advisor
352.303.9322
zane.mueller@svn.com



SHEA BOOSTER
Associate Advisor
541.771.1177
shea.booster@svn.com



PROPERTY OVERVIEW



Sale Price

\$4,500,000

Offering Summary

Acreage:	78± Acres
Price / Acre:	\$57,692
City:	Morrison
County:	Marion
Property Type:	Equestrian Training Facility
Video:	<u>View Here</u>

Property Overview

The Ocala Stable and Racetrack is a premier 78-acre equine estate in the heart of Ocala, Florida's renowned horse country. Designed for success, this property boasts a 5/8th mile track, paddocks, breaking arenas, and more, all ideal for training and conditioning high-performing thoroughbred horses. An impressive office overlooking the track serves as a strategic hub for overseeing operations and conducting business within the equestrian community, an essential feature when located directly adjacent to HITS Ocala Winter Circuit.

The site also features housing accommodations, including a residence for employees or a facility manager, along with an attached apartment situated within one of the five barns, providing convenient living quarters for several staff members. Additionally, a maintenance shed, with a roll-up shop door, houses all necessary equipment required to maintain a functioning equine training facility.

Currently operating as a successful thoroughbred breeding farm, this property could easily be transitioned into a show jumping facility, catering to individuals and professionals seeking a world-class training ground. Embrace the legacy of Ocala's horse industry in this exceptional equine haven, where every detail is crafted for the pursuit of excellence in equine sports.

AERIAL BOUNDARY



PROPERTY MAP



Barn 2

Barn 0

Office

Maintenance Shed

Living Quarters

Barn 1

Barn 3

5/8ths Track & Starting Gate

Attached Apartment

Barn 4

2,375± ft. of Frontage on W HWY 326

HITS Post Time Farm Ocala Winter Circuit



Specifications & Features

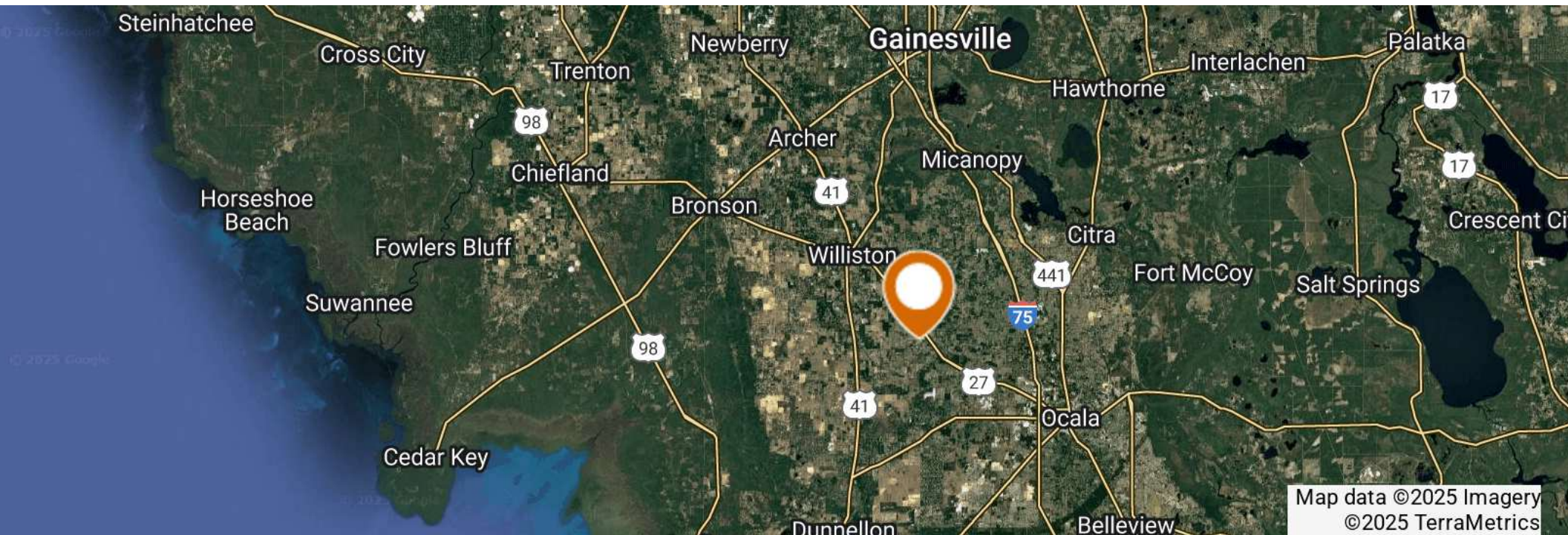
Land Types:	<ul style="list-style-type: none"> • Equestrian • Land Investment
Uplands / Wetlands:	High and Dry
Soil Types:	Pedro-Arredondo Complex Apopka Sand Sparr Fine Sand
Taxes & Tax Year:	2023: \$9,622.88
Zoning / FLU:	A1
Water Source & Utilities:	4 Wells & 7 Meters on the property
Road Frontage:	2,375± ft. on HWY 326
Nearest Point of Interest:	HITS: Adjacent World Equestrian Center: 12± miles University of Florida Horse Teaching Unit: 27± miles Ocala: 13± miles
Fencing:	The property is fully fenced along the perimeter and boasts internal fencing for paddocks.
Current Use:	The property is currently used for Thoroughbred breeding, horse training, boarding and breaking.
Structures & Year Built:	Office Home Apartment Maintenance Shed Barn 0: 10 Stalls Barn 1: 24 Stalls Barn 2: 24 Stalls Barn 3: 28 Stalls Barn 4: 22 Stalls Breaking Arenas Carousels

LOCATION

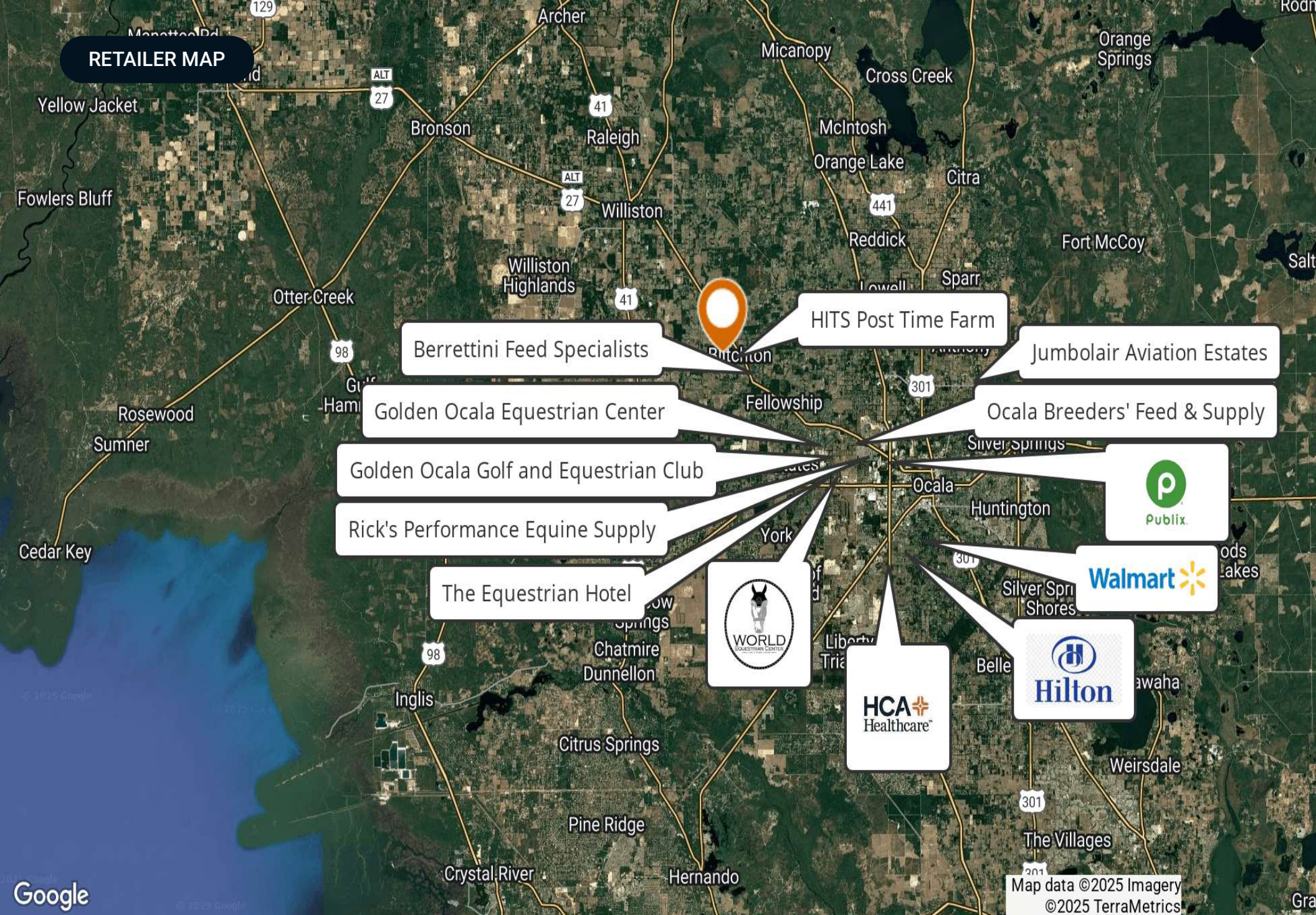


Location & Driving Directions

Parcel: 12141-000-00
GPS: 29.2837383, -82.35426819999999
Driving Directions: Please contact Zane or Shea
Showing Instructions: Please contact Zane or Shea



RETAILER MAP



Map data ©2025 Imagery
©2025 TerraMetrics



BARN ZERO - 10 STALLS



BARN ONE - 24 STALLS



BARN TWO - 24 STALLS



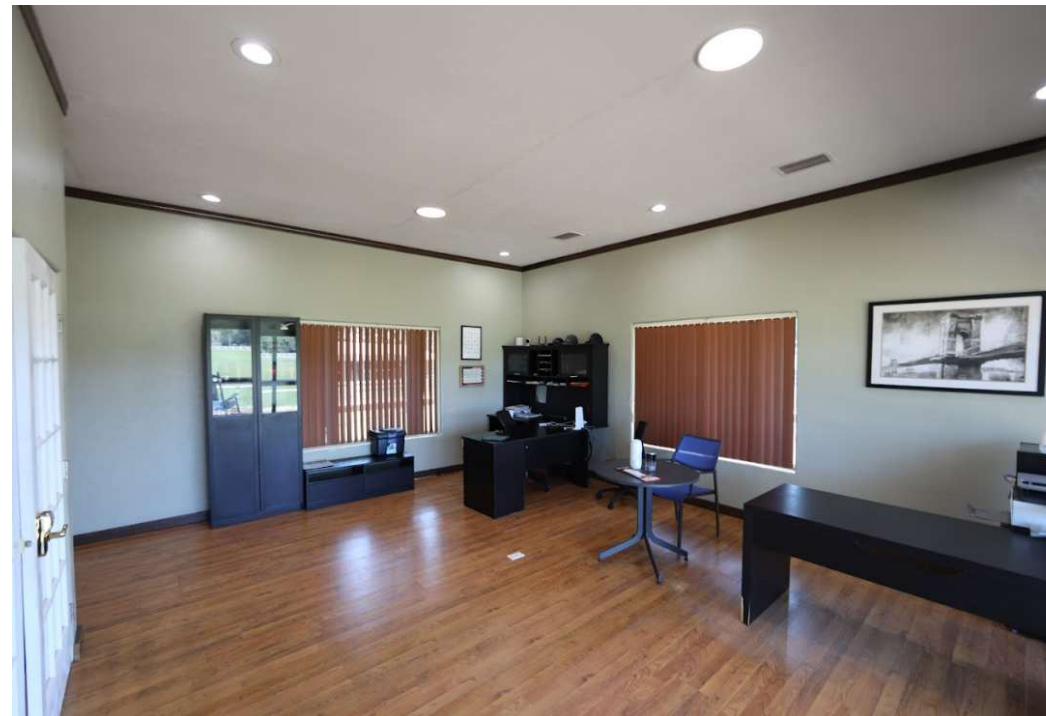
BARN THREE - 28 STALLS



BARN FOUR - 22 STALLS



OFFICE PHOTOS



ADDITIONAL PHOTOS





EQUESTRIAN AMENITIES



HITS post time farm Ocala Winter Circuit (Adjacent to subject)

The HITS Ocala Winter Circuit, established in 1982 and based at the renowned Post Time Farm in Ocala, Florida, has become a cornerstone of equestrian competition in the United States. Situated in the celebrated 'Horse Capital of the World', HITS Ocala offers a premier venue for hunter/jumper events, attracting top riders and horses from across the nation. Since its acquisition of Post Time Farm in 2002, HITS has transformed the grounds into a world-class facility, renowned for its horse-friendly amenities and exceptional competition environment.

Annually spanning from December through March, the HITS Ocala Winter Circuit presents 12 weeks of prestigious USEF-Rated Hunter/Jumper competitions. With a legacy spanning over four decades, this circuit has grown into one of the largest and most anticipated show circuits in the country. It serves as a vital platform for showcasing talent, fostering equestrian excellence, and further solidifying Ocala's status as a premier destination for equestrian sports. The HITS Ocala Winter Circuit continues to uphold a tradition of excellence, attracting riders, trainers, and enthusiasts alike to experience the thrill and camaraderie of top-tier equestrian competition in a truly exceptional setting.



world equestrian center (~12 miles from subject)

The World Equestrian Center in Ocala, Florida, stands as the largest equestrian complex in the United States, embodying a harmonious blend of sophistication and expansive capacity. The world-class facility spans over 300 acres and features a comprehensive array of amenities tailored to accommodate various disciplines within the equine industry and beyond.

With 15 outdoor rings and five climate-controlled indoor arenas, the WEC offers ample space for a diverse range of equestrian events year-round. These state-of-the-art facilities ensure optimal conditions for both competitors and spectators, providing a comfortable and enjoyable experience.

Beyond its impressive infrastructure, the WEC prides itself on being a family-friendly destination, offering activities and entertainment for all ages. Whether you're a seasoned equestrian enthusiast or new to the sport, visitors can immerse themselves in the world of equestrian sports with top-of-the-line amenities and accommodations.

MARION COUNTY, FLORIDA



Marion County Location Description

Marion County, positioned in the heart of Florida, serves as a gateway to major metropolitan areas like Gainesville, Tampa and Orlando, offering residents a perfect blend of rural charm and urban convenience. Its close proximity to Gainesville provides easy access to the cultural scene and academic hub of the University of Florida, while still offering a serene retreat amidst sprawling horse riding trails and countryside. Meanwhile, its central location relative to the greater Tampa MSA ensures that residents can enjoy the modern amenities, entertainment, and cultural attractions of the bustling cityscape, all while being able to escape back North to the tranquil countryside. This unique combination makes Marion County an ideal destination for those seeking a balance in rural life and urban exploration. Marion County's central location is also perfectly positioned for individuals looking to explore the Nature Coast. Whether it's world-class flats fishing in Inglis or diving with Crystal River's Manatees, waterfront amenities are not far away.

ADVISOR BIOGRAPHY



Zane Mueller

Advisor & Head of Research

zane@saundersrealestate.com

Direct: **877-518-5263 x396** | Cell: **352-303-9322**

Professional Background

Zane Mueller, MSRE is a Research Advisor at Saunders Real Estate in Lakeland, Florida. 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 SVN | Saunders Ralston Dantzler 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

Saunders Real Estate
1723 Bartow Road
Lakeland, FL 33801
863.648.1528

ADVISOR BIOGRAPHY



Shea R. Booster

Advisor

shea@saundersrealestate.com

Direct: **877-518-5263 x393** | Cell: **541-771-1177**

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

Saunders Real Estate
1723 Bartow Road
Lakeland, FL 33801
863.648.1528



ONE OF AMERICA'S BEST BROKERAGES



One of America's
Best Brokerages



APEX 2022 Top
National Producer



Most Influential
Business Leaders



Largest Commercial
Real Estate Brokers
in Tampa Bay



Ranked 210 on Inc.
5000 Regional List



SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com