

MLS # 384278

103 ± acre Breeding & Training Farm

Sparr, NE Marion County, Florida

Bank Owned!



Pictures above are from 2007 & are for illustration - property not in this condition currently, see page 2 for more recent photos

- * Incredible Opportunity for any Investor or Horse Enthusiast. This vast estate boasts 103± acres & is an all inclusive Training & Breeding Farm with improvements that are endless. ***Needs Renovations, Updates & Repairs*** but property is fully developed and includes the following...Custom 4BR/3.5BA Main House, 2 farm manager mobile homes, Training Barn #1 - 24 stall shedrow with office, tack room, feed room, full bath & covered shavings bin. Training Barn #2 - 20 stall center aisle with feed room. Training Barn #3 - 8 stalls with 2 bay equipment shop. Broodmare Barn #4 - 16 stalls, 4-12x16 with addition, lighting/audio/video setup, 1/2 bath & feed room. Most stalls are rubber matted. Total of 33 paddocks, feeder pens in broodmare paddocks, 2 hot-walkers, 5/8ths mile irrigated training track. All this for only \$895,000! Property being sold AS-IS but is a must see because opportunities like this are few and far between! Call Nathan Garcia at McBride Land & Development Co., Realtor for details (352) 401-3755!

- * Offered whole at only... **\$8,689 per acre (\$895,000)**

www.mcbrideland.com



Phone: (352) 401-3755
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Current Photos as of Dec. 2012



Property Info

103± acre Training & Breeding Farm - Sparr, NE Marion Co., FL

♦ MARION COUNTY TAX PARCEL ID # 07737-000-00

♦ 2012 RE TAXES = \$5,455.36

♦ **ENTIRE PROPERTY NEEDS REPAIR, INCLUDING BUT NOT LIMITED TO:**

- MAIN HOUSE
- BARNs
- MOBILE HOMES
- GROUNDS MAINTENANCE
- FENCING
- HOTWALKERS
- CARETAKERS HOUSE
- RACE TRACK

♦ **MAIN HOUSE:**

- YEAR BUILT.....1989
- TOTAL LIVING SQUARE FOOTAGE..... 2,876
- TOTAL SQUARE FOOTAGE UNDER ROOF.... 3,474
- 4 BR / 3.5 BA WITH VAULTED CEILINGS, LARGE OFFICE & MASTER SUITE, STONE FIREPLACE, LARGE CLOSETS, FRAME CONSTRUCTION W/ GABLE ROOF (ASPHALT)
- WELL / SEPTIC

♦ **CARETAKERS HOUSE:**

- YEAR BUILT.....1958
- TOTAL LIVING SQUARE FOOTAGE..... 928
- TOTAL SQUARE FOOTAGE UNDER ROOF..... 982
- 2 BR / 1 BA

♦ **TRAINING BARN #1:**

- YEAR BUILT..... 1989
- NUMBER OF STALLS..... 24
- TOTAL SQUARE FOOTAGE..... 9,408
- SHEDROW WITH OFFICE, TACK, FEED, BATH-ROOM, COVERED SHAVINGS BIN

♦ **TRAINING BARN #2:**

- YEAR BUILT..... 1989
- NUMBER OF STALLS..... 20
- TOTAL SQUARE FOOTAGE 6,658
- CENTER ISLE WITH FEED ROOM

♦ **BARN #3:**

- YEAR BUILT..... 1989
- NUMBER OF STALLS..... 8
- TOTAL SQUARE FOOTAGE 2,840
- CENTER ISLE WITH 2 BAY EQUIPMENT SHOP

♦ **BROODMARE BARN:**

- YEAR BUILT..... 1989
- NUMBER OF STALLS..... 8
- TOTAL SQUARE FOOTAGE 2,840
- CENTER ISLE WITH 2 BAY EQUIPMENT SHOP

♦ **RACE TRACK:**

- YEAR BUILT..... 2003
- TOTAL LENGTH..... 5/8 MILE

♦ **MISCELLANEOUS:**

- 68 STALLS TOTAL
- 33 PADDOCKS OF VARIOUS SIZE
- 3 WELLS
- 2 MOBILES INCLUDED BUT ARE OF NO VALUE
- ONLY 10 MILES FROM I-75

Aerial Map

103± acre Training & Breeding Farm - Sparr, NE Marion Co., FL

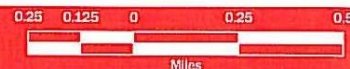


Plat Map

103± acre Training & Breeding Farm - Sparr, NE Marion Co., FL

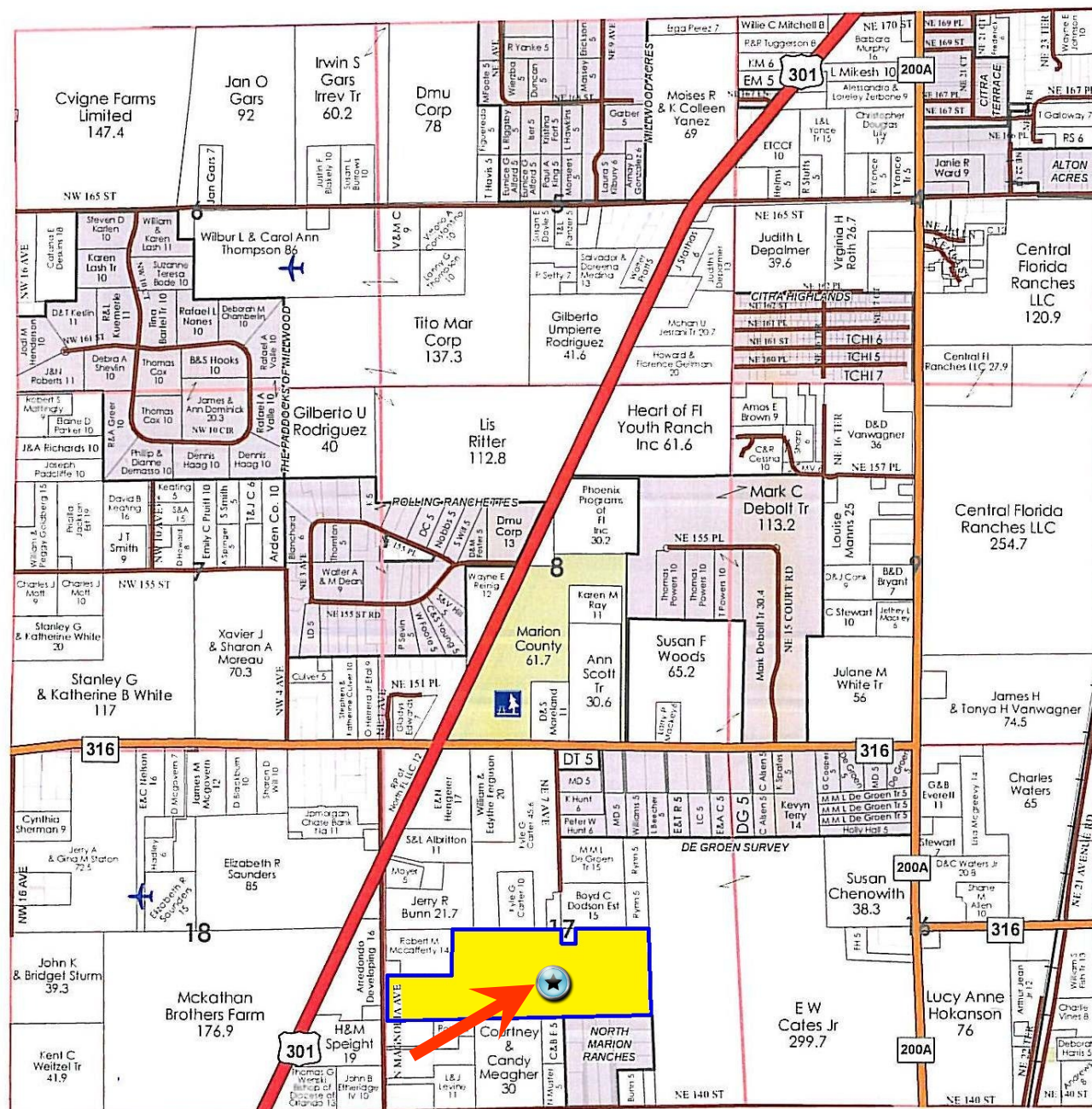
Marion County

T.13S. - R.22E. (N.W.)



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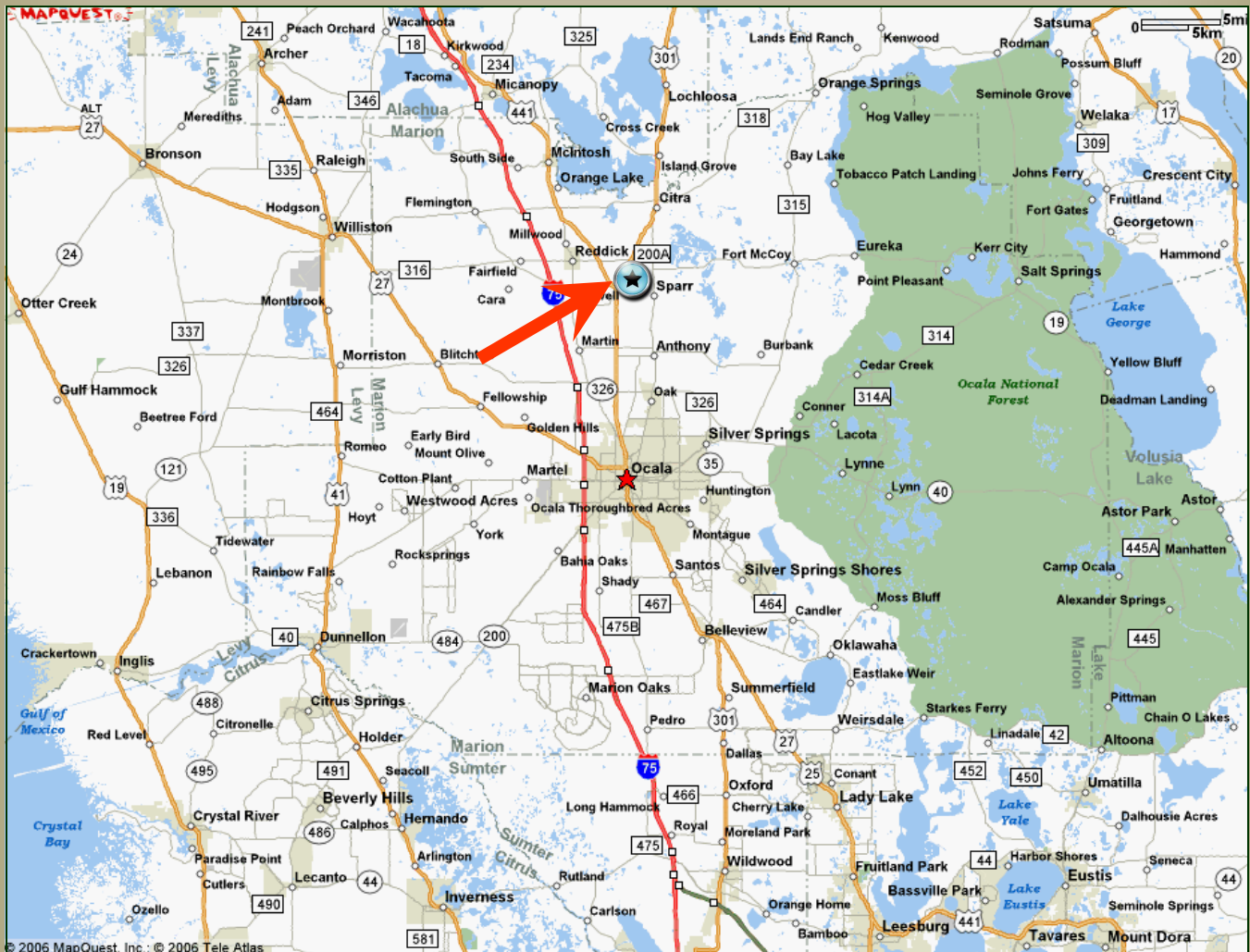
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Directions

103± acre Training & Breeding Farm - Sparr, NE Marion Co., FL



From Ocala:

Take US Hwy 441/301 North. Veer Right at the 441/301 split staying on 301 towards Citra and take for approximately 1.5 miles to N. Magnolia Avenue. Make Right on N. Magnolia Ave and take less than ½ mile to property entrance on Left (East side of Road). Gate is locked so call Nathan Garcia at McBride Land to make an appointment to view this incredible property!



1553 S.E. Fort King St. • Ocala, Florida 34471

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