



46± Acre Marion County Ranchette East

Unassigned W Highway 328, Dunnellon, Florida 34432

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PROPERTY OVERVIEW



Sale Price

\$1,150,000

Offering Summary

Acreage:	46± Acres
Price / Acre:	\$25,000
State:	Florida
City:	Dunnellon
County:	Marion
Property Type:	Equestrian, Farms, & Homestead

Property Overview

Located in the rural Romeo community just outside Dunnellon, this 46± acre A-1 zoned property offers a flexible layout for equestrian, cattle, or agricultural use. With frontage on W Hwy 328, the land features a mix of open pasture and natural timber, with high, dry ground well-suited for a homesite.

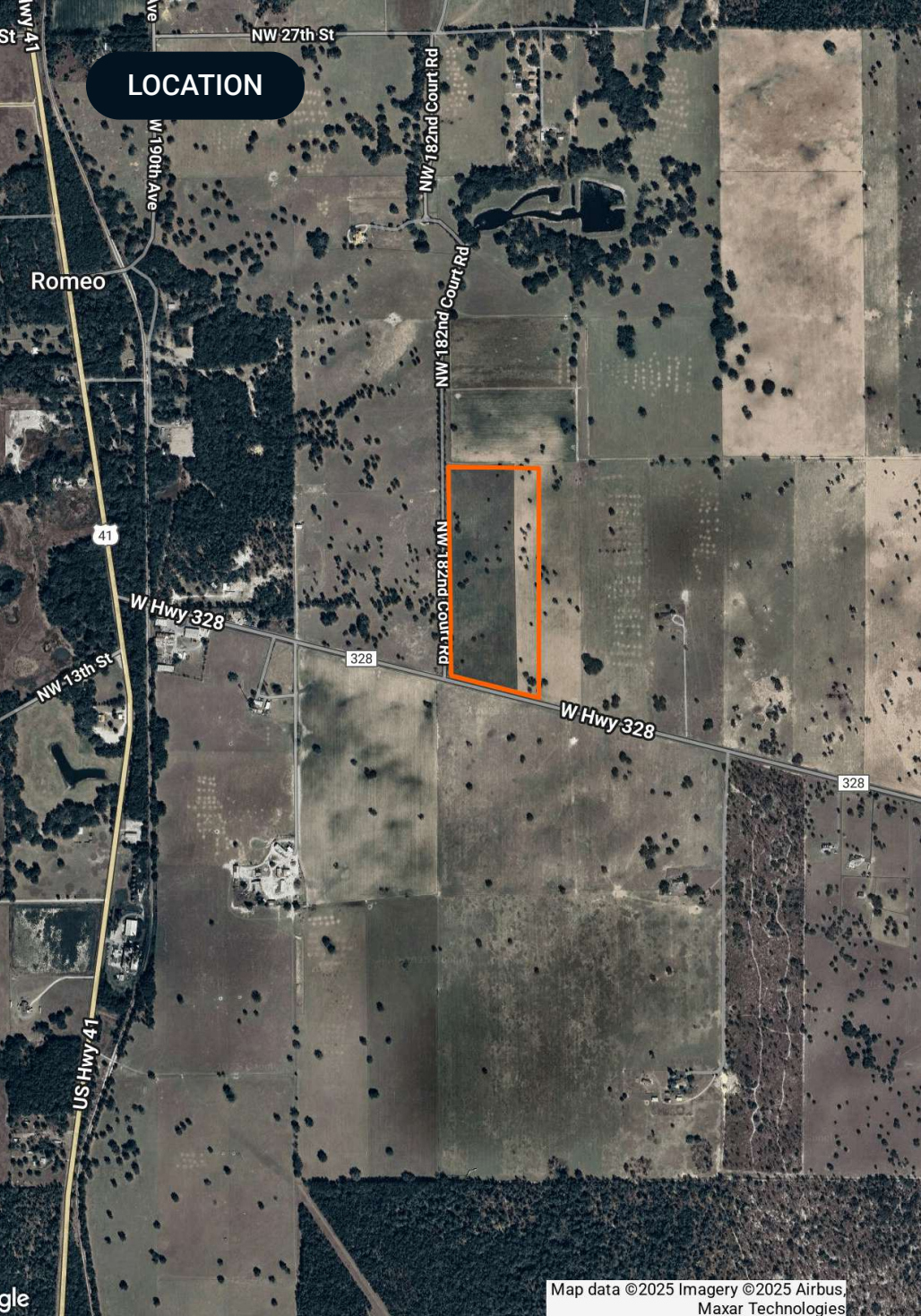
Just 20 minutes from the World Equestrian Center and less than 10 minutes to Dunnellon, the property combines privacy with convenient access to major amenities and equine infrastructure.

SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	• Equestrian • Farms & Nurseries Properties
Uplands / Wetlands:	100% Uplands
Soil Types:	Candler Sand Orlando Fine Sand
Zoning / FLU:	A-1/RL
Road Frontage:	W HWY 328
Nearest Point of Interest:	Dunnellon Ocala Gainesville Tampa
Fencing:	Perimeter Fencing
Current Use:	Vacant Land



Location & Driving Directions

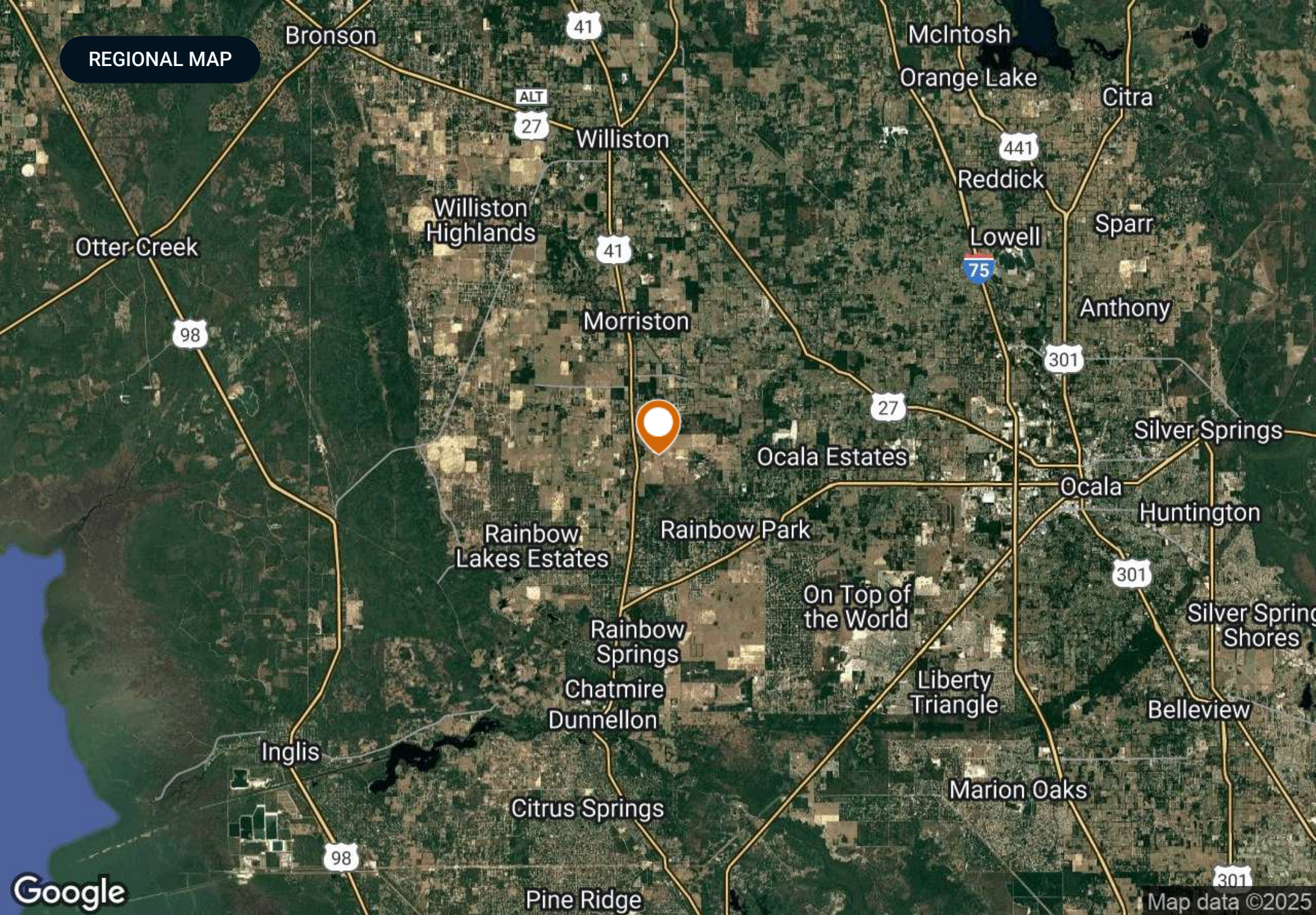
Parcel: 19955-000-00

GPS: 29.20137, -82.423887

Driving
Directions: Located on W HWY 328

Showing
Instructions: Contact Shea Booster 541-771-1177
or Zane Mueller 352-303-9322 to
schedule a showing

Map data ©2025 Imagery ©2025 Airbus,
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REGIONAL MAP

Bronson

41

McIntosh

Orange Lake

Citra

ALT
27

Williston

441

Reddick

Sparr

Lowell

75

Anthony

Otter Creek

Williston
Highlands

41

Morriston

301

98

27

Silver Springs

Ocala Estates

Ocala

Huntington

Rainbow
Lakes Estates

Rainbow Park

On Top of
the World

301

Silver Spring
Shores

Rainbow
Springs

Chatmire
Dunnellon

Liberty
Triangle

Bellevue

Inglis

Marion Oaks

Citrus Springs

98

Pine Ridge

301

Map data ©2025

Google



ADDITIONAL PHOTOS



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

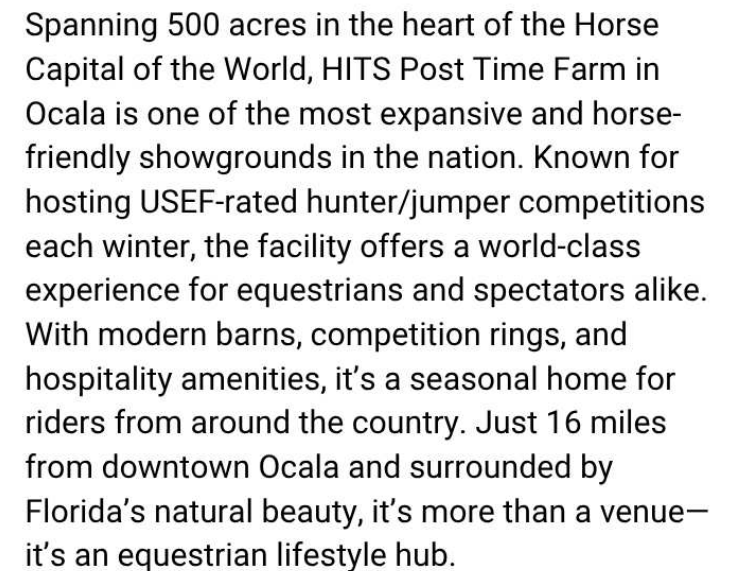
Circle Square Commons

- A The Ranch Fitness Center & Spa
- B Circle Square Cultural Center
- C The Town Square
- D On Top of the World
- E Real Estate of Marion, LLC
- F Bridgenet Communications
- G Master the Possibilities
- H Sid's Coffee Shop & Deli
- I Bay Laurel Center CDD
- J The World News
- K Accounting
- L 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.





For more information visit www.saundersrealestate.com

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