

# Tiffany Farm 108± Acres

2095 SW 140TH AVE, Ocala, Florida 34481

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## PROPERTY OVERVIEW

### Sale Price

**\$4,300,000**

### Offering Summary

Acreage:	<b>108.51 Acres</b>
Price / Acre:	\$39,628
State:	Florida
City:	Ocala
County:	Marion
Property Type:	Equestrian, Land Investment

### Property Overview

Located in a premier equestrian corridor just west of Ocala, this 108± acre horse farm offers a rare combination of operational scale, strategic location, and long-term upside. With significant road frontage along W Highway 40, the property sits directly across from the nearly 700-acre Golden Ocala acquisition—a major development poised to elevate the surrounding market and equestrian landscape.

Purpose-built for large-scale equestrian use, the property includes more than 14,000 square feet of barn infrastructure, including two expansive horse barns, multiple open sheds, utility buildings, and general-purpose storage. A regulation training track anchors the layout, surrounded by several cross-fenced paddocks and over 27,000 linear feet of board, vinyl, wire, and masonry fencing.

Two on-site residences built in 1958 provide over 3,483 square feet of combined living space. One features 4 bedrooms, the other 3 bedrooms with additional improvements, suitable for staff housing or owner occupancy. Utility infrastructure includes multiple wells and septic systems, electric service, and paved internal roads.

With close access to Ocala, Gainesville, and Tampa, and surrounded by top-tier training centers and farmland, this property is ideally suited for a training or breeding facility with future development potential. The combination of equestrian infrastructure, zoning flexibility, and premier location makes this a standout opportunity in Florida's horse capital.



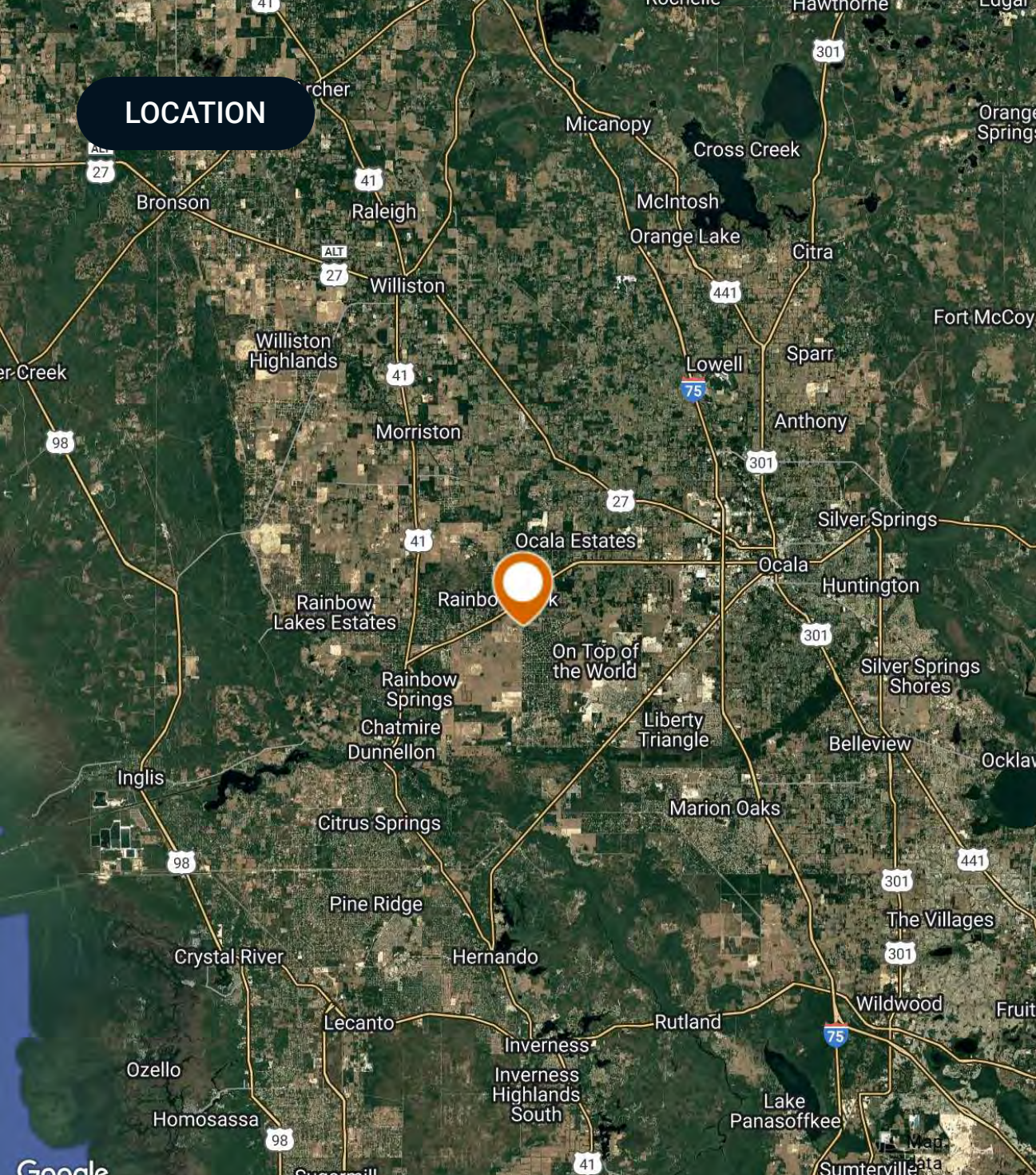
## SPECIFICATIONS & FEATURES



## Specifications & Features

Land Types:	<ul style="list-style-type: none"><li>• Equestrian</li><li>• Land Investment</li></ul>
Uplands / Wetlands:	106.5± acres of Uplands / 1.5± acres of Wetlands
Taxes & Tax Year:	\$7,438.98 - 2025
Zoning / FLU:	108± acres Zoned A1
Road Frontage:	W HWY 40
Nearest Point of Interest:	Ocala Gainesville Tampa
Fencing:	Several Paddocks
Structures & Year Built:	Home built in 1958 Shop Barn 1 - 30 Stalls (Includes Bathroom & Two Tack/Wash Stalls) Barn 2 - 17 Stalls (Includes Tack Room & Apartment) Barn 3 - 20 Stalls (Includes Tack Room)





## Location & Driving Directions

Parcel:	21141-000-00
GPS:	29.167715, -82.3516238
Driving Directions:	Contact Listing Agents
Showing Instructions:	Contact Listing Agents



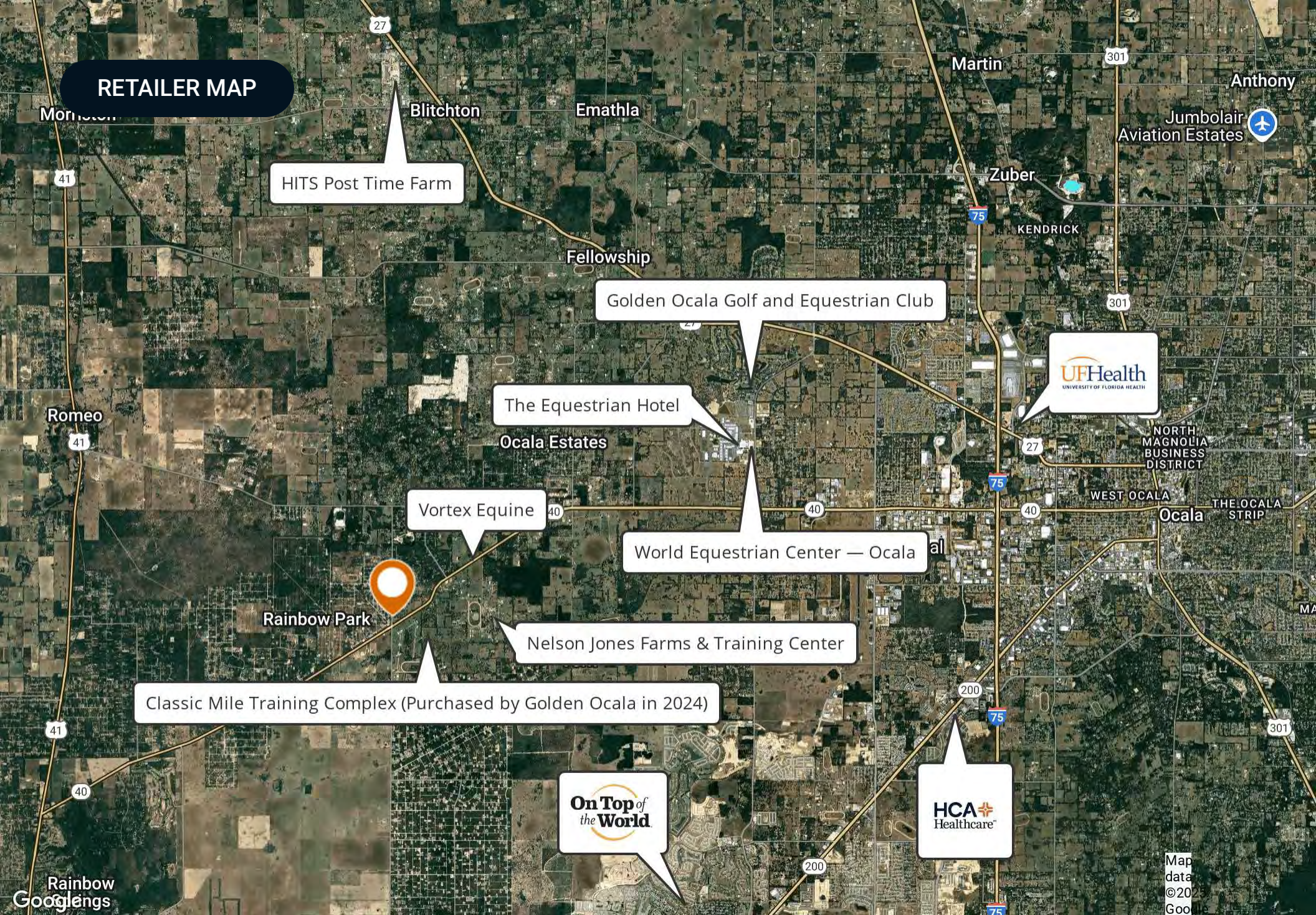








## RETAILER MAP





HOME





## BARN 1





## BARN 2





## BARN 3 & IMPROVEMENTS









# 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.





9 MILES FROM THE LISTING



## NEARBY POINTS OF INTEREST

# HITS Post Time Farm

Spanning 500 acres in the heart of the Horse Capital of the World, HITS Post Time Farm in Ocala is one of the most expansive and horse-friendly showgrounds in the nation. Known for hosting USEF-rated hunter/jumper competitions each winter, the facility offers a world-class experience for equestrians and spectators alike. With modern barns, competition rings, and hospitality amenities, it's a seasonal home for riders from around the country. Just 16 miles from downtown Ocala and surrounded by Florida's natural beauty, it's more than a venue—it's an equestrian lifestyle hub.





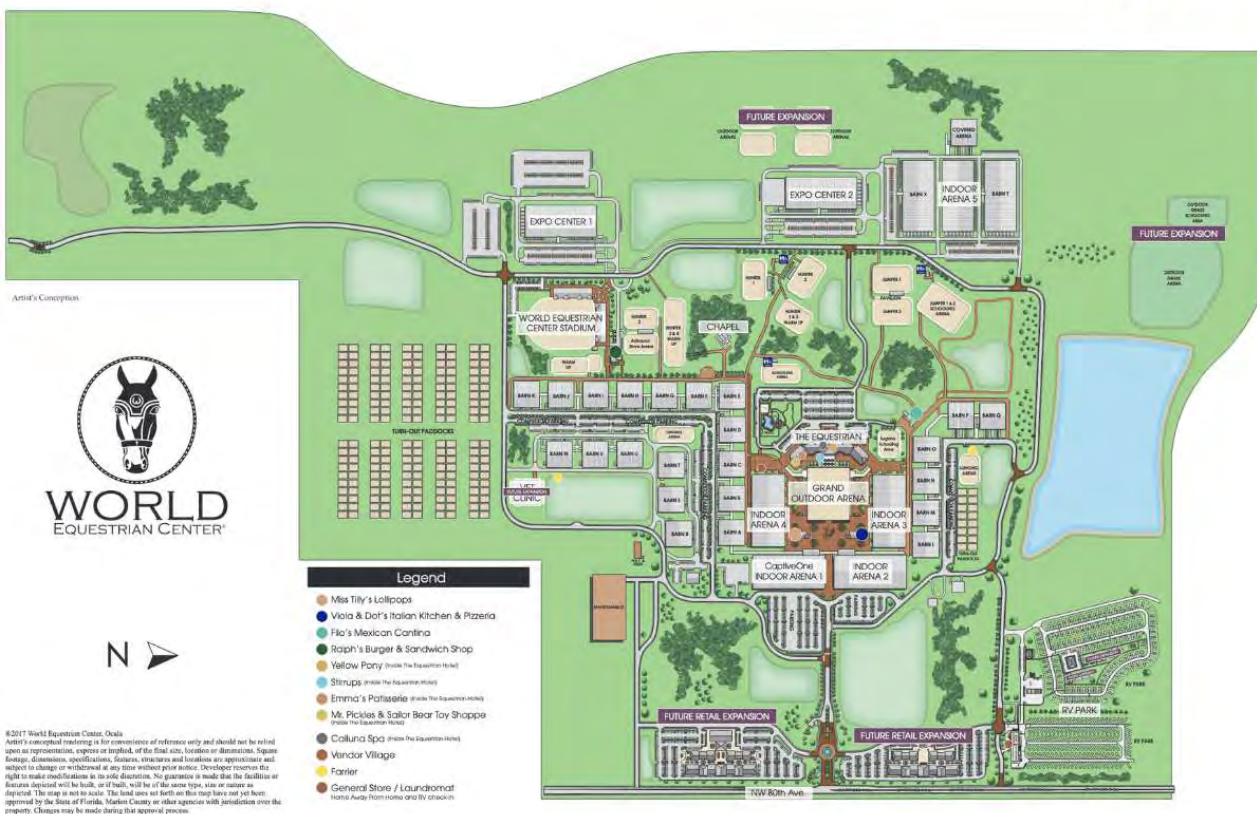
LOCATED LESS THAN 20  
MINUTES FROM THE LISTING



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.







For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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