

# 29± Acre Marion County Ranchette

Unassigned NW 190th Ave, Dunnellon, Florida 34432

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## PROPERTY OVERVIEW



### Sale Price

**\$551,000**

### Offering Summary

<b>Acreage:</b>	<b>29 Acres</b>
<b>Price / Acre:</b>	<b>\$19,000</b>
<b>State:</b>	Florida
<b>City:</b>	Dunnellon
<b>County:</b>	Marion
<b>Property Type:</b>	Equestrian, Farms, & Homestead

### Property Overview

Located in the rural Romeo community just outside Dunnellon, this 29± acre ranchette offers a versatile setup for equestrian, cattle, or agricultural use. Zoned A-1, the property features dual road frontage on both US Highway 41 and SE 190th Avenue, providing excellent access and multiple options for development.

The land consists of open pasture and natural timber and offers a mix of high, dry ground ideal for a homestead. Its location is just 20 minutes from the World Equestrian Center in Ocala and under 10 minutes to Dunnellon, providing a balance of seclusion and accessibility to major amenities and equine infrastructure.

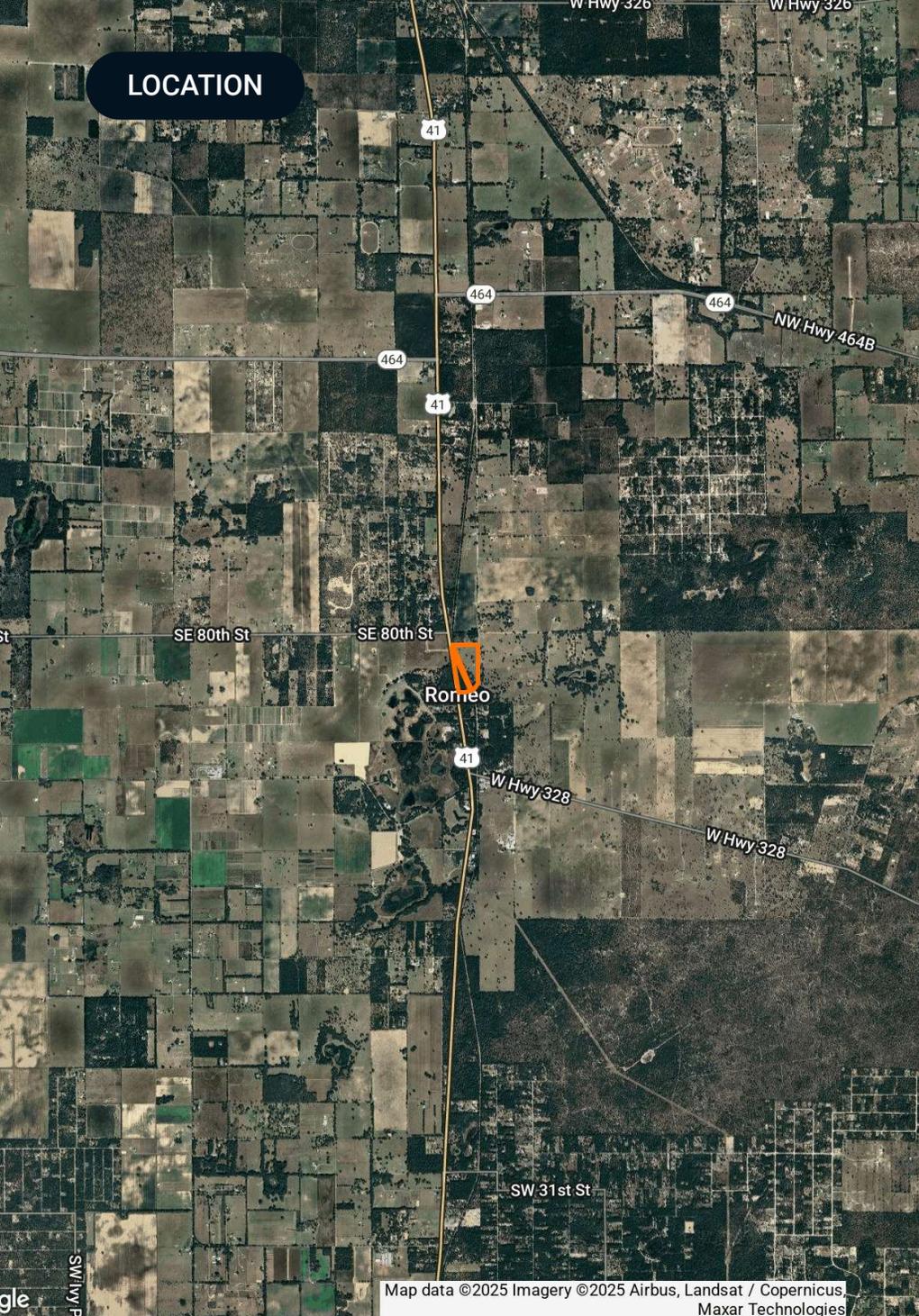
## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Land Types:</b>	<ul style="list-style-type: none"><li>• Equestrian</li><li>• Farms &amp; Nurseries Properties</li></ul>
<b>Uplands / Wetlands:</b>	100% Uplands
<b>Soil Types:</b>	Candler Sand Orlando Fine Sand
<b>Taxes &amp; Tax Year:</b>	2024 - \$99.67
<b>Zoning / FLU:</b>	A-1/RL
<b>Road Frontage:</b>	US HWY 41 & NW 190th Ave
<b>Nearest Point of Interest:</b>	Dunnellon Ocala Gainesville Tampa
<b>Fencing:</b>	Perimeter Fencing
<b>Current Use:</b>	Vacant Land

## LOCATION



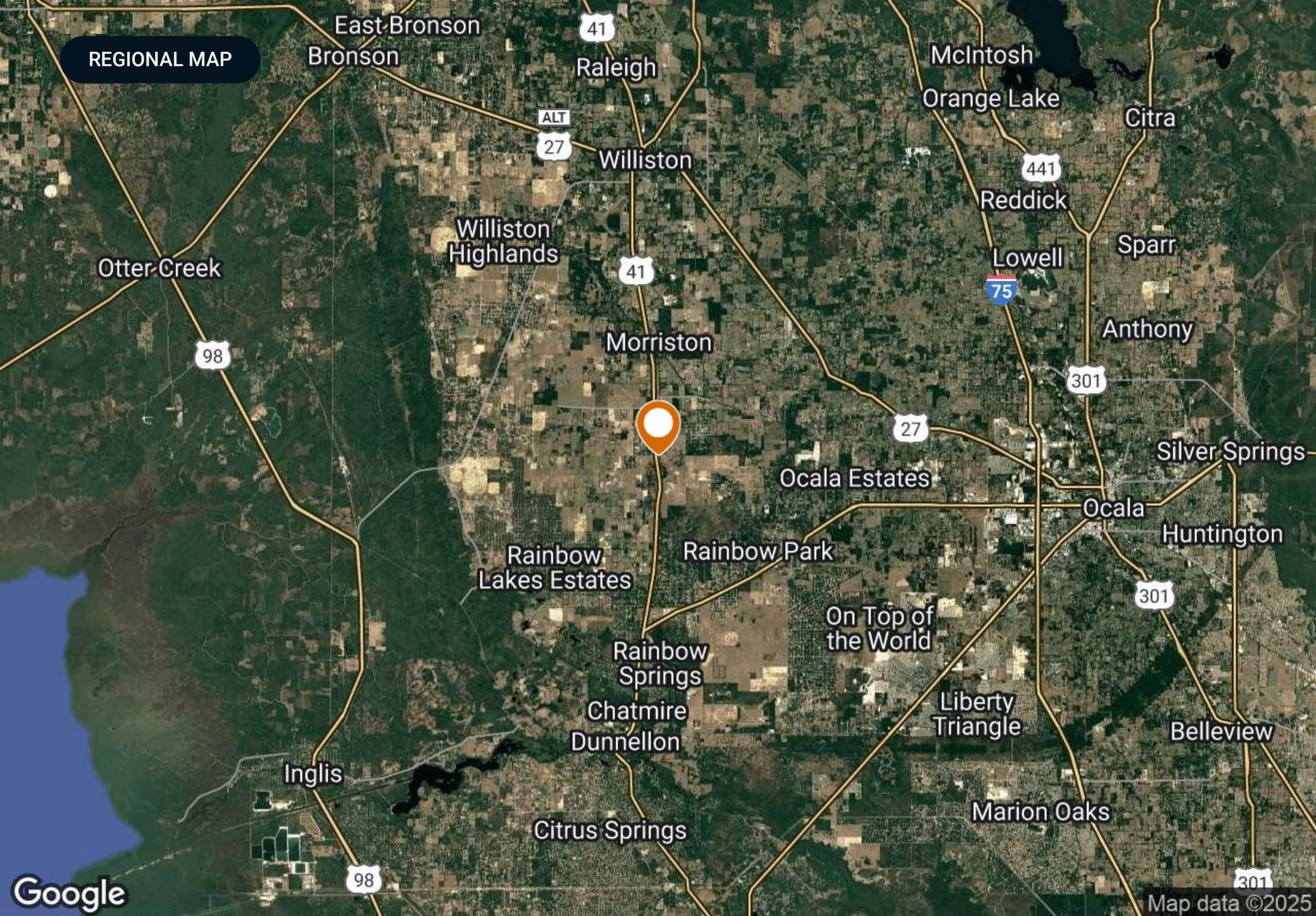
## Location & Driving Directions

**Parcel:** 17175-001-02 & 17175-000-00

**GPS:** 29.212494, -82.438257

**Driving Directions:** Located on US HWY 41

**Showing Instructions:** Contact Shea Booster 541-771-1177 or Zane Mueller 352-303-9322 to schedule a showing



REGIONAL MAP

East Bronson  
Bronson

Raleigh

McIntosh  
Orange Lake

Citra

ALT  
27

Williston

441

Reddick

Sparr

Otter-Creek

Williston  
Highlands

41

Lowell

75

Anthony

98

Morriston

27

301

Silver Springs



Ocala Estates

Ocala

Huntington

Rainbow  
Lakes Estates

Rainbow Park

On Top of  
the World

301

Rainbow  
Springs

Liberty  
Triangle

Bellevue

Chatmire  
Dunnellon

Inglis

Marion Oaks

Citrus Springs

98

301

Map data ©2025

Google

ADDITIONAL PHOTOS





# 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
- ♻️ 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](http://www.saundersrealestate.com)

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