

# We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

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# Property Summary



## OFFERING SUMMARY

ASKING PRICE: \$10,995,000  
LOT SIZE: 500+/- Acres

## STRUCTURES ON PROPERTY:

Main House: 3,768 SF - 3br/3ba  
Guest House: 1,888 SF - 4br/2.5ba  
Cottage: 767 SF - 1br/1ba + Bonus Room  
Garage & Pool House: 2,853 SF - Open  
Layout  
Barn: 2,257 SF - 4 stalls, feed, tack & bath  
room

## LOCATION DESCRIPTION

The property is located approximately 1.5 miles east off of I-75 at Exit #309 in Sumter County, FL. It's central location provides an easy drive to Tampa (50 miles south), Orlando (55 miles east), Ocala (48 miles north), and Gainesville (82 miles north).

## LINKS TO COMPLETE SET OF PHOTOS, VIDEO & VIRTUAL TOURS

- [PROPERTY VIDEO](#)
- [PROPERTY PHOTOS](#)
- [MAIN HOUSE VIRTUAL TOUR](#)
- [GUEST HOUSE VIRTUAL TOUR](#)
- [GARAGE & POOL HOUSE VIRTUAL TOUR](#)

# Quarry Lakes Ranch



Main House & Lakes



Main House



Barn & Pool House



Guest House

# Aerial Looking South



# Overall Aerial - 500+/- ACRES



# Overall Property

[CLICK HERE FOR ADDITIONAL PHOTOS](#)

The Quarry Lakes Ranch is an idyllic property that occupies over 500 acres of tranquility in Bushnell, Florida, which includes 160 acres of undeveloped woods, eight lakes, and an open pasture. The ranch features three homes for the best in country living and entertainment, including a main house, guesthouse, and cottage. The property and structures not only offer an opportunity for relaxed and playful living, Quarry Lakes Ranch offers fishing, horseback riding trails, hunting, and recreational vehicle/mountain bike routes without ever leaving this private parcel of land.

Purchased in 2002, the owners developed the former limestone quarry over the last 19 years to create a serene and outdoor wonderland on the vast property. Work, play, and entertainment are the hallmarks of the Quarry Lakes Ranch and its diverse property and lakes. It is capable of family living with room for large numbers of guests and it has hosted weddings, fishing tournaments, company events, and private hunting adventures.

Located 60 minutes from International Airports, 50 miles from Tampa, 55 miles from Orlando and 48 miles from Ocala, you can see why capitalizing on this opportunity to purchase this multi-use ranch and expansive private territory for country-style living and entertainment would be a great adventure!

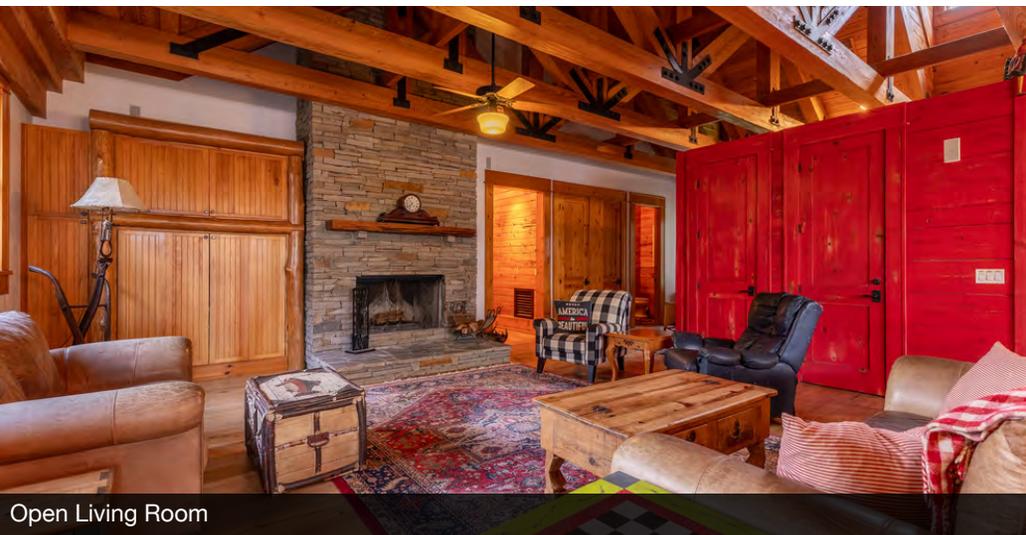


# Main House

## [CLICK HERE FOR ADDITIONAL PHOTOS](#)

It all begins with a spacious 3,768 square foot main house that cuddles with a 1,400+ square foot front porch with stunning lake views. The open floor plan includes three bedrooms, which are complimented with three full bathrooms. The third bedroom is a loft, making it ideal for multiple beds or setup as one grand bedroom. The master suite comes complete with built-in shelving and a generous number of windows to enjoy the natural beauty offered by this property. Several sitting areas help create the perfect exclusive retreat for its occupants. A spacious walk-in closet and changing quarter enhance this private and spacious suite. The master bathroom anchors the master suite and it includes a Jacuzzi bathtub. The main house features heated and central air-conditioned climate control, along with a propane-powered generator capable of running the entire household if the power goes out.

Walking through the main house reveals high-vaulted ceilings in a rustic, yet stylish fashion that is indicative of ranch homes out west. Multiple skylights have been strategically placed to provide natural light across the entire area. The details throughout the domicile continue to carry the rural ranch theme with eloquent use of wood for function and form. Expansive windows provide natural light, while giving residents gorgeous views of a tranquil lake and the private undeveloped land that makes up this property.



Open Living Room



Primary Bedroom overlooking lake

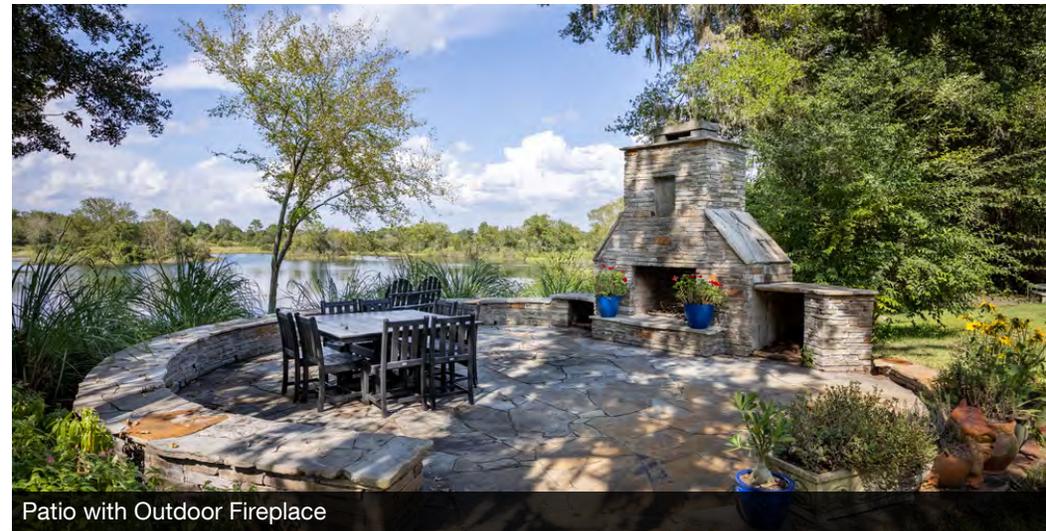
# Main House

[CLICK HERE FOR ADDITIONAL PHOTOS](#)

The main house kitchen offers multiple sinks, copious amounts of countertop space, range top and stove, multiple refrigerators, walk-in pantry, and wine fridge. It is setup to serve the most basic of meals up or capable of handling a feast for a popular holiday party. An open office space sits off the kitchen area for those who need to mix work and pleasure. Just off the main house sits a gardening/potting shed with running water and power, as well as a gardening section that includes irrigation. A casual stone patio with outdoor fireplace is a short distance from the main house, the perfect space for those cool nights to entertain family and friends or relax in the serenity of the Quarry Lakes Ranch.



Kitchen



Patio with Outdoor Fireplace

# Guest House

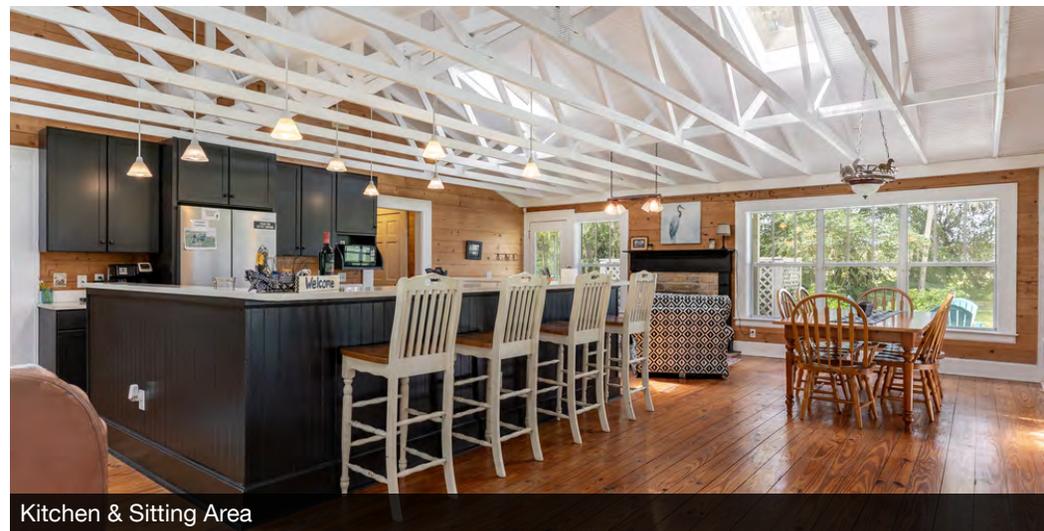
[CLICK HERE FOR ADDITIONAL PHOTOS](#)

The guesthouse was built in 1984 and is 1,888 square feet, capable of hosting family and friends or setup as a vacation/rental property. The large front porch offers a clean view of the pasture and animals. It has been fitted with four bedrooms and 2.5 baths, which have been impeccably maintained and designed with the appropriate ranch décor. The living room features large windows, vaulted ceilings, and is a wonderful location for guests to congregate and enjoy their time away from home. Multiple skylights have been strategically placed to provide natural light across the entire area.

The updated kitchen features a breakfast bar and up-to-date appliances. Like the main house, the guesthouse offers a back-up generator in the event power-outages occur and this one runs on diesel fuel. A bonus pole barn is located close-by for farm equipment storage or other utility use.



Guest House

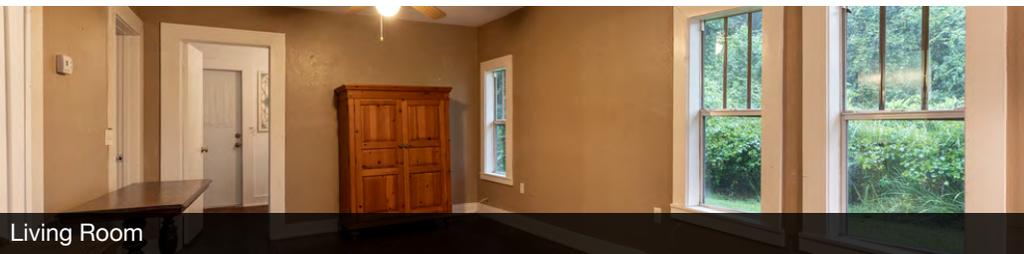


Kitchen & Sitting Area

# The Cottage

[CLICK HERE FOR ADDITIONAL PHOTOS](#)

The final living accommodation is a quaint cottage that checks in at 767 square feet with one bedroom and one full bathroom. A bonus room sits on the backside of the structure, which can be used as an office, hobby room, or even a spare bedroom. The cottage is a cozy settlement for guests, ranch employees, or as a vacation rental. It features a full kitchen with appliances and a washer and dryer, perfect intimate accommodations for full- or part-time living.



Living Room



Kitchen



Cottage

# Garage & Pool House

## [CLICK HERE FOR ADDITIONAL PHOTOS](#)

For playtime, the residents and guests can enjoy an aquatic fusion that combines a large-sized pool and hot tub that was built in 2020. The water will always be the perfect temperature as it is both cooled and heated, depending on the season. The pool house, which was built in 2009 and carries 2,853 square feet of inside space and over looks the generously sized pool. The heated pool house has two full bathrooms, kitchenette, washer/dryer combination, and an entertainment area. Adjacent to the pool house is a spacious garage with room for four vehicles and a work area. A smaller garage beside it is designed to house recreational vehicles, lawnmowers, and other equipment. If lake living is in the plans, the owners added a structure on one of the lakes that includes a tiki bar, outdoor kitchen, and entertainment space.



Garage & Pool



Entertainment Area



Tiki Hut on Lake

# Excellent Fishing & Lots of Wildlife



# Main House



Main House



Side View



View from Porch Swing



Patio & Outdoor Fireplace



Living Area



Kitchen

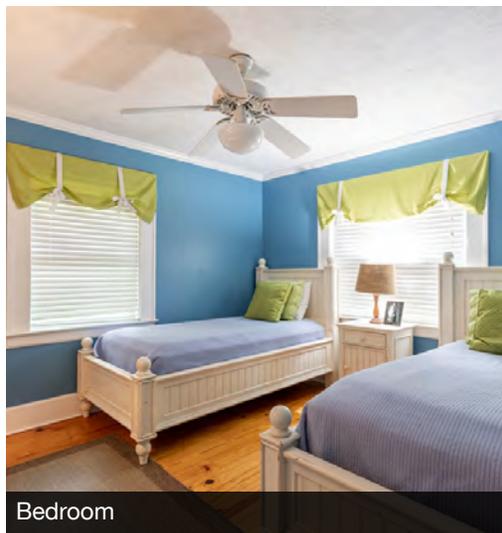
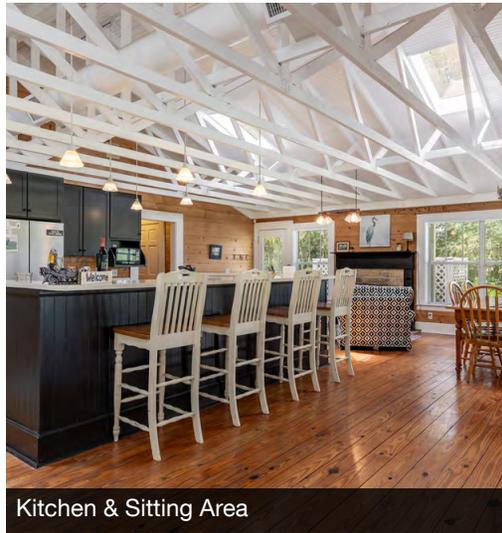


Primary Bedroom



Dining Area Overlooking Lake

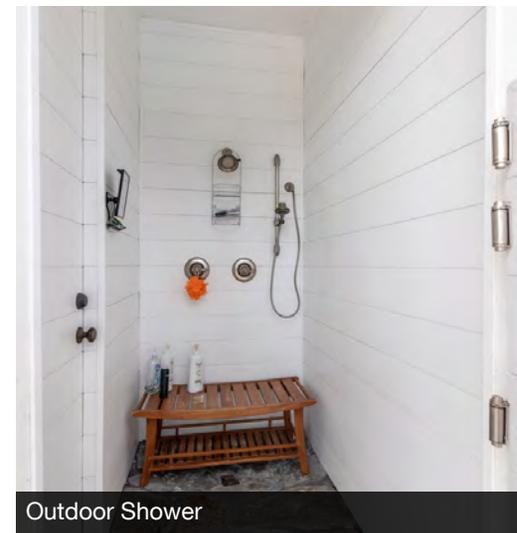
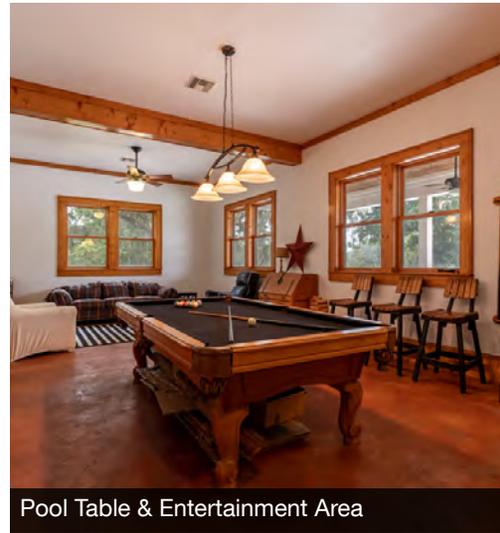
# Guest House



# The Cottage



# Garage & Pool House



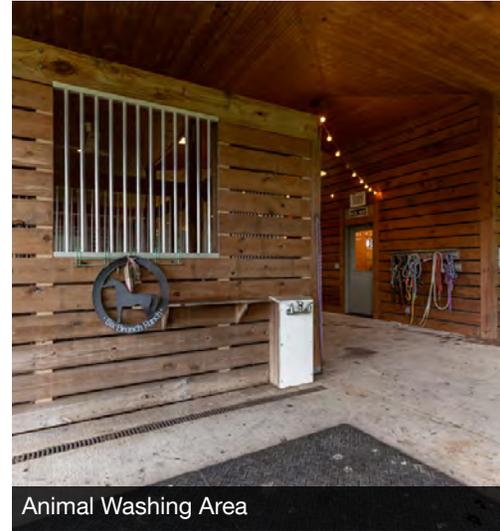
# The Barn



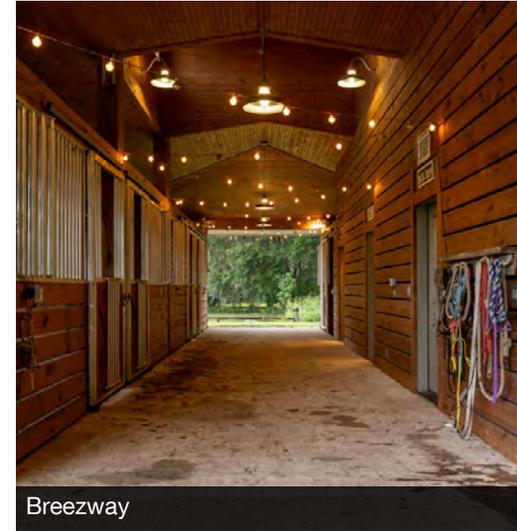
The Barn



The Barn & Riding Area



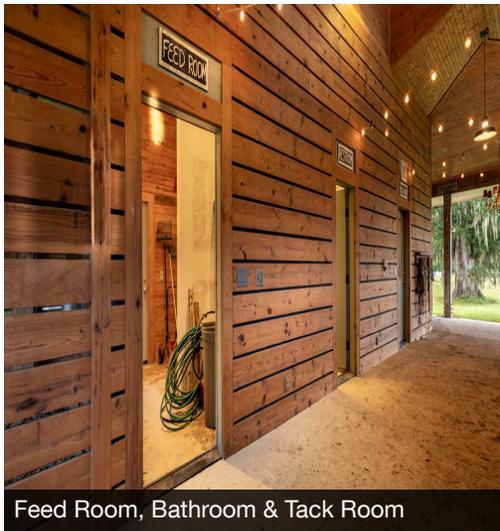
Animal Washing Area



Breezeway



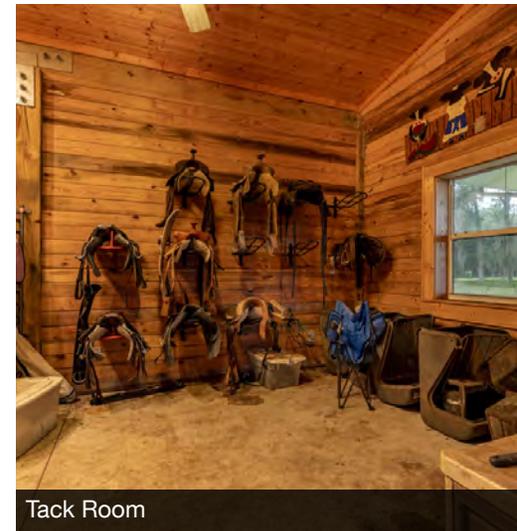
Stalls



Feed Room, Bathroom & Tack Room

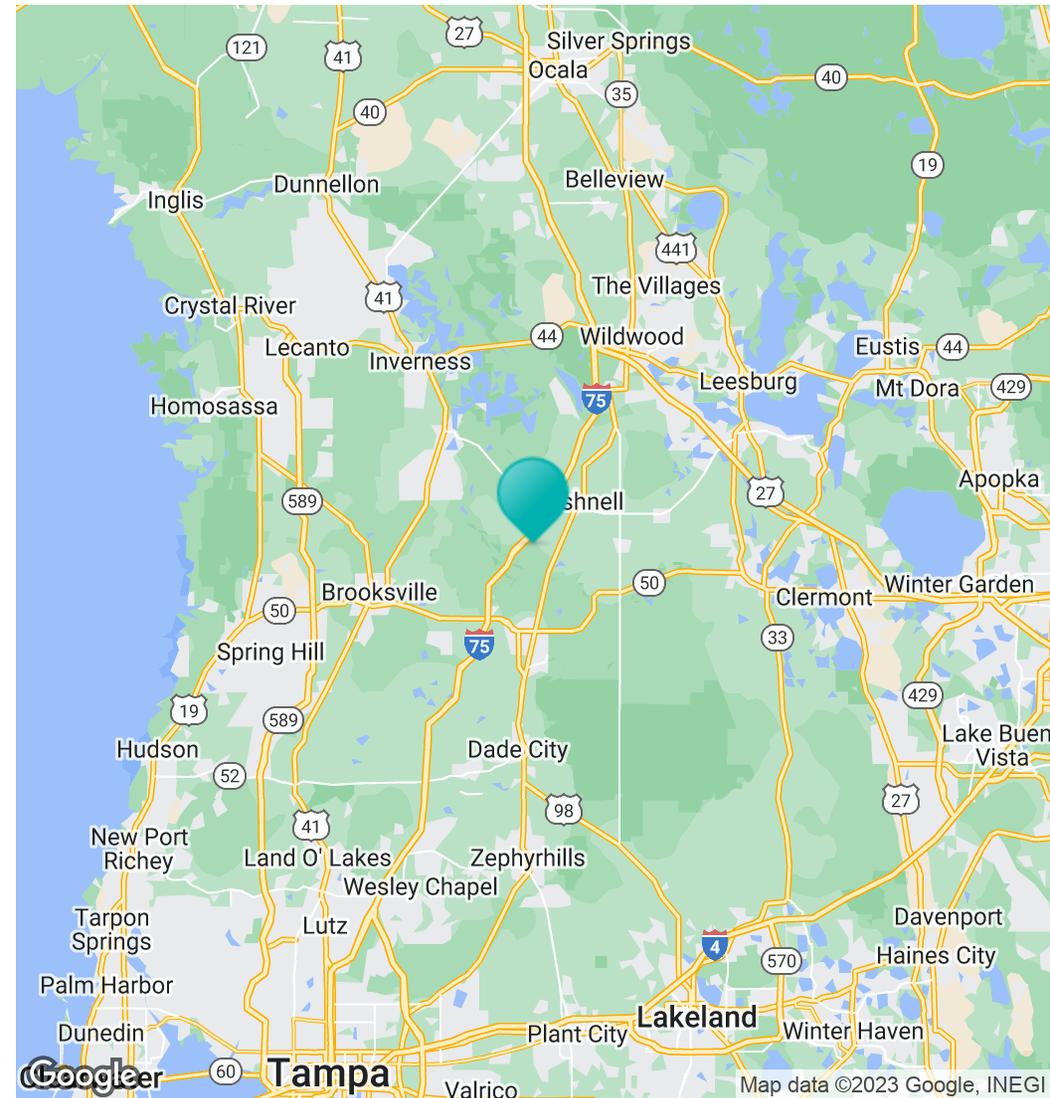
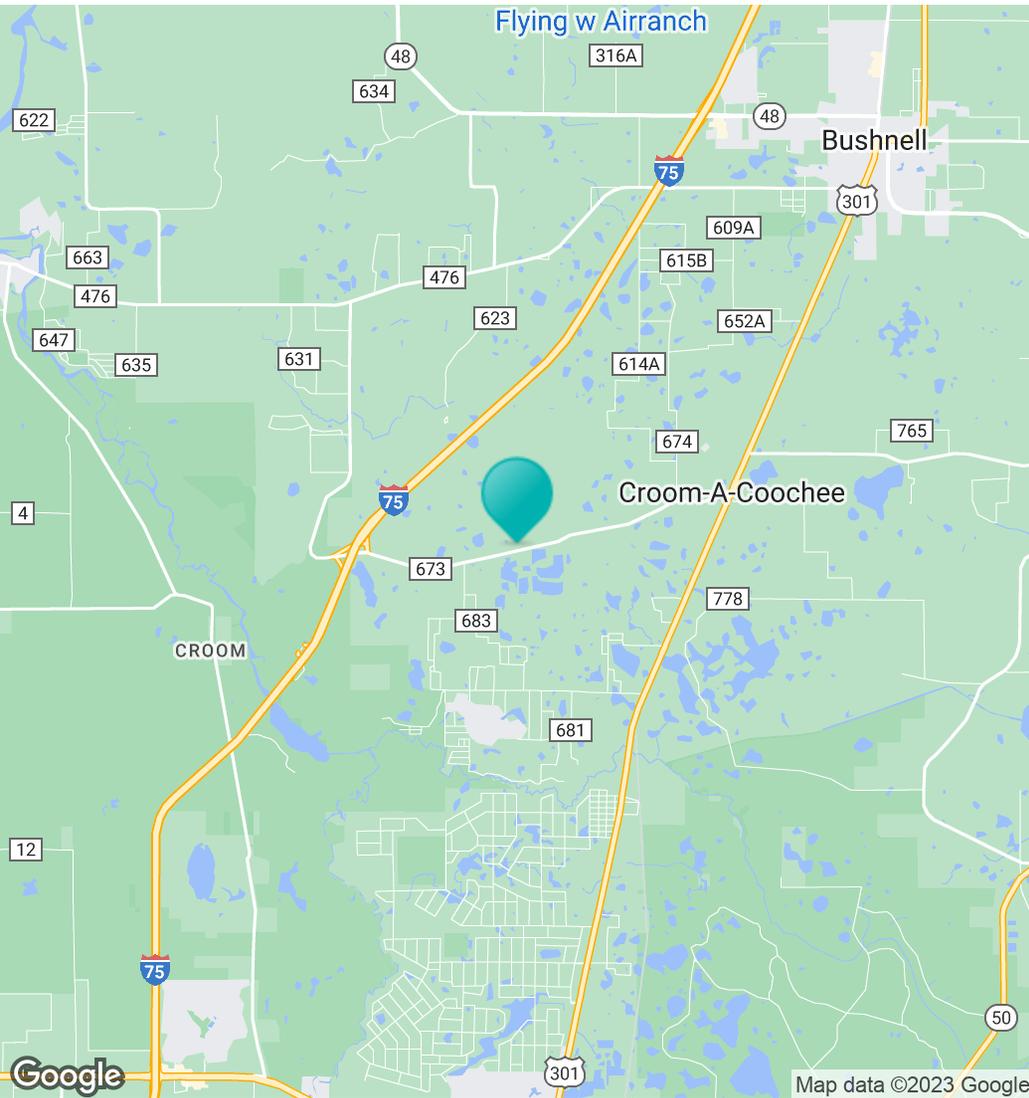


Feed Room



Tack Room

# Location Map



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