



# HILLS OF WEST MARION - TRACT 1

W Hwy 316, Williston, FL 32696

John A. "Tony" Wallace, CF  
352.538.7356  
tony@saundersrealestate.com

Dean Saunders, ALC, CCIM  
863.287.8340  
dean@saundersrealestate.com

Greg Driskell  
386.867.2736  
greg@saundersrealestate.com

Dusty Calderon  
407.908.9525  
dusty@saundersrealestate.com









## PROPERTY OVERVIEW



**Sale Price**                      \$1,903,500

### OFFERING SUMMARY

<b>Acreage:</b>	141 Acres
<b>Price / Acre:</b>	\$13,500
<b>City:</b>	Williston
<b>County:</b>	Marion
<b>Property Type:</b>	Land: Land Investment, Transitional

### PROPERTY OVERVIEW

Rare investment opportunity! 141 acres of prime potential development property located just minutes from Ocala and the World Equestrian Center. The property is approximately 100% uplands and is mostly comprised of pasture and scattered oaks. Direct access to CR-316, a two-lane paved county road. Located only 30 minutes from Gainesville and the University of Florida, 40 minutes to Gainesville Regional Airport, and less than 1 hour to Cedar Key and the Gulf. Currently being used for cattle production, it is partially fenced and cross-fenced.



## SPECIFICATIONS & FEATURES



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Land Types:	<ul style="list-style-type: none"><li>• Land Investment</li><li>• Transitional</li></ul>
Uplands / Wetlands:	100% uplands
Soil Types:	Primarily Flemington Loamy sand Blichton Sand and Sparr Fine Sand
Taxes & Tax Year:	Approximately \$3.23/acre 2024
Zoning / FLU:	Zoning: A1 FLU: Rural land (1 du/10 acres)
Road Frontage:	Approximately 100 feet on CR-316 (2-lane paved)
Nearest Point of Interest:	Within 20 minutes to I-75 and Ocala and the World Equestrian Center, 30 minutes to Gainesville and University of Florida, 40 minutes to Gainesville Regional Airport, less than 1 hour to Cedar Key
Fencing:	Partially fenced for cattle operation
Current Use:	Cattle Grazing
Land Cover:	Mixture of improved pasture and scattered hardwoods.

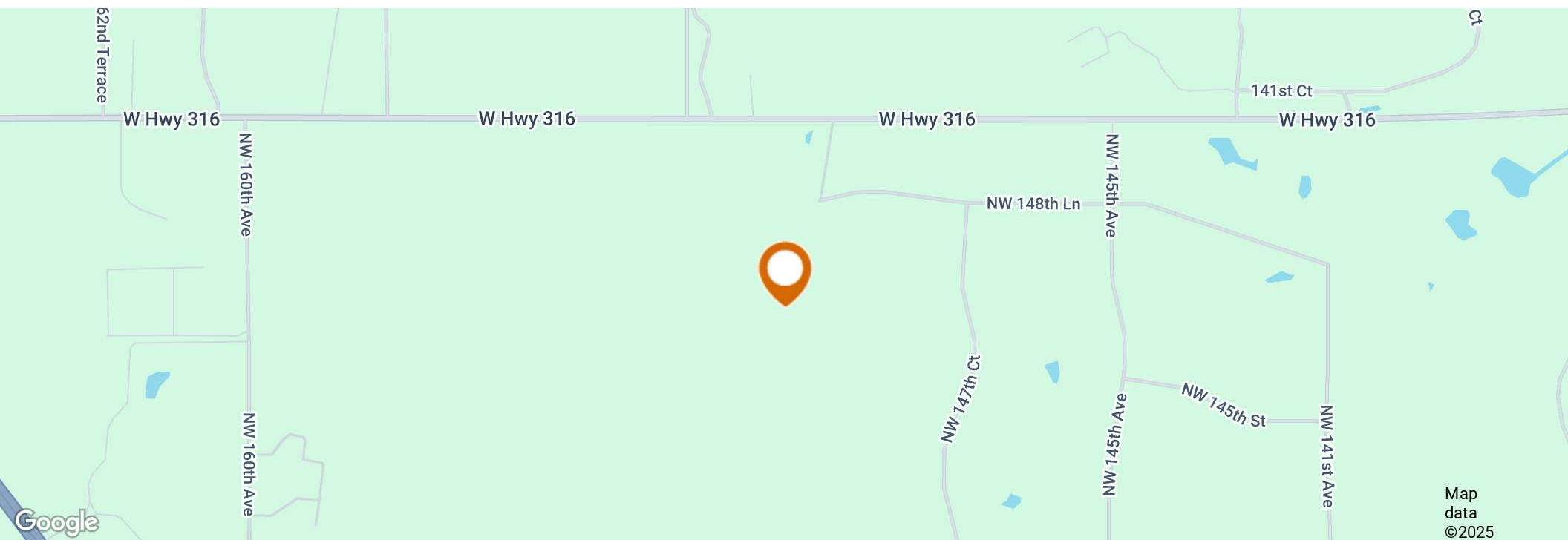


## LOCATION

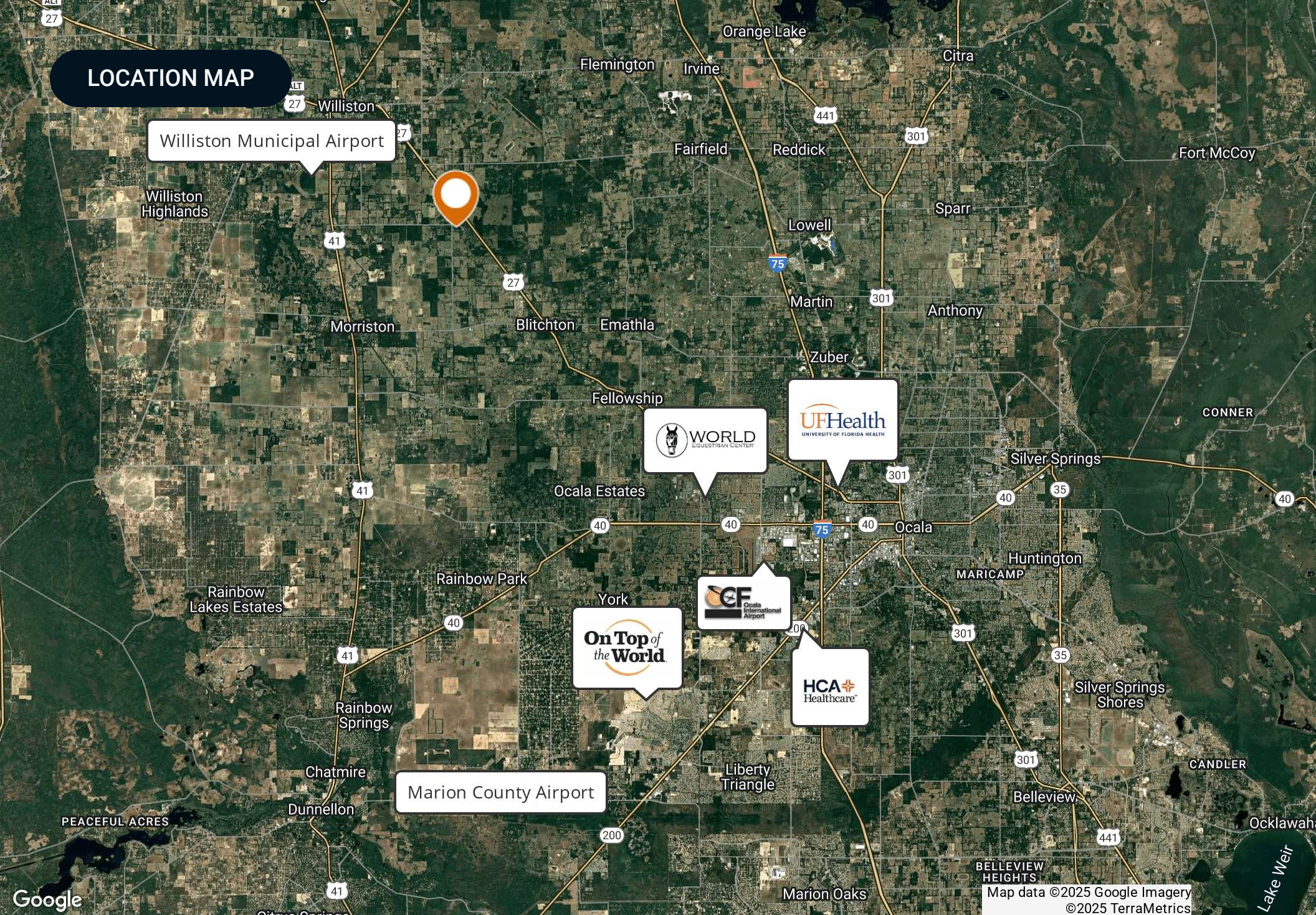


## LOCATION & DRIVING DIRECTIONS

Parcel:	05750-000-01 (part)
GPS:	29.3557451, -82.3732461
Driving Directions:	From I-75 and US-27 in Ocala northwest on US-27 16 miles right on NW 160th Ave for 1.2 miles right on CR-316 1 mile to property entrance on right.
Showing Instructions:	Contact listing agent.







LOCATION MAP

Williston Municipal Airport

Marion County Airport

WORLD  
LOUGHBOROUGH CENTER

UFHealth  
UNIVERSITY OF FLORIDA HEALTH

On Top of  
the World

Ocala  
International  
Airport

HCA  
Healthcare





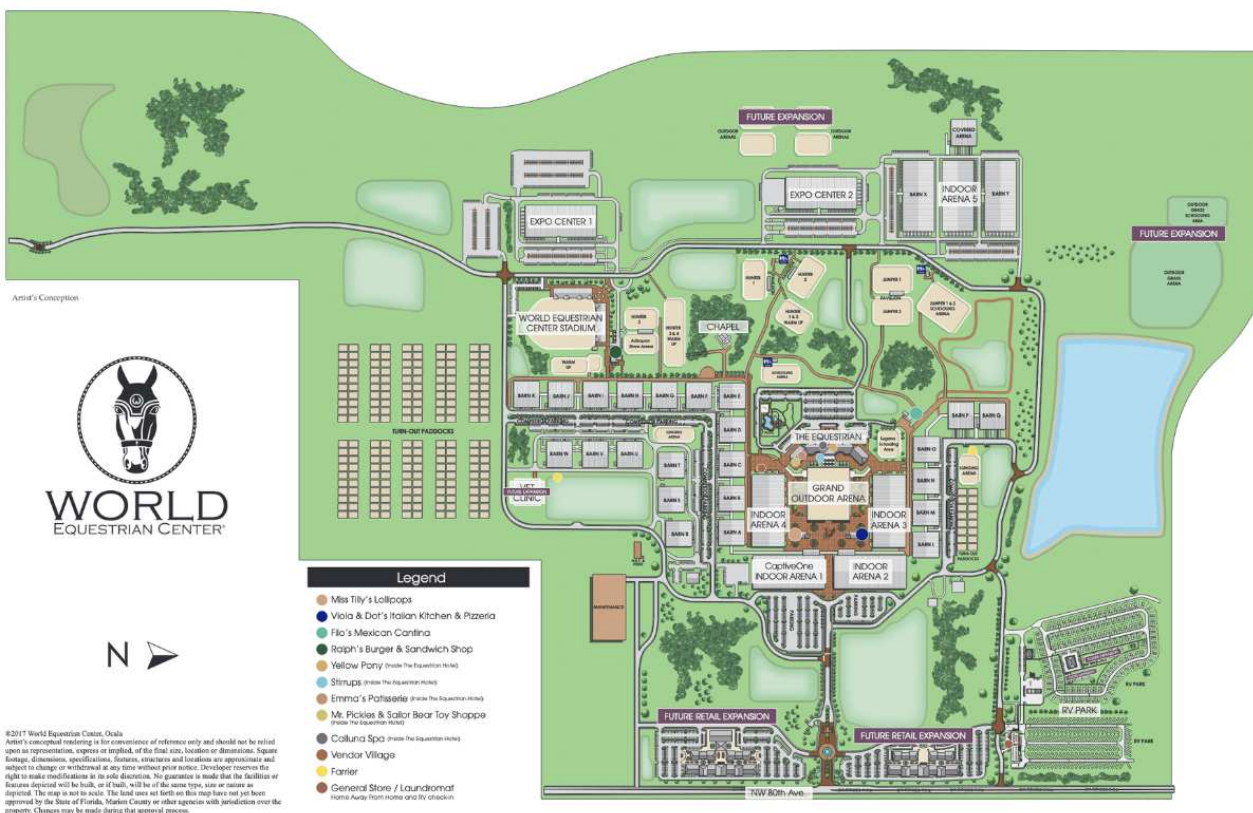
LOCATED 30 MINUTES FROM  
THE SUBJECT LISTING



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 40 MINUTES FROM  
THE SUBJECT 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

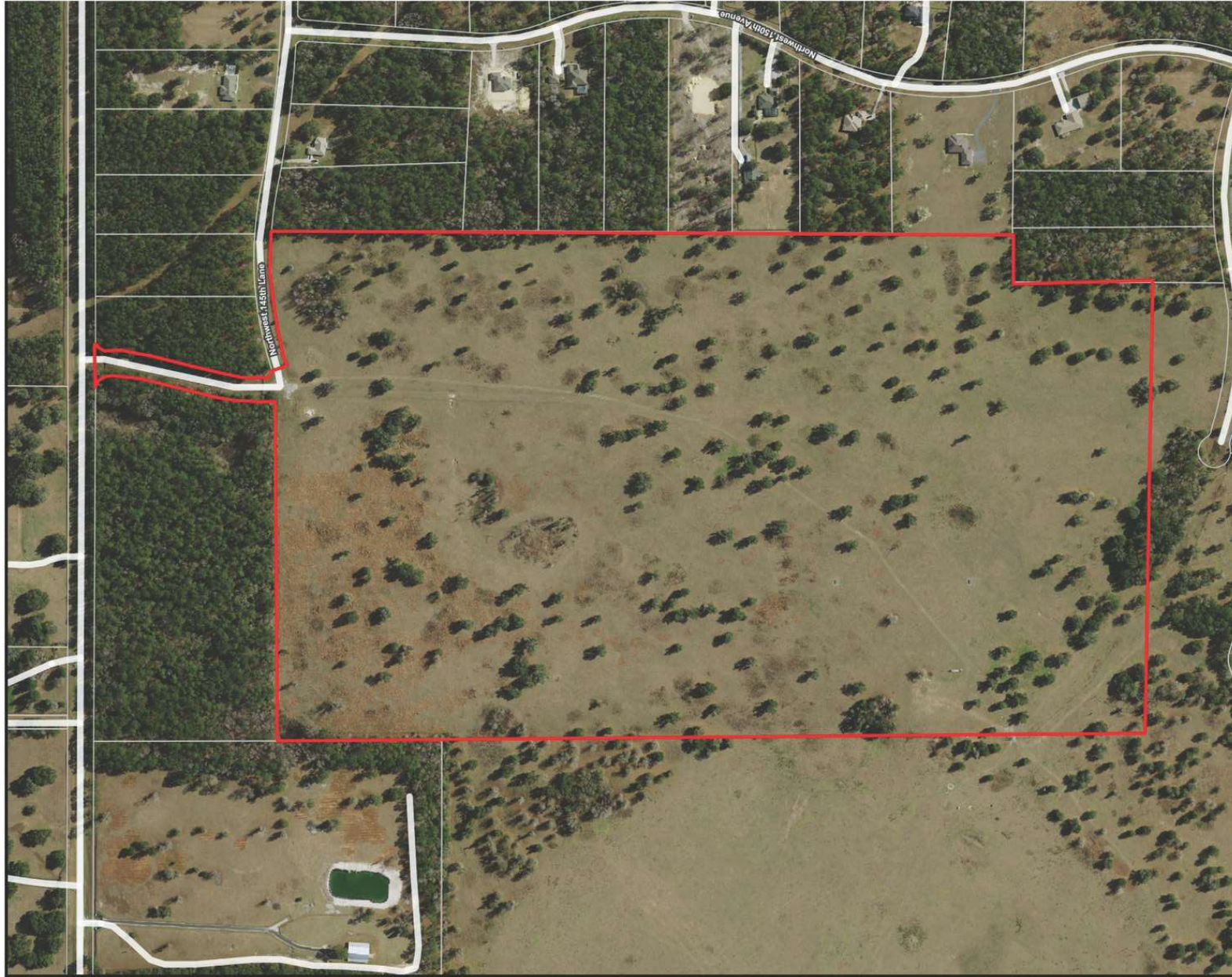
### Amenities

- 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.



# PROPERTY BOUNDARY



Hills of West Marion Tract 1

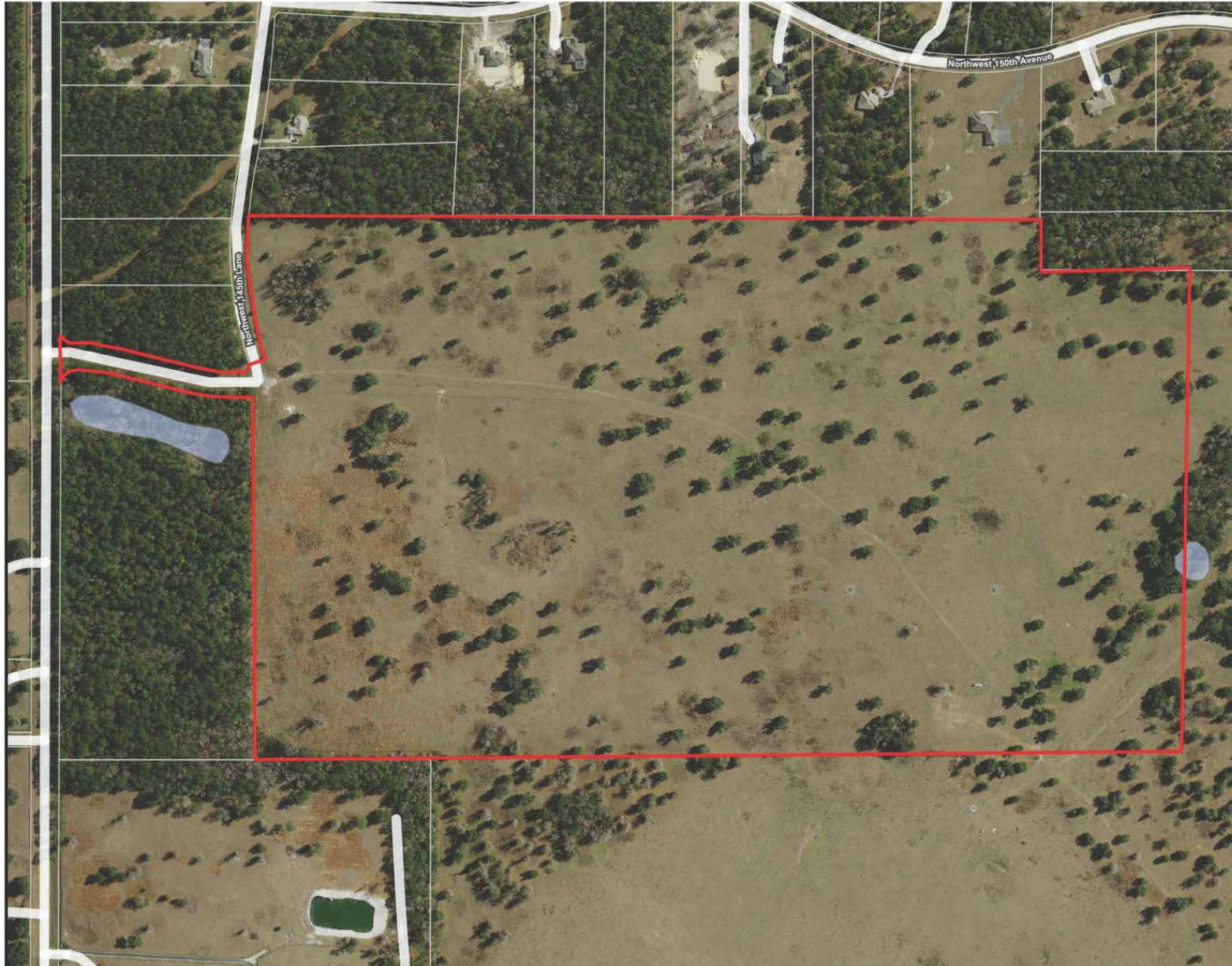
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets OSM Hybrid
- Streets OSM Hybrid
- Parcel Outlines



**SAUNDERS**  
LAND



# WETLAND MAP



**hills of West Marion Tract 1 - Wetland Map**

County Boundaries  
 Polygons Drawing  
 Lines Drawing  
 Labels Drawing  
 Points Drawing  
 Streets OSM Hybrid  
 Streets OSM Hybrid  
 Parcel Outlines  
 Water  
 Wetland Hardwoods  
 Bay Swamps  
 Mangrove Swamps  
 Shrub Swamps  
 Bottomland Hardwood Forest  
 Mixed Wetland Hardwoods  
 Wetlands Coniferous Forest  
 Cypress  
 Pond Pine  
 Wetlands Forested Mixed  
 Freshwater Marshes  
 Saltwater Marshes  
 Wet Prairies

0 0.05 0.1 0.15 mi

SAUNDERS LAND



## MEET THE TEAM



JOHN A. "TONY" WALLACE, CF

Senior Advisor

**Direct:** 877.518.5263 x336 **Cell:** 352.538.7356  
tony@saundersrealestate.com



DEAN SAUNDERS, ALC, CCIM

Managing Director/ Senior Advisor

**Direct:** 877.518.5263 x306 **Cell:** 863.287.8340  
dean@saundersrealestate.com



GREG DRISKELL

Senior Advisor

**Direct:** 877.518.5263 x372 **Cell:** 386.867.2736  
greg@saundersrealestate.com



DUSTY CALDERON

Senior Advisor

**Direct:** 877.518.5263 x376 **Cell:** 407.908.9525  
dusty@saundersrealestate.com





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

#### HEADQUARTERS

1723 Bartow Road  
Lakeland, FL 33801  
863.648.1528

#### ORLANDO

605 E Robinson Street  
Suite 410  
Orlando, FL 32801  
407.516.4300

#### NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, FL 32055  
352.364.0070

#### GEORGIA

203 E Monroe Street  
Thomasville, GA 31792  
229.299.8600

#### ARKANSAS

112 W Center St, Suite 501  
Fayetteville, AR 72701  
479.582.4113

