



***New Price
July 2011***

105 +/- Acres

Custom Log Home Featured on the Travel Channel!

Upscale Southern Living • Superior Upgrades • Equestrian Lifestyle • Family-oriented Amenities

Morrison, FL • Levy County



This is country living at its best! Enjoy the tranquility and scenic outdoors and still be in close proximity to shopping, restaurants and medical facilities. It is rare to find a property with the natural beauty, serenity, privacy, and solace offered at Levy Oaks Ranch.

Acres: 105.57 +/- acres
Improved pasture (fresh water in all pastures)
Hundreds of century-old groomed grandfather oaks

Price: ~~\$2,999,995~~
NEW PRICE: **\$2,499,995 July 2011**

Location: 2231 SE 166th Terrace
Morrison, FL 32668 • Levy County

Use: Cattle and horse farm

Fence: Perimeter fenced and cross-fenced

Grass Types: Argentine Bahia

Land Cover: Grass and oaks

Natural water on site: Several natural ponds

Water: Well

Utilities provided by: Sumter Electric Co.

Improvements: 6,000 SF home (4,000 SF AC), detached garage, horse stall barn, tack room, 200 SF log tree house, large dog pen and house



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Established in 1991, Levy Oaks Ranch has provided privacy and seclusion for its owners and visitors. Hundreds of beautiful grandfather oaks, rolling land, and natural ponds grace this property enhancing the beauty of the 105 +/- acre ranch.

Conveniently located near Ocala and Gainesville, Florida, the property is surrounded by old southern oak hammocks and beautiful horse country in all directions. This property is located only 20 miles from the Gulf of Mexico making for a day of fishing and seafood dining.

This meticulously-maintained estate will surprise and delight the most discriminating buyer. The ranch's highlight is the custom 4,000 + SF Cypress Log Home that was featured in "Country's Best Log Home Magazine," as well as the "Travel Channel." The home has been completely updated, including the new gourmet kitchen. A picturesque wraparound screened porch overlooks Lake Stafford. This property is a haven for those who love country living.

Horse lovers and those who participate in equestrian activities will appreciate the six-stall, center-aisle barn that includes private runs off each stall, a fly system, covered wash rack with hot and cold water, and a separate air conditioned feed and tack room. The horse pastures each have a run-in shed for added protection and all pastures have access to fresh water.

This property is fenced and cross fenced and is currently home to several horses and 60 brood cows. Kids are sure to love the 200 SF two-story, custom-built log tree house! And don't forget the dogs; there is a large dog pen with a custom dog house and automatic water.

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Custom Log Tree House

Unique 200 SF 2-story, custom built log tree house with wraparound porch, antebellum stairway and loft.

Property has a large dog pen with custom dog house, automatic waterer and hot wire around the top.

Set-up for the Equestrian Lifestyle! 6-Stall Barn, Private Runs, Tack Room, Pastures

Bring the horses! There is a 6-stall center-aisle barn that includes:

- Private runs off each stall
- Fly system
- Covered wash rack with hot and cold water
- Tack/feed room with separate air conditioning
- Horse pastures with run-in shed for added protection
- Fenced and cross fenced
- Currently home to several horses and 60 brood cows.



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Custom Cypress Log Home

Featured in “Country’s Best Log Home Magazine” & the “Travel Channel”

*B*uilt in 1992, the custom log home has many unique features, including the hand carved front door! The open floor plan carries the “Western Theme” throughout.

- 6,000 SF home (4,000 SF AC)
- 5 Bedrooms / 3.5 Baths
- Great Room with North Carolina River Rock wood-burning fireplace soars 22 ft. to ceiling
- Dining area
- New gourmet kitchen with custom alder wood cabinets and top-of-the line appliances, granite counters and sinks, Miele dishwasher, SubZero refrigerator, Thermador cooktop and oven
- New bathrooms with custom wood cabinets, granite and slate
- New laundry room with custom wood cabinets, granite, laundry drawers, sink, Neptune washer/dryer
- Hardwood floors, marble, slate counters
- New double-insulated Pella windows and doors
- New metal roof
- Game room, climate-controlled wine room, wet bar
- 3 separate wings for privacy
- Master suite with private balcony & sitting area
- Custom master bath with his/hers vanities, spa tub
- Walk-in closet with custom closet system
- Wraparound screened porch
- Detached oversized garage, workbench, attached utility garage with 4 roll-down doors (great for farm equipment)

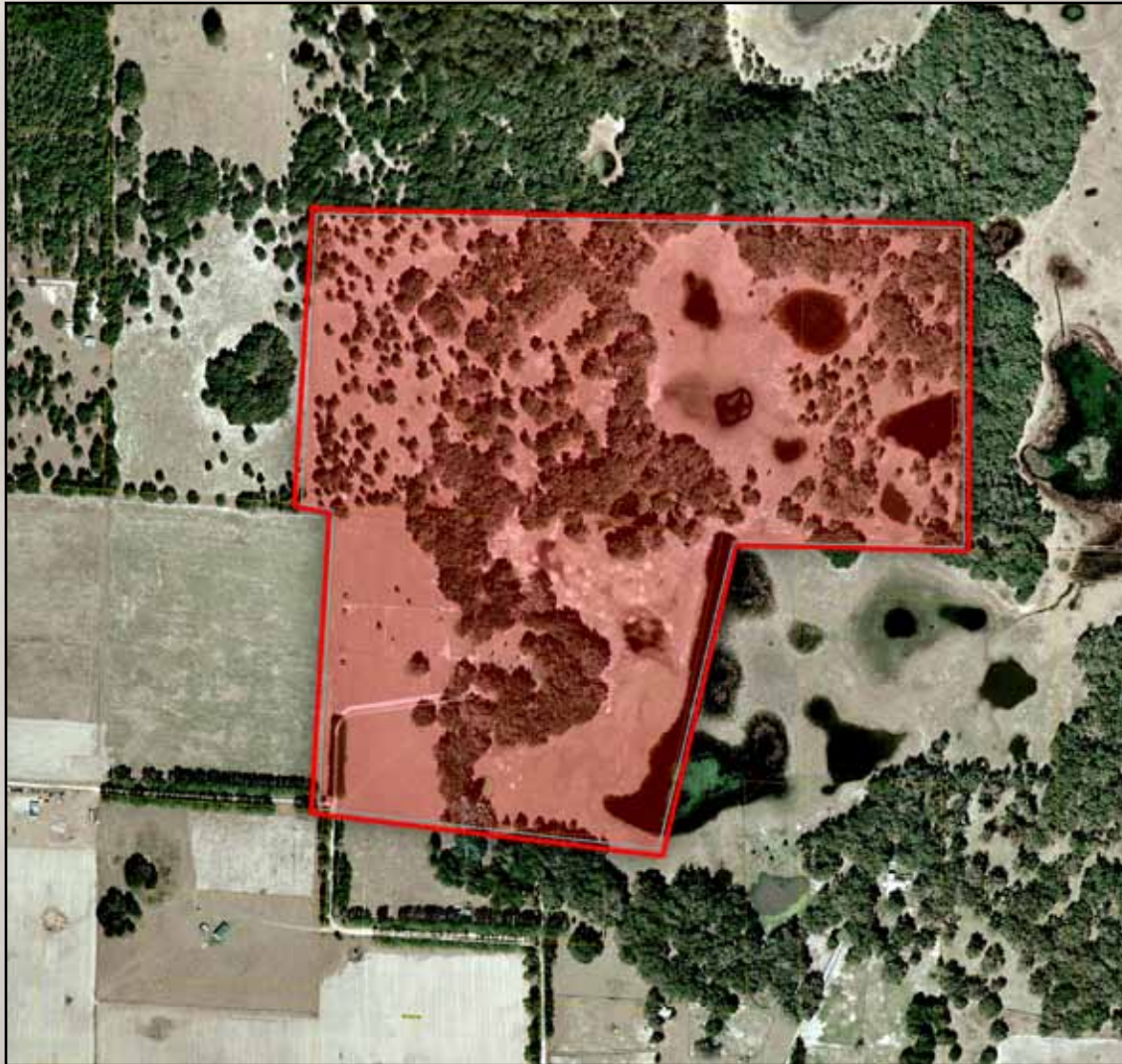


**Original Artwork, Murals,
Hand carved Front door,
Custom Ironwork on Bridge!**

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Aerial Map

Total Acres: 105.57 +/-

- Improved pasture
- Groomed oaks

Parcel IDs:

- 04532-001-00
- 04508-002-00
- 04511-002-00

STR: 03-14-18

Current Land Use: Agriculture

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Driving Directions

- From I-75, take exit 354
- Go west on US 27 to CR 326 and turn left
- Take CR 326 to US 41 and turn right onto US 41
- Go about 100 yards, then left onto CR 326
- Travel on CR 326 for about 2.5 miles to 168th Ave.
- Turn right onto 168th Ave., then left onto 23rd Street to gate

**Conveniently located near Ocala,
Gainesville and the Gulf of Mexico!**



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