

Tiffany Farm 108± Acres

2095 SW 140TH AVE, Ocala, Florida 34481

David Lapham
517-990-4907
davidl@saundersrealestate.com

Shea R. Booster
541-771-1177
shea@saundersrealestate.com

Zane Mueller
352-303-9322
zane@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$3,300,000

Offering Summary

Acreage:	108.51 Acres
Price / Acre:	\$30,412
State:	Florida
City:	Ocala
County:	Marion
Property Type:	Equestrian, Acreage and Estates

Property Overview

Located in a premier equestrian corridor just west of Ocala, this 108± acre horse farm offers a rare combination of operational scale, strategic location, and long-term upside. With significant road frontage along W Highway 40, the property sits directly across from the nearly 700-acre Golden Ocala acquisition—a major development poised to elevate the surrounding market and equestrian landscape.

Purpose-built for large-scale equestrian use, the property includes more than 14,000 square feet of barn infrastructure, including two expansive horse barns, multiple open sheds, utility buildings, and general-purpose storage. A regulation training track anchors the layout, surrounded by several cross-fenced paddocks and over 27,000 linear feet of board, vinyl, wire, and masonry fencing.

Two on-site residences built in 1958 provide over 3,483 square feet of combined living space. One features 4 bedrooms, the other 3 bedrooms with additional improvements, suitable for staff housing or owner occupancy. Utility infrastructure includes multiple wells and septic systems, electric service, and paved internal roads.

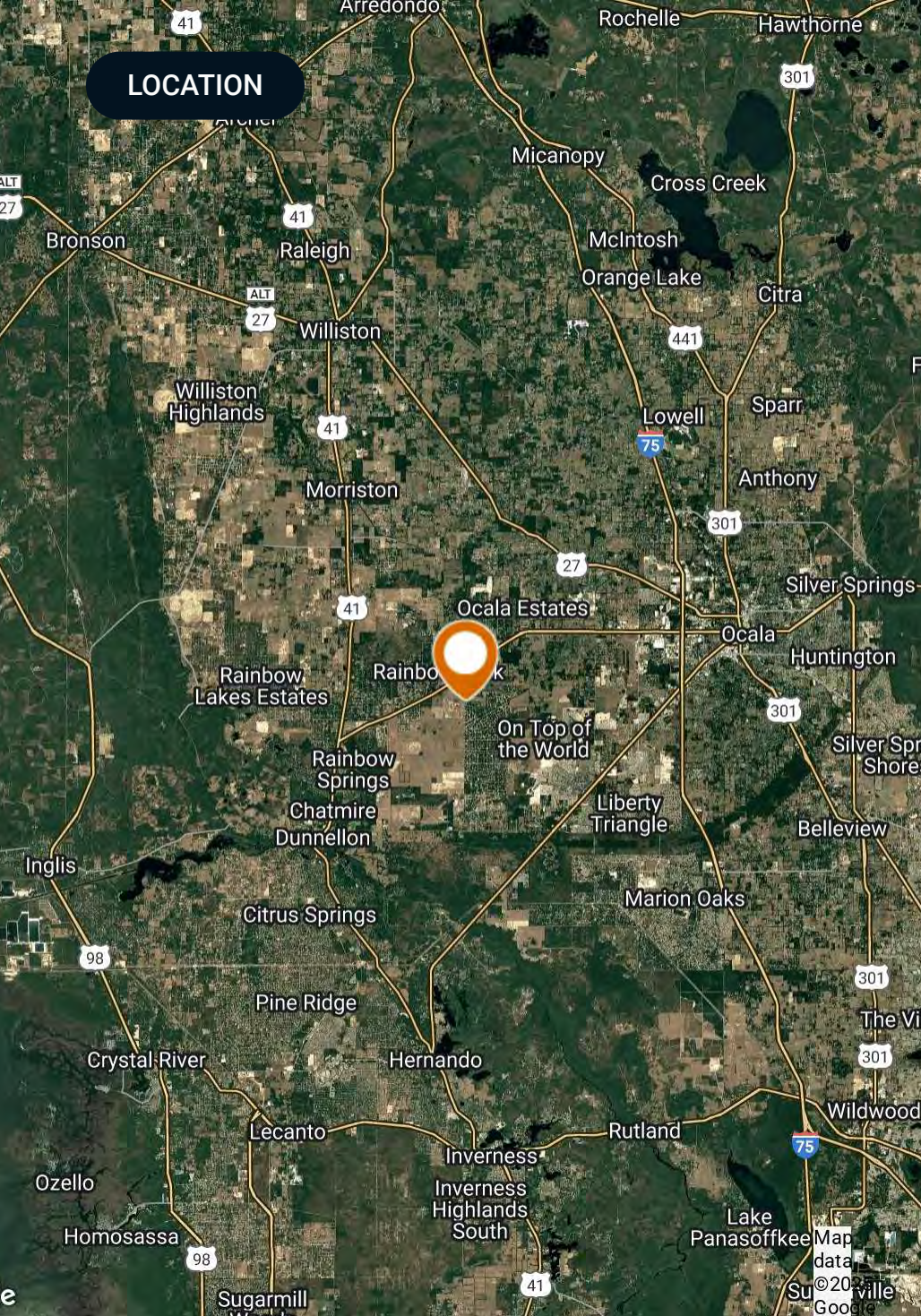
With close access to Ocala, Gainesville, and Tampa, and surrounded by top-tier training centers and farmland, this property is ideally suited for a training or breeding facility with future development potential. The combination of equestrian infrastructure, zoning flexibility, and premier location makes this a standout opportunity in Florida's horse capital.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	106.5± acres of Uplands / 1.5± acres of Wetlands
Taxes & Tax Year:	\$7,438.98 - 2025
Zoning / FLU:	108± acres Zoned A1
Road Frontage:	W HWY 40
Nearest Point of Interest:	Ocala Gainesville Tampa
Fencing:	Several Paddocks
Structures & Year Built:	Home built in 1958 Shop Barn 1 - 30 Stalls (Includes Bathroom & Two Tack/Wash Stalls) Barn 2 - 17 Stalls (Includes Tack Room & Apartment) Barn 3 - 20 Stalls (Includes Tack Room)



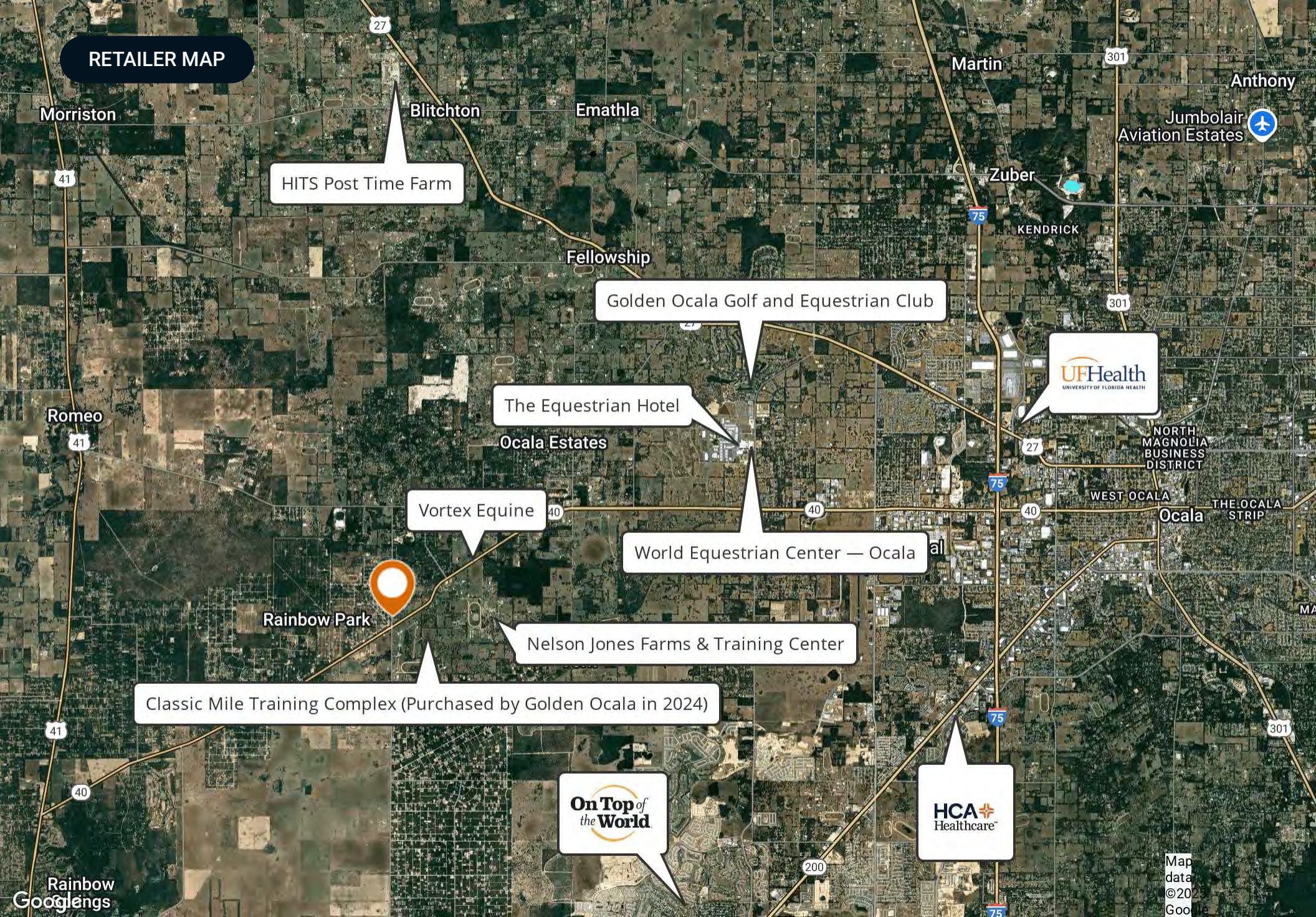
Location & Driving Directions

Parcel:	21141-000-00
GPS:	29.167715, -82.3516238
Driving Directions:	Contact Listing Agents
Showing Instructions:	Contact Listing Agents





RETAILER MAP





BARN 1



BARN 2



BARN 3 & IMPROVEMENTS





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.



SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com