

Heldon Ranch

1,285± ACRES • DUNNELLON, FL • RANGLAND WITH ESTATE AND DEVELOPMENT POTENTIAL

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**FOR SALE AS A WHOLE OR ONE OF THREE TRACTS
CONTACT LISTING ADVISORS WITH OFFERS**

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Introduction & Offering

Heldon Ranch is a 1,285± acre legacy property located in the heart of Marion County's renowned horse country. Owned and operated by the same family for over 50 years, this ranch blends rich agricultural tradition with substantial development potential. The property features extensive ranching and equestrian infrastructure, including improved pastures, multiple wells, stocked ponds, cattle and equine facilities, and three residences. From premium grazing lands to an elegant estate home, Heldon Ranch offers both operational value and lifestyle appeal, set against the backdrop of Florida's most desirable rural landscape.

Strategically positioned near key roadways and growth corridors, including U.S. Highway 41, Highway 328, and the expanding Suncoast Parkway, the property benefits from enhanced regional connectivity. Zoning entitlements include Agricultural (A-1), Light Manufacturing (M-1), and Heavy Business (B-5), with a Commerce District (CD) Future Land Use designation—making the southern portion especially well-suited for future commercial or industrial development. Agricultural exemptions and ongoing cattle operations provide tax advantages and immediate utility, while proximity to Dunnellon's natural attractions and the World Equestrian Center underscore the site's investment appeal. Heldon Ranch is a rare opportunity to secure a legacy property with versatility, income, and long-term growth potential.

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History

Heldon Ranch is a multi-generational legacy of the Smith family since the 1970s. Founded by Don and Rae Marie Smith, the ranch has been a cornerstone of their family's agricultural heritage, embodying decades of dedication, hard work, and a deep love for the land. Mr. Smith's agricultural journey began on his family's 80-acre farm, where he learned the value of hard work—milking cows, baling hay, and planting crops. Though he pursued other paths after college, his passion for the land brought him back, leading him to establish Heldon Ranch as a premier beef cattle operation. For over 50 years, he built a nationally recognized business, hosting large sales events that drew attendees from across the country and around the world. His leadership in the industry earned him recognition as President of the Southeast Brangus Breeders Association (1998-99) and the International Brangus Breeder of the Year (2004).

Beyond cattle, the Smith family has been deeply involved in agriculture, raising chickens, pigs, steers, and goats while fostering a rich equestrian tradition. Rae Marie Smith has bred and trained nationally recognized dressage horses and successful thoroughbred racehorses, further elevating the ranch's legacy. Heldon Ranch has always been more than just a working farm—it is a place of tradition, nature, and lifelong learning. The property has provided opportunities for hunting dove, quail, and turkey, as well as fishing for black bass in its ponds. Generations of Smith family members have gained hands-on experience in ranching, from working cattle and calving to driving farm equipment and baling hay. These experiences have instilled a deep sense of responsibility, shaping the lives of the family's children, grandchildren, and great-grandchildren.

Heldon Ranch is more than land—it is a lasting legacy. A place where hard work meets history, where family values endure, and where future owners can continue its rich tradition.



Mixed Use Development Acreage

The southern 357±-acre section presents exceptional development potential with flexible zoning:

- Zoning: Agricultural (A-1), Light Manufacturing (M-1), and Heavy Business (B-5)
- Commerce District Land Use (SCD)
- Direct railroad adjacency enhances logistics and industrial opportunities
- Two 8-inch wells (one electric)
- Two livestock watering troughs
- Strategically positioned highway access points (Highway 41 & Highway 328)



Heldon Ranch Equine Estate

The expansive 578±-acre equine estate provides premier horse and cattle facilities with the potential for subdivision into 10-acre parcels, and features:

- 17 improved pastures planted with perennial peanuts, riata grass, and Bermuda
- Five operating electric wells, including one high-capacity 5HP well
- Stocked, spring-fed pond with bass and bluegill
- Estate home: luxurious 3-bedroom residence, 3 full bathrooms, 2 half baths, movie room, wine cellar, and a pool overlooking scenic ranch vistas
- Manufactured home providing additional accommodations
- 4-stall equine barn with wash rack, tack room, storage, washer/dryer, and half bath

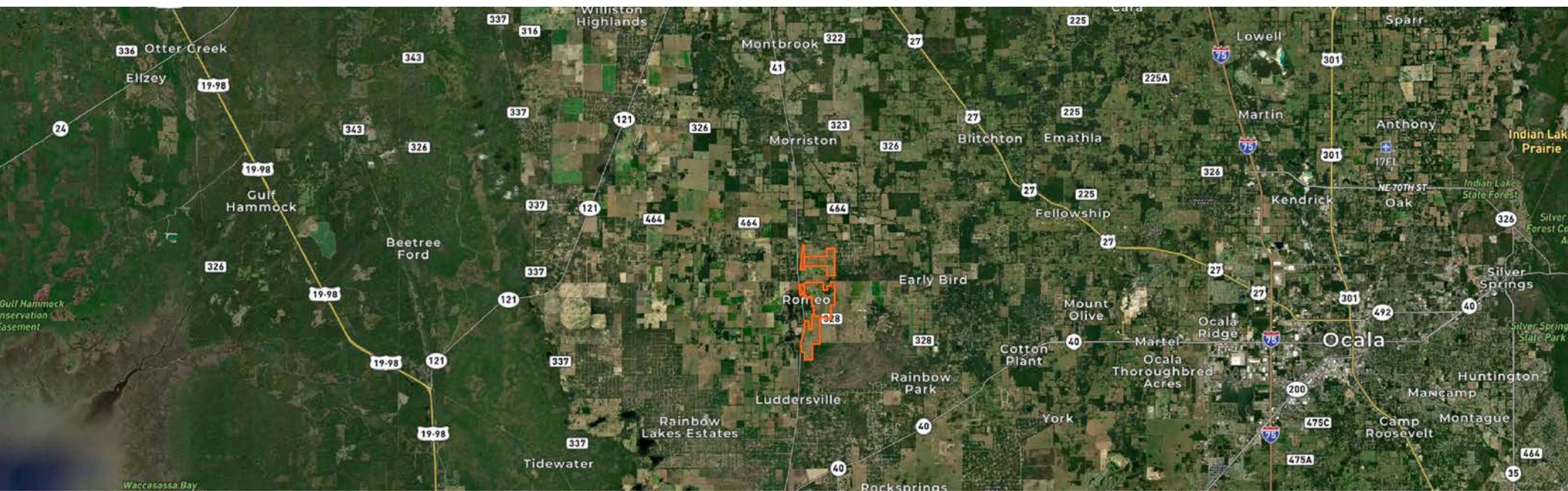
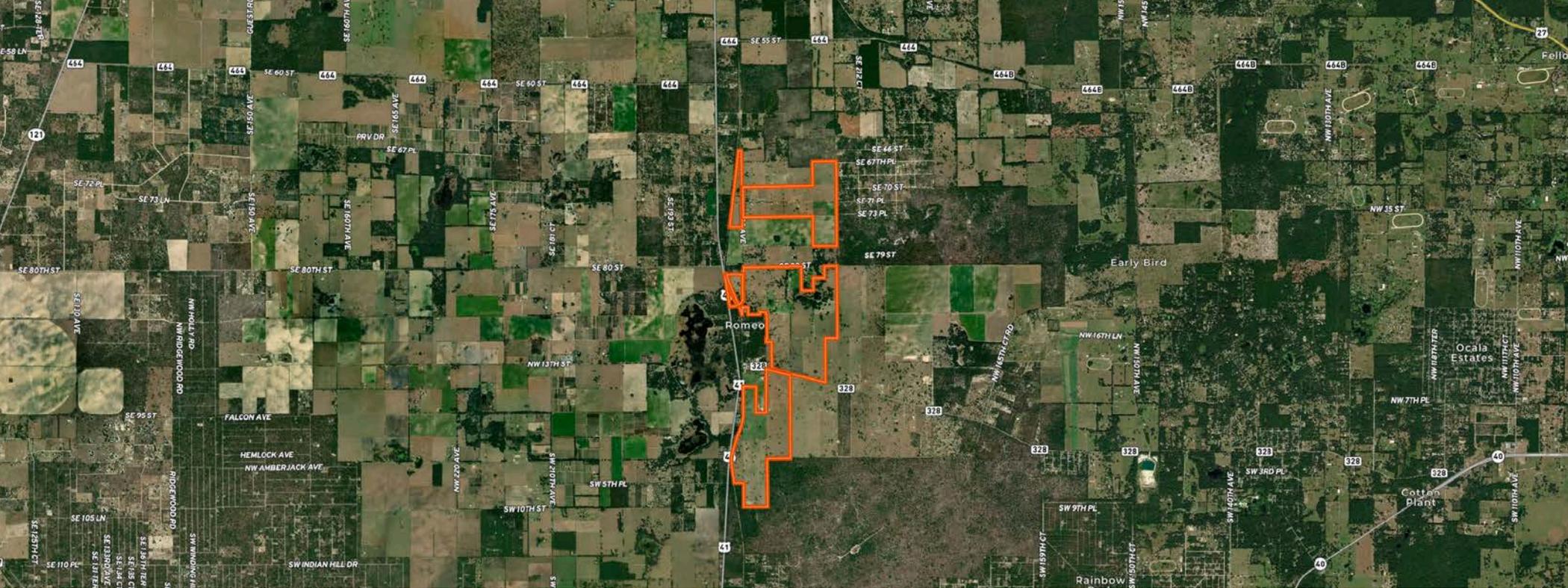


Heldon Ranch North

This 340±-acre working ranch section features extensive cattle operations and infrastructure, highlighted by:

- 13 well-maintained pastures
- Hay shed with ~150 round bale capacity
- Recently renovated home: 4 bedrooms, 2.5 baths, new flooring, updated closets, remodeled bathrooms and kitchen, and new AC system
- Barn with a newly replaced roof
- Two operational 4-inch wells
- 43-acre pasture planted with perennial peanuts
- Approximately 15 livestock watering troughs interconnected by water lines
- A pond fed by a 2-inch water line







Specifications & Features

Total Acreage: 1,285± acres

Zoning: A-1 (Agriculture), M-1 (Light Manufacturing), and B-5 (Heavy Business)

Pastures: 38 total

Water Resources: 7 operating wells (4-inch to 8-inch)

Ponds: Stocked with bass and bluegill

Residences: Estate home, mobile home, and newly renovated ranch home

Equine Facilities: Fully equipped barn

Cattle Facilities: Hay storage, livestock watering systems, producing peanut pastures

Fencing: Welded wire fencing throughout

Power Provider: SECO Energy



Development Potential

The southern portion of Heldon Ranch is zoned B-5 Heavy Business, allowing for a broad range of high-intensity commercial uses such as wholesale trade, large-format retail, and outdoor storage or display. Portions of the property are also zoned M-1 Light Industrial, supporting light manufacturing, warehousing, and distribution operations compatible with nearby commercial activity. The site is designated under the Commerce District (CD) Future Land Use, which encourages commercial and industrial development.

Currently, the property is used for cattle grazing and benefits from agricultural exemptions, offering favorable tax treatment. This combination of income-producing agricultural use, development-ready zoning, and long-term land use flexibility positions the property as a strong investment opportunity with both immediate utility and future growth potential.





Location Information

Located in the heart of Florida's acclaimed horse country, Dunnellon blends rural charm with strategic access to major markets and recreational destinations. This area of Marion County is known for its expansive pastures, equestrian estates, and strong agricultural roots —making it a natural extension of the broader Ocala region, often referred to as the "Horse Capital of the World." Heldon Ranch offers a rare opportunity to invest in a property that reflects this heritage while benefiting from the region's continued growth. Its position near the World Equestrian Center, the scenic Rainbow and Withlacoochee Rivers, and key roadways like U.S. Highway 41 and the expanding Suncoast Parkway extension ensures both lifestyle appeal and long-term development potential.

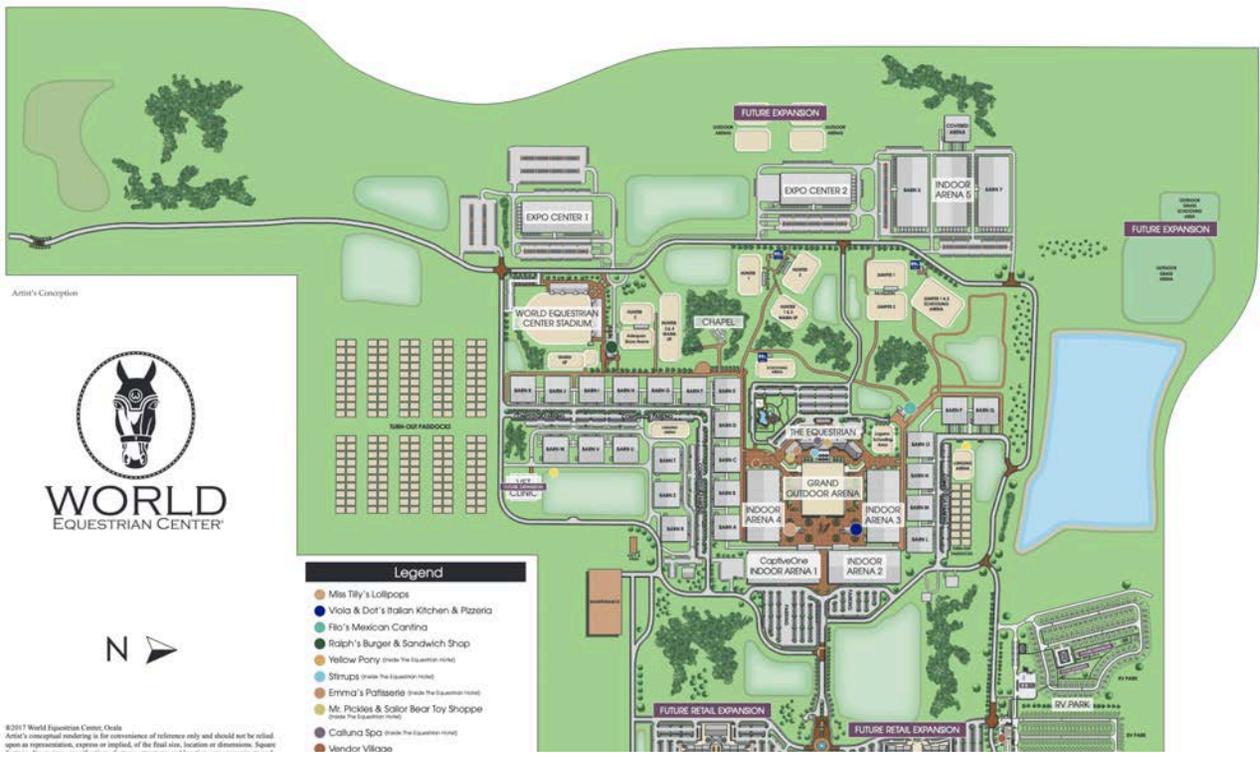


LOCATED LESS THAN 20 MINUTES FROM THE LISTING 

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.



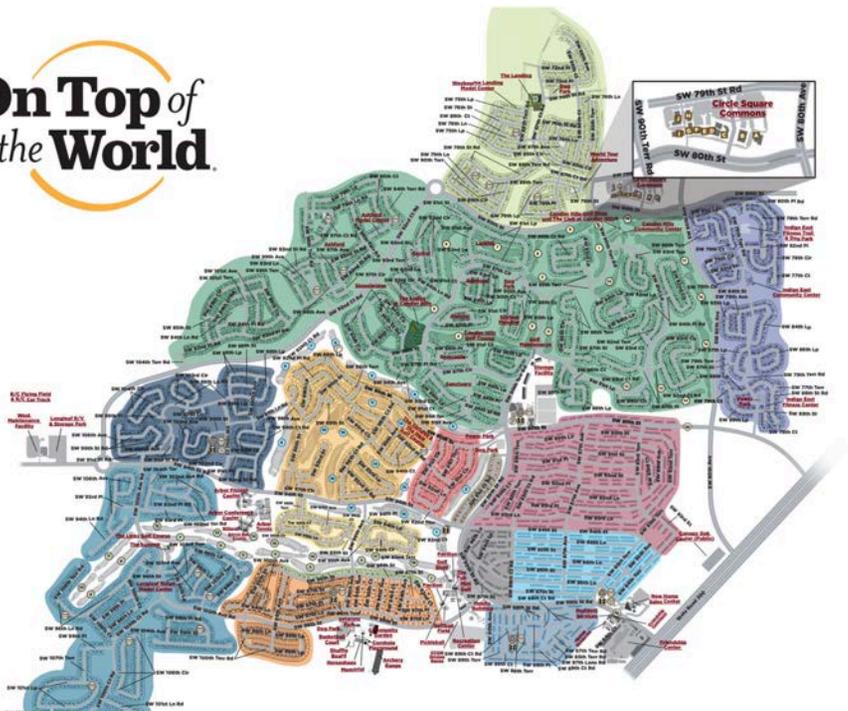
On Top of the World

LOCATED 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

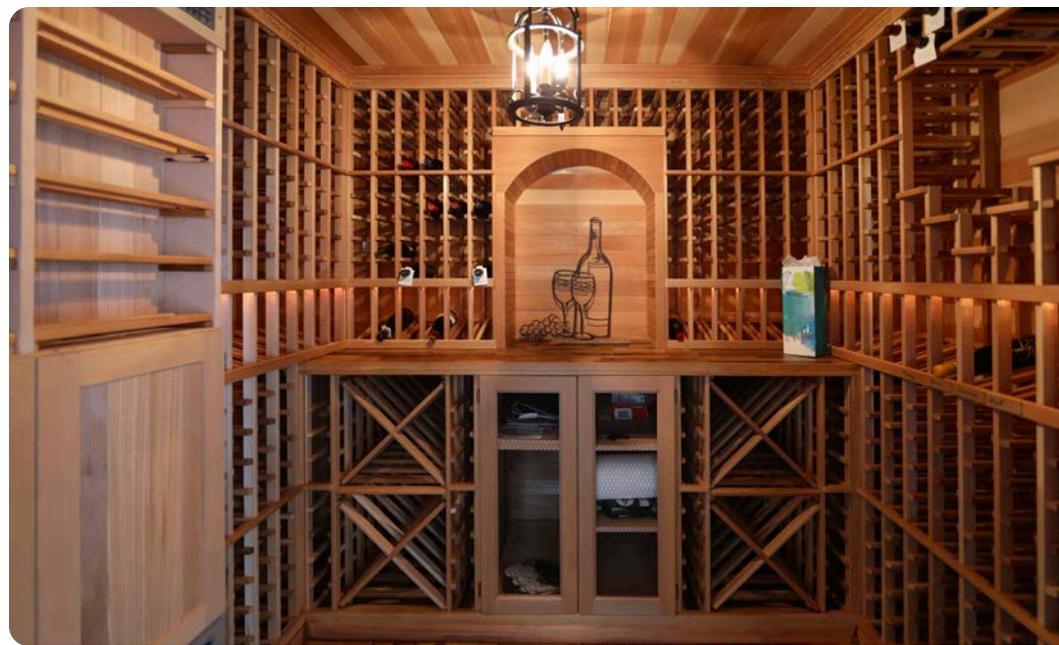
Circle Square Commons

- The Ranch Fitness Center & Spa
- Circle Square Cultural Center
- The Town Square
- On Top of the World Real Estate of Marion, LLC
- Bridgenet 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
- ♻ Compressor/Garbage
- ♻ Cardboard
- ♻ Disposal/Debris

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.









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