



46± Acre Marion County Ranchette West

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.

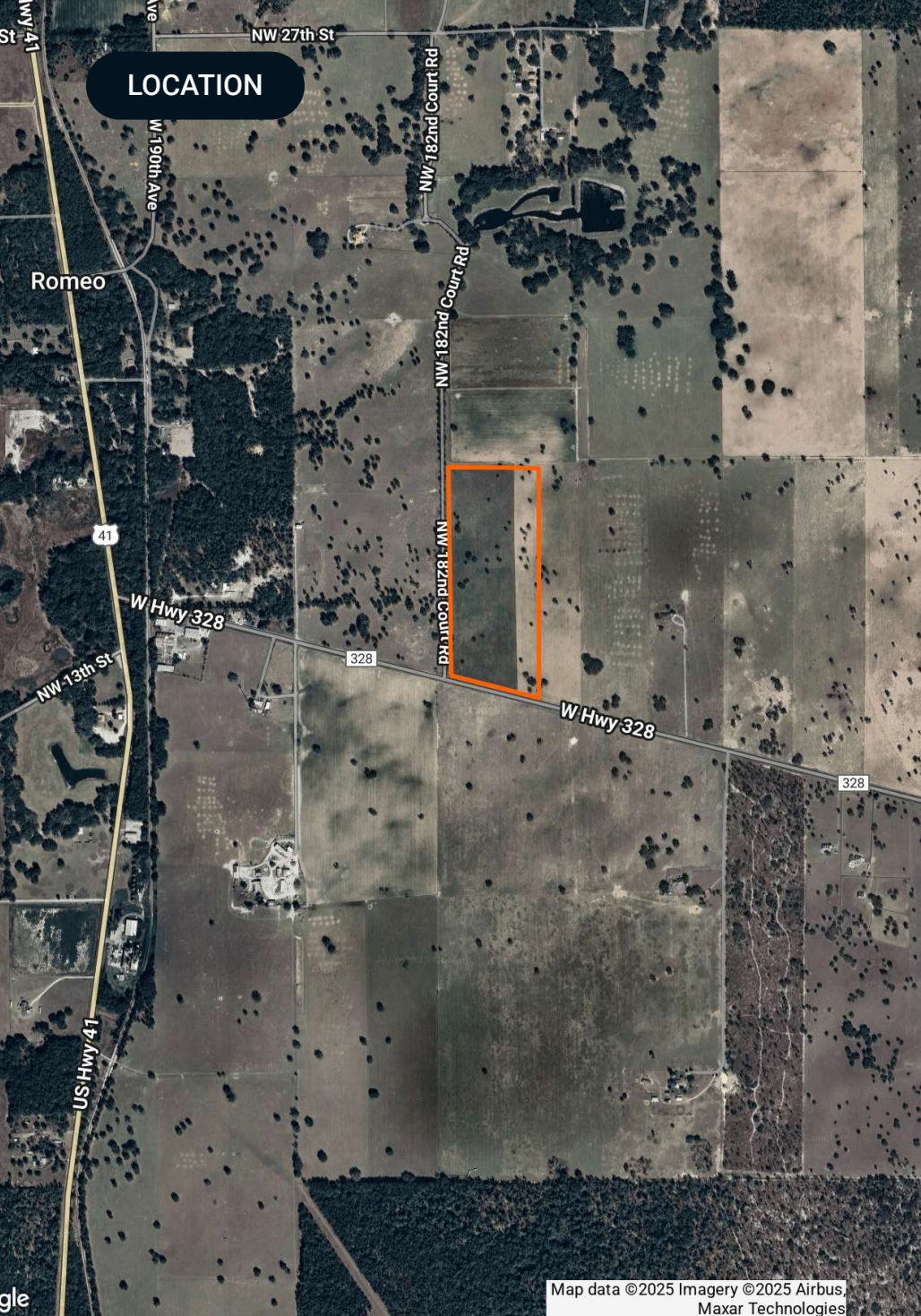
Just 20 minutes from the World Equestrian Center and less than 10 minutes to Dunnellon, the property combines privacy with convenient access to major amenities and equine infrastructure.

SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	<ul style="list-style-type: none">• 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

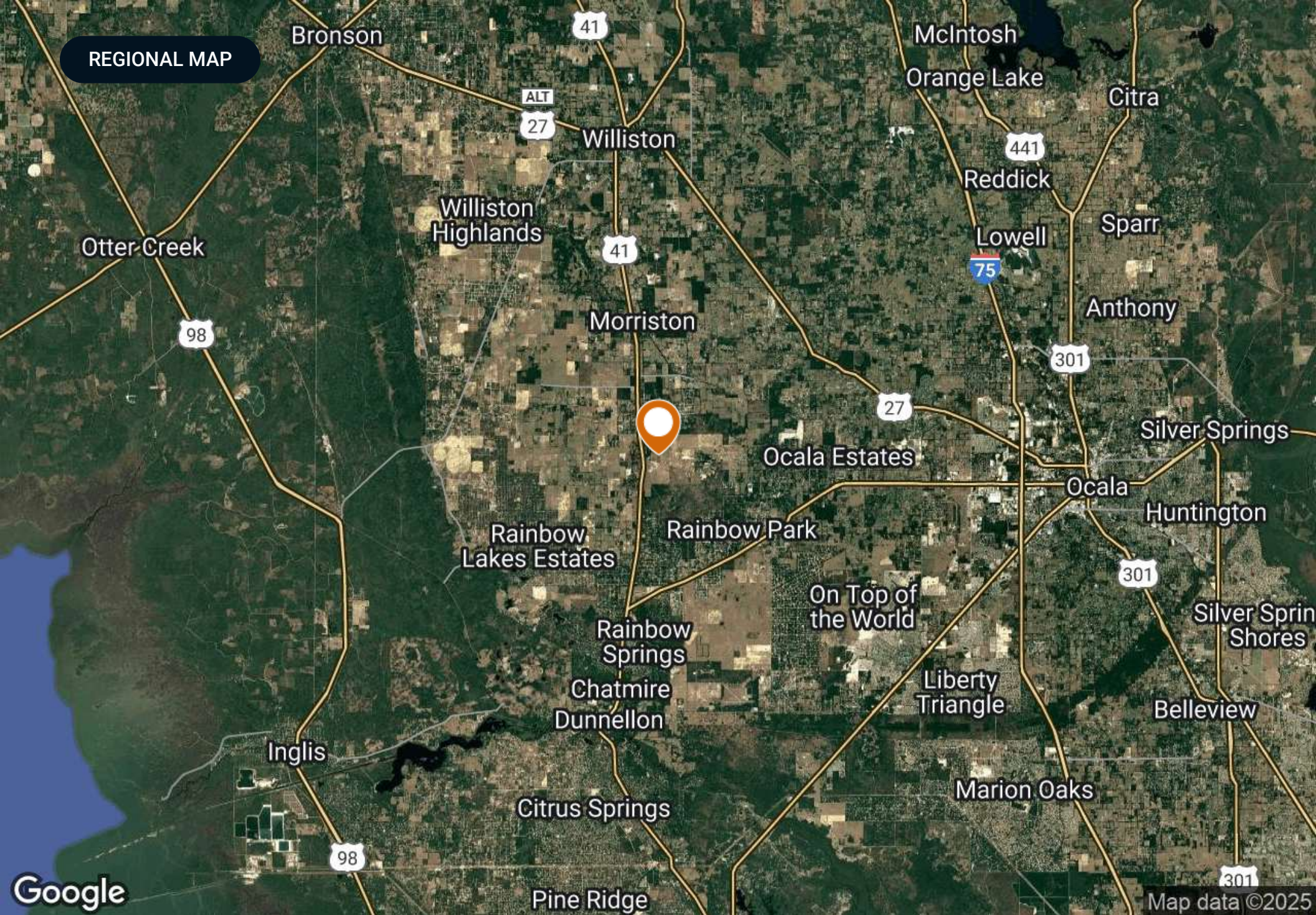
Parcel: 19955-000-00

GPS: 29.20137, -82.427031

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

Otter Creek

Williston
Highlands

41

Morriston

Lowell

75

Anthony

98

301



27

Ocala Estates

Silver Springs

Rainbow
Lakes Estates

Rainbow Park

Huntington

On Top of
the World

Rainbow
Springs

301

Silver Spring
Shores

Chatmire
Dunnellon

Liberty
Triangle

Bellevue

Inglis

Marion Oaks

Citrus Springs

98

Pine Ridge

301

Map data ©2025

Google

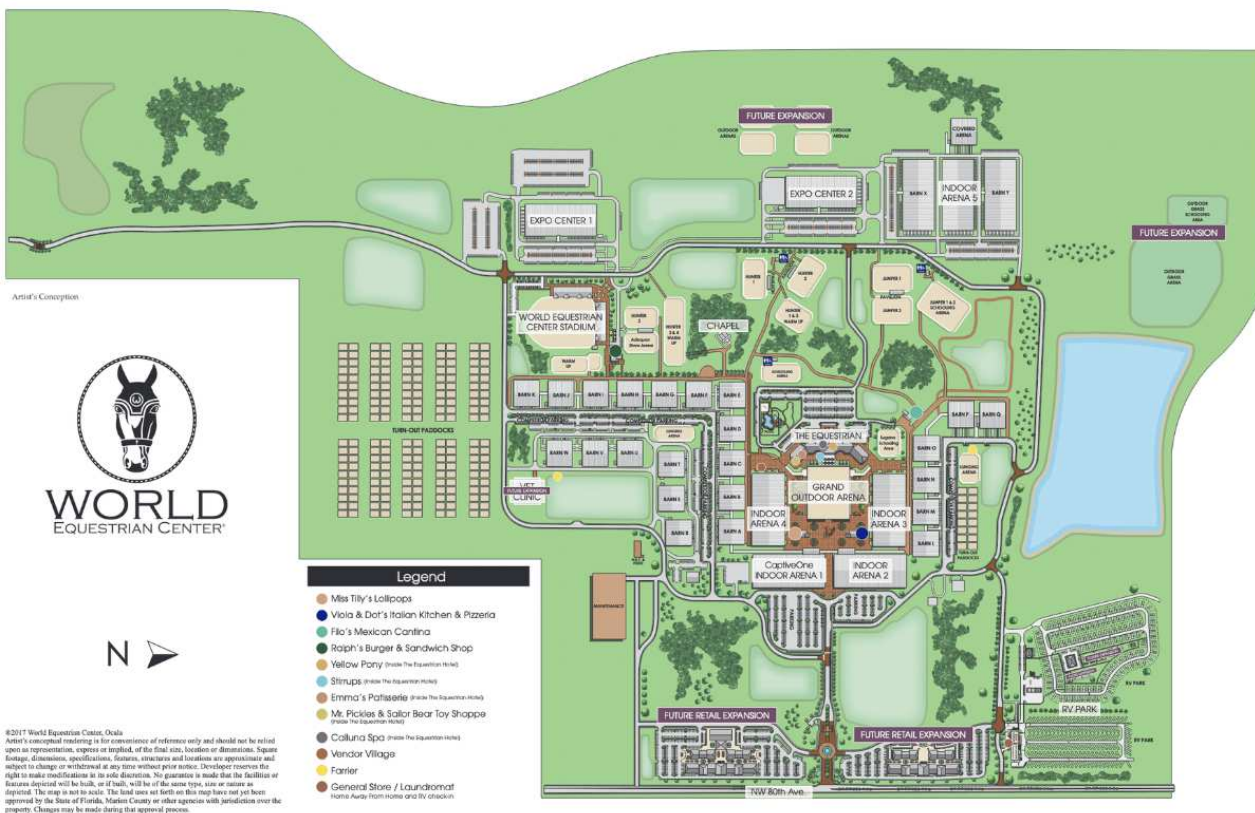


ADDITIONAL PHOTOS





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

- 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 Bridget 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.



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.



For more information visit www.saundersrealestate.com

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