

600 Acre Marion County Farm

Southwest 10th St, Dunnellon, FL 34431

David Lapham
517-990-4907
davidl@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$8,400,000

Offering Summary

| | |
|-----------------------|---|
| Acreage: | 601± Acres |
| Price / Acre: | \$13,966 |
| State: | Florida |
| City: | Dunnellon |
| County: | Marion |
| Property Type: | Farms and Cropland, Acreage and Estates, Equestrian, Nurseries and Greenhouses |

Property Overview

This 600-acre property, fully fenced, offers a rare investment opportunity. Located in Marion County, renowned for its established equestrian communities and scenic trails, this property is ideal for an equestrian owner seeking ample space for riding and training. Featuring gently rolling hills and well-drained Candler sand soils, the land is perfectly suited for diverse agricultural pursuits, including hay production, livestock grazing, and peanut cultivation. With established Bahia grass pastures, this property provides immediate utility for grazing operations. The expansive acreage and flexible A1 zoning also make it ideal for recreational use, equestrian development, or a private estate. Equipped with linears for irrigation potential and ample space for future improvements, this property is ready to meet the needs of visionary investors seeking versatility, productivity, and long-term value.

SPECIFICATIONS & FEATURES



Specifications & Features

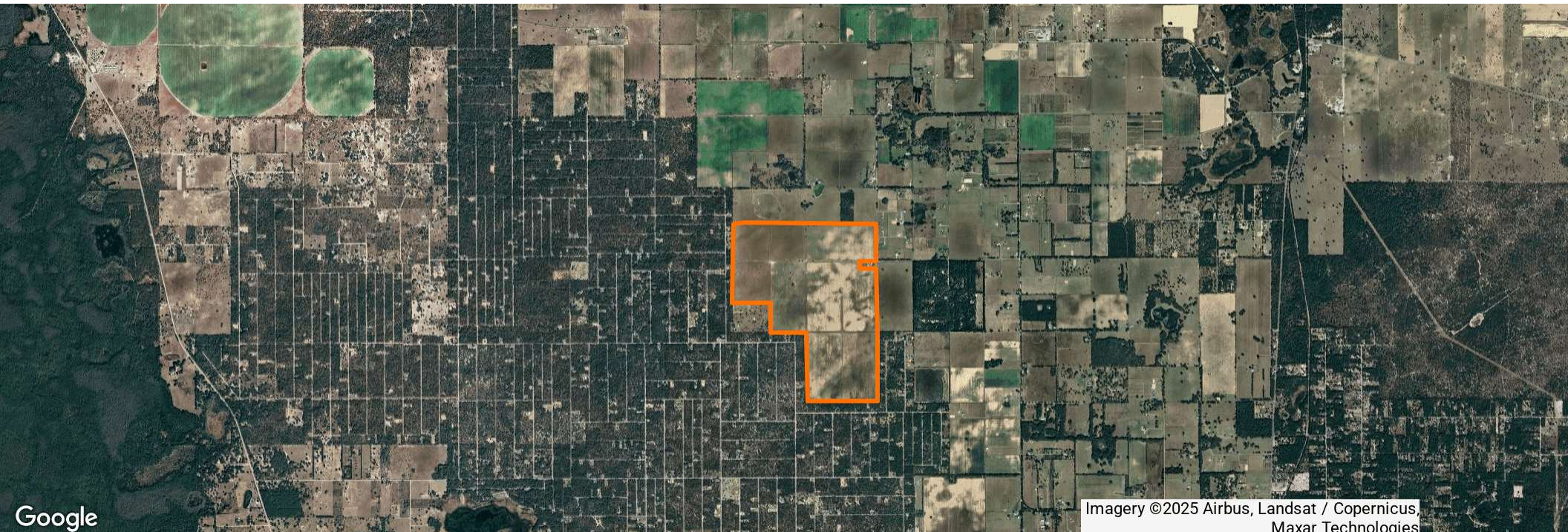
| | |
|------------------------------|--|
| Uplands / Wetlands: | 601± Acres of Uplands / 0.17 Acres of Wetlands |
| Taxes & Tax Year: | 17326-000-00 - \$996.33 (2024) 17324-001-00 - \$705.48 (2024) 17323-000-00 - \$788.15 (2024) 17323-001-00 - \$1,037.78 (2024) |
| Zoning / FLU: | General Agriculture (A-1) |
| Fencing: | Surrounds the property |
| Current Use: | Farm |
| Grass Types: | Some Bahia |

LOCATION



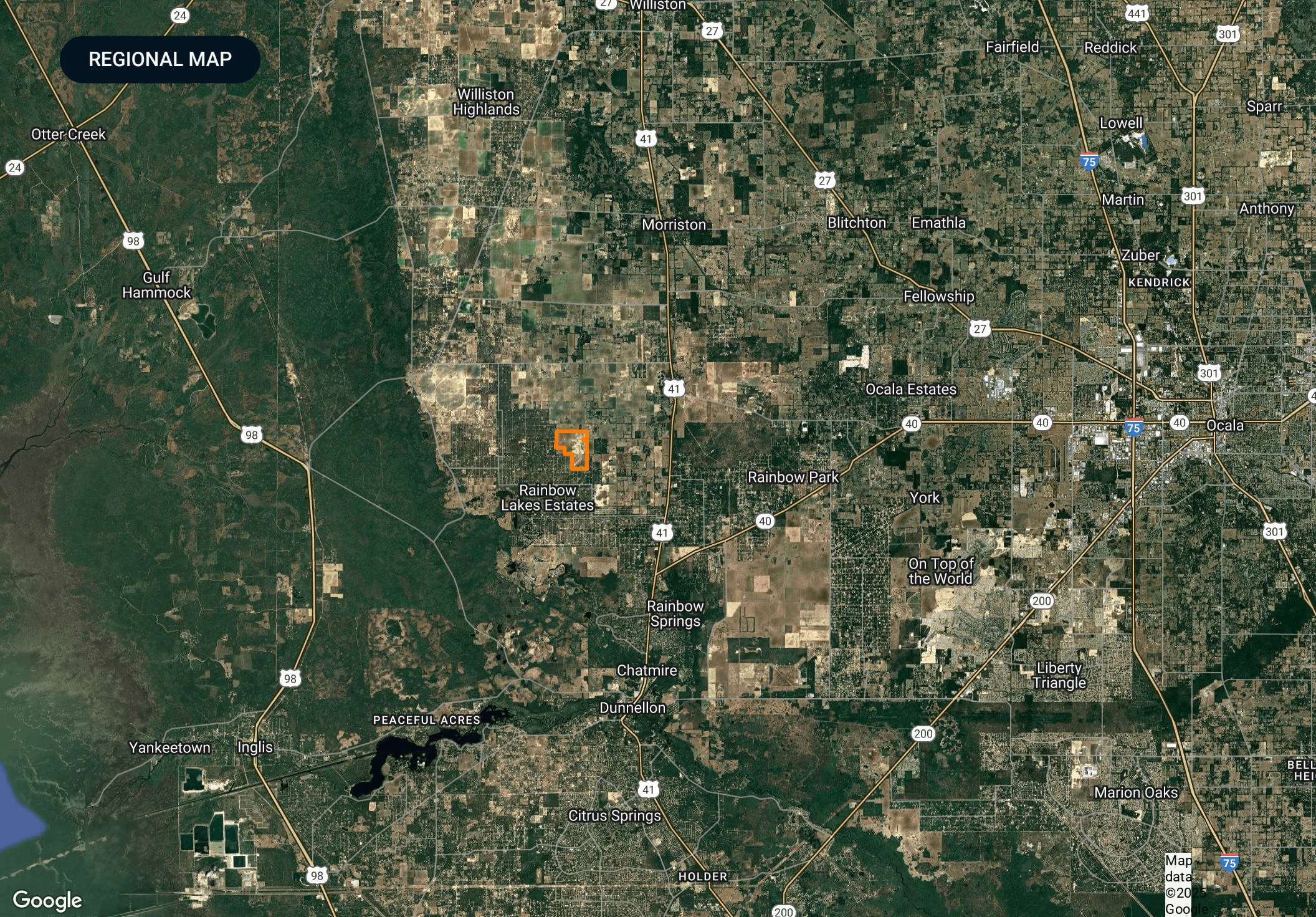
Location & Driving Directions

| | |
|-----------------------|---|
| Parcel: | 17323-000-00 17326-000-00 17323-001-00 17324-001-00 |
| GPS: | 29.1768454, -82.4898582 |
| Driving Directions: | Contact David Lapham |
| Showing Instructions: | Contact David Lapham |



Imagery ©2025 Airbus, Landsat / Copernicus,
Maxar Technologies

REGIONAL MAP





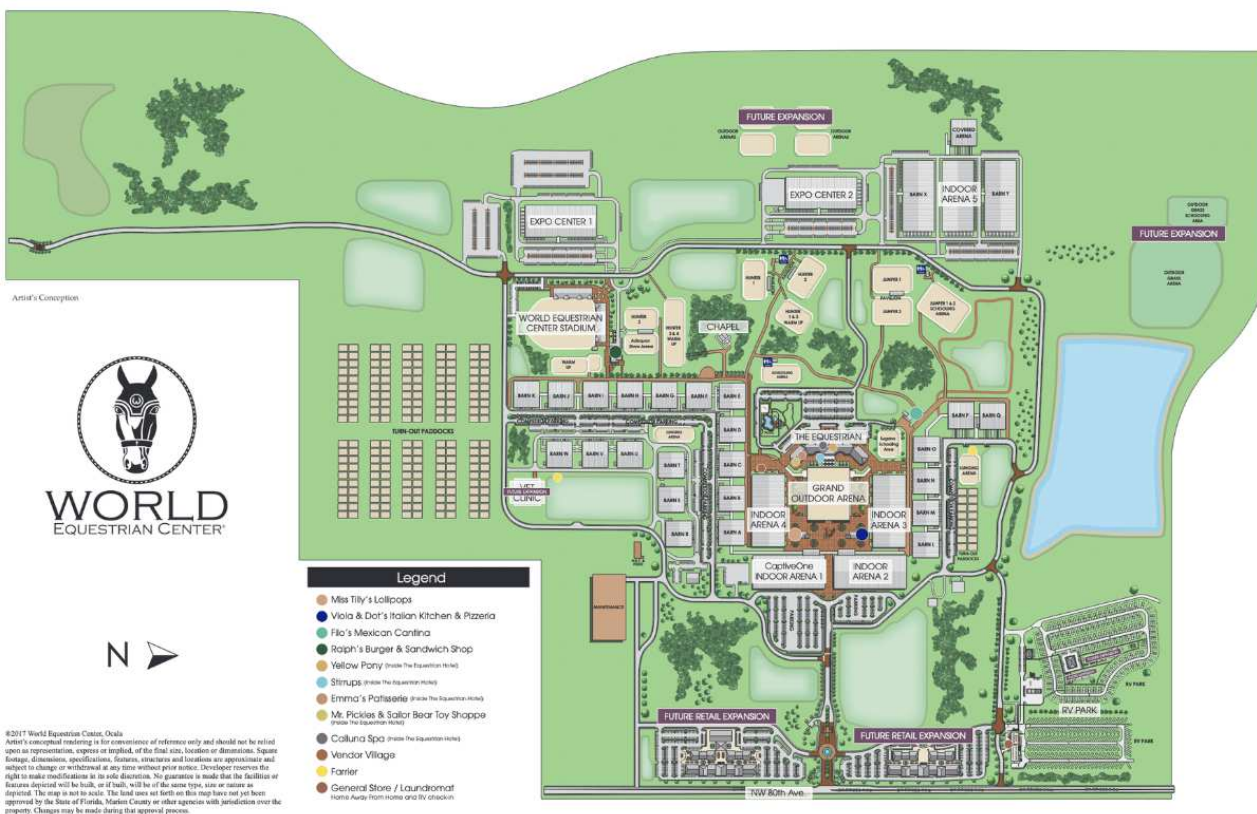
LOCATED LESS THAN 20
MINUTES FROM THE LISTING



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.



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
- Bridget 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.

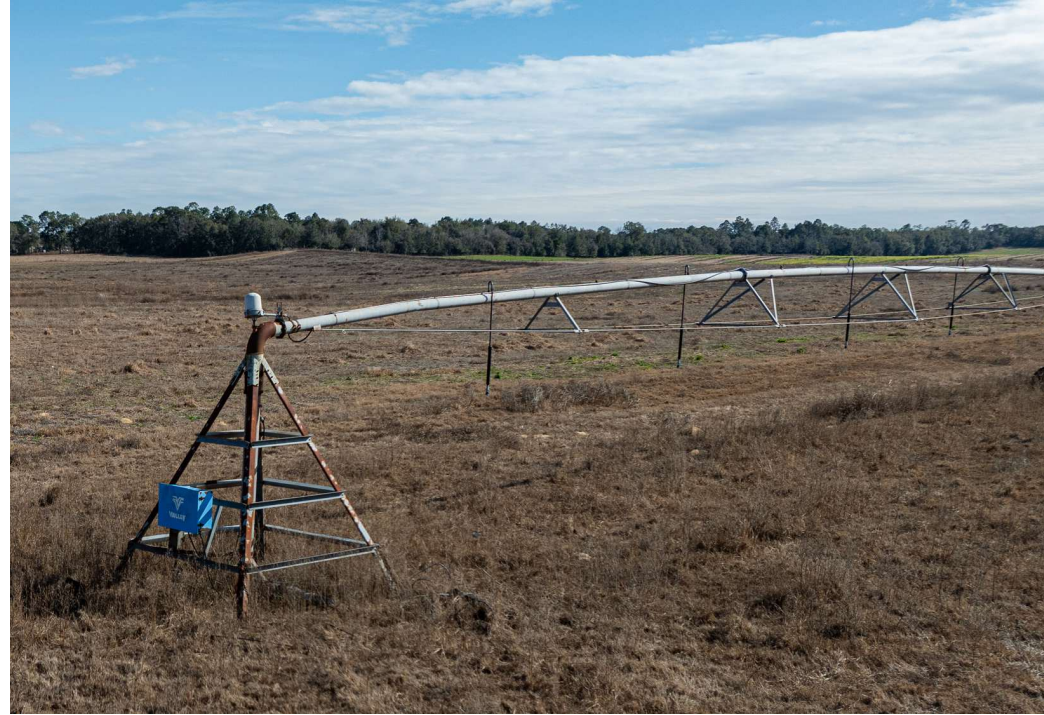
ADDITIONAL PHOTOS



WELLS AND TANKS



CENTER PIVOTS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



David Lapham

Associate Advisor

davidl@saundersrealestate.com

Direct: **877-518-5263 x491** | Cell: **517-990-4907**

Professional Background

David Lapham is an Associate Advisor at Saunders Real Estate.

With a focus on Florida's sod industry, David brings a fresh and innovative approach to the profession. Originally from Michigan, David relocated to Florida in 2008 and began an impactful journey in land management and technology.

At the age of 17, David enlisted in the Army, an experience that has profoundly shaped his work ethic and leadership style. The military instilled in him a strong sense of discipline and adaptability, traits he later applied to his academic and professional pursuits.

David's educational journey led him to Southeastern University, where he earned a degree in Communications. This education, combined with his military experience, has been instrumental in developing his exceptional communication skills, which are essential for relationship-building within the real estate industry.

However, David truly shines at the intersection of technology and agriculture. With a background in software engineering, he has been able to effectively apply technological solutions within the sod industry. Through these advancements, David streamlined operations and brought a new level of efficiency and insight into sod management practices.

David's contributions within the sod industry are not just enhancing current practices but are also paving the way for future advancements. As an advisor at Saunders Real Estate, David will continue making waves within Florida's land and commercial real estate industry.

David specializes in:

- Sod Farms
- Land
- Retail



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