



# Offering Memorandum

**Northwest 110th Avenue**

**REDDICK, FL 32686**

**PRESENTED BY:**

**BARTOW MCDONALD IV**

O: 352.274.3800

[bartow.mcdonald@svn.com](mailto:bartow.mcdonald@svn.com)

**MATTHEW GARFF**

O: 352.644.1552

[matthew.garff@svn.com](mailto:matthew.garff@svn.com)

FL #SL3591852

**STILES MCDONALD**

O: 352.288.4491

[stiles.mcdonald@svn.com](mailto:stiles.mcdonald@svn.com)

FL #SL3561136



## MEET THE TEAM



**Bartow McDonald IV**

O: 352.274.3800

[bartow.mcdonald@svn.com](mailto:bartow.mcdonald@svn.com)



**Matthew Garff**

O: 352.644.1552

[matthew.garff@svn.com](mailto:matthew.garff@svn.com)

FL #SL3591852



**Stiles McDonald**

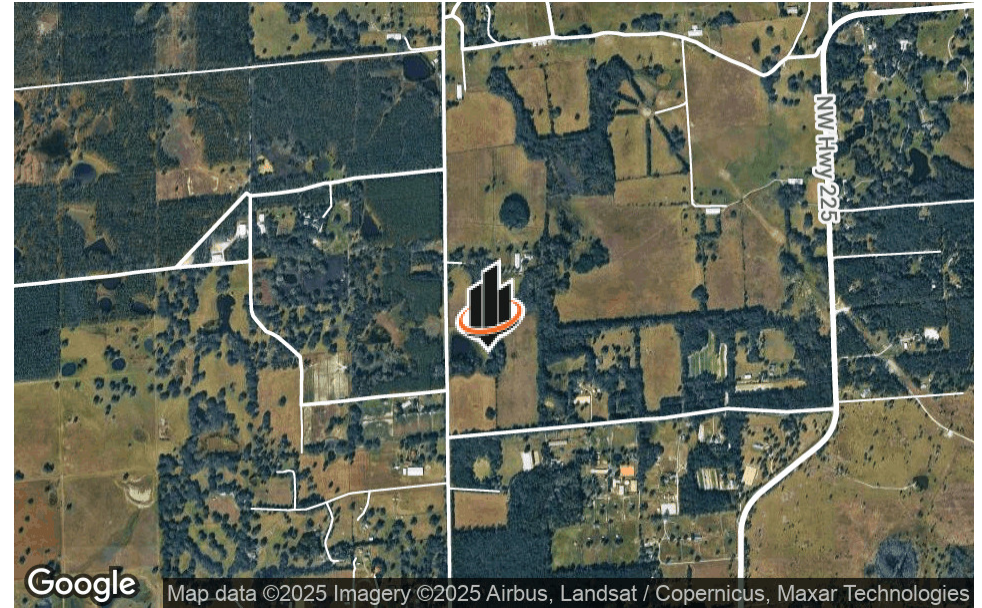
O: 352.288.4491

[stiles.mcdonald@svn.com](mailto:stiles.mcdonald@svn.com)

FL #SL3561136



## PROPERTY SUMMARY



### OFFERING SUMMARY

SALE PRICE:	\$3,683,000
LOT SIZE:	63.5 Acres
PRICE/ACRE:	\$58,000
ZONING:	A1
FUTURE LAND USE :	Rural Lands
MARKET:	Central Florida/Ocala
APN:	05870-009-00

### PROPERTY DESCRIPTION

63.5 +/- acres in the northwest section of Marion County, right in the heart of horse country. Just an 18-minute (12.9-mile) drive to the World Equestrian Center, 12 minutes (7.1 miles) to HITS Winter Circuit, and 20 minutes (12.9 miles) to The Shops at Foxwood (Publix, Starbucks, Gold's Gym, and more). The property has a beautiful, gentle roll to it, a roughly 2-acre pond, and abundant wildlife (Osceola turkeys and whitetail deer). On our first walk of the property, we witnessed a mature 8-point buck in hot pursuit of a doe across the main field. Surrounded by hundreds of established farms and situated within the renowned Farmland Preservation Area, this property offers an ideal blend of seclusion and convenience. It's an easy drive into Ocala with the promise of peace and quiet when you return home! This is an excellent opportunity to secure a personal sanctuary in one of Marion County's most desirable equestrian areas.

### PROPERTY HIGHLIGHTS

- <20 Minute drive to the WEC
- 12 Minute drive to HITS
- Ability to split via 660 or Ag Lot Split



## THE PROPERTY





## THE PROPERTY





## THE PROPERTY

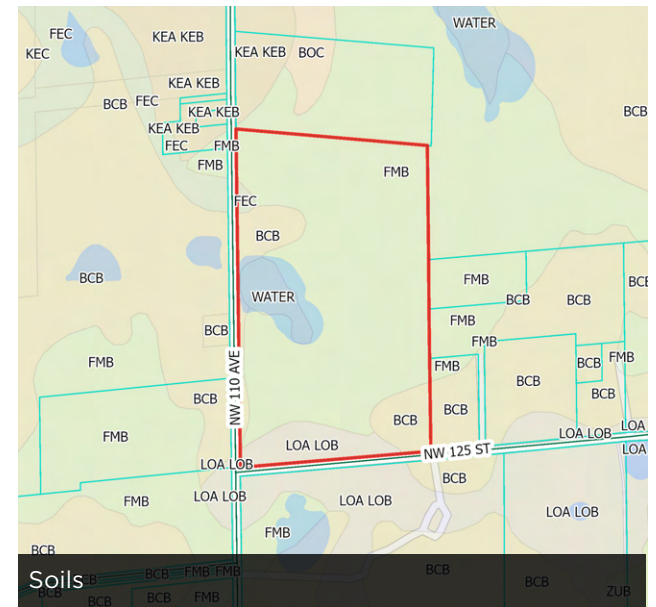
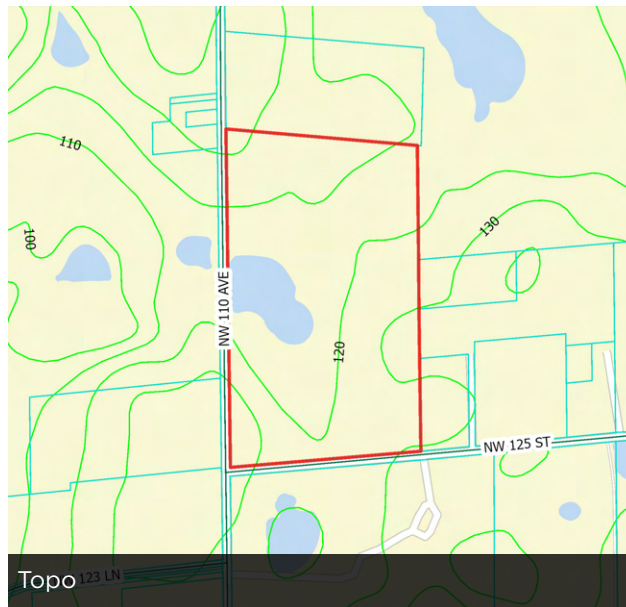
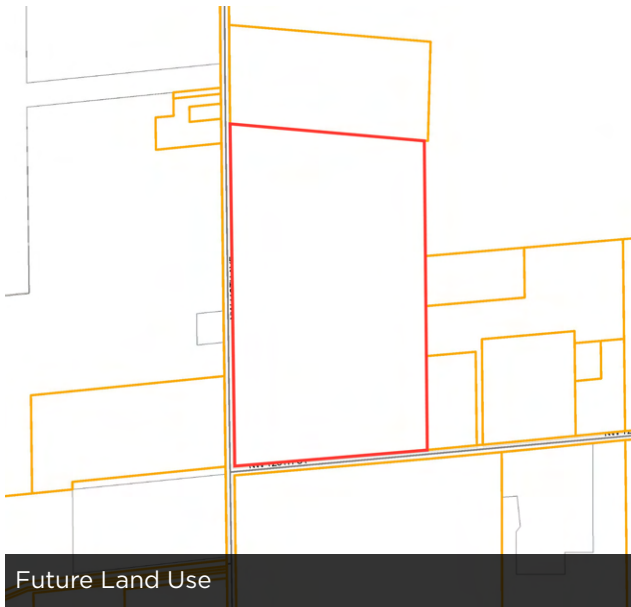
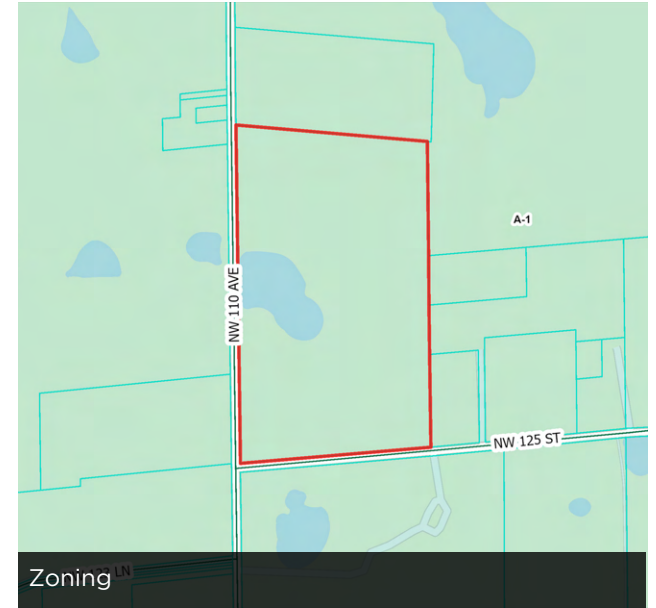
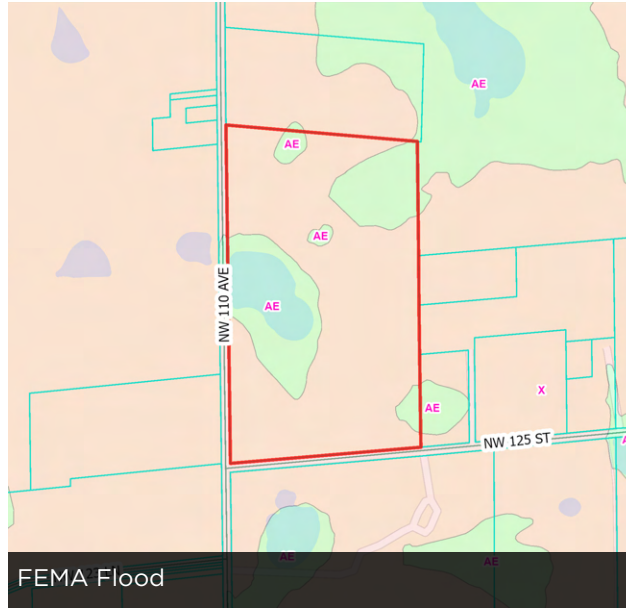




## THE PROPERTY

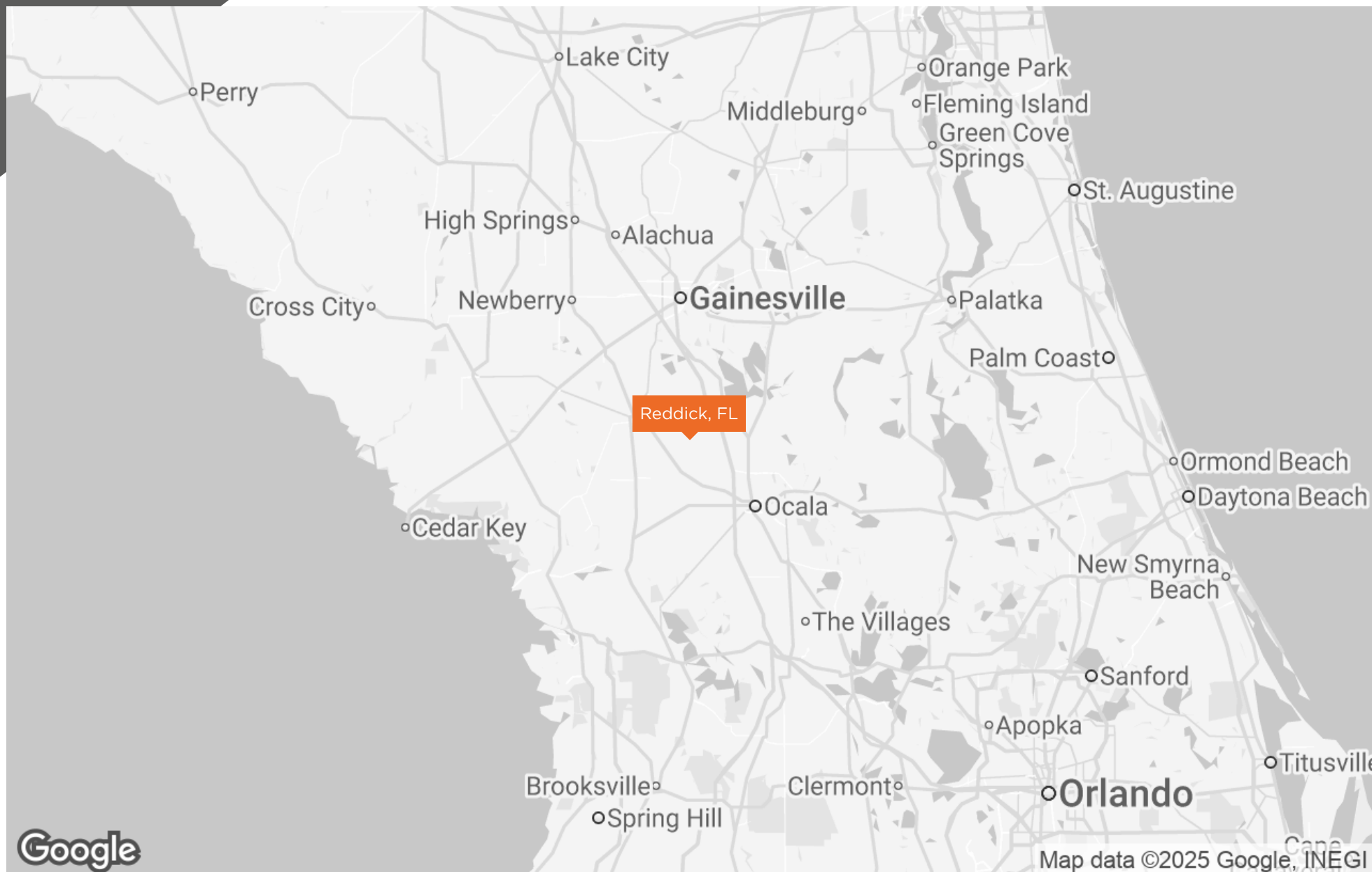






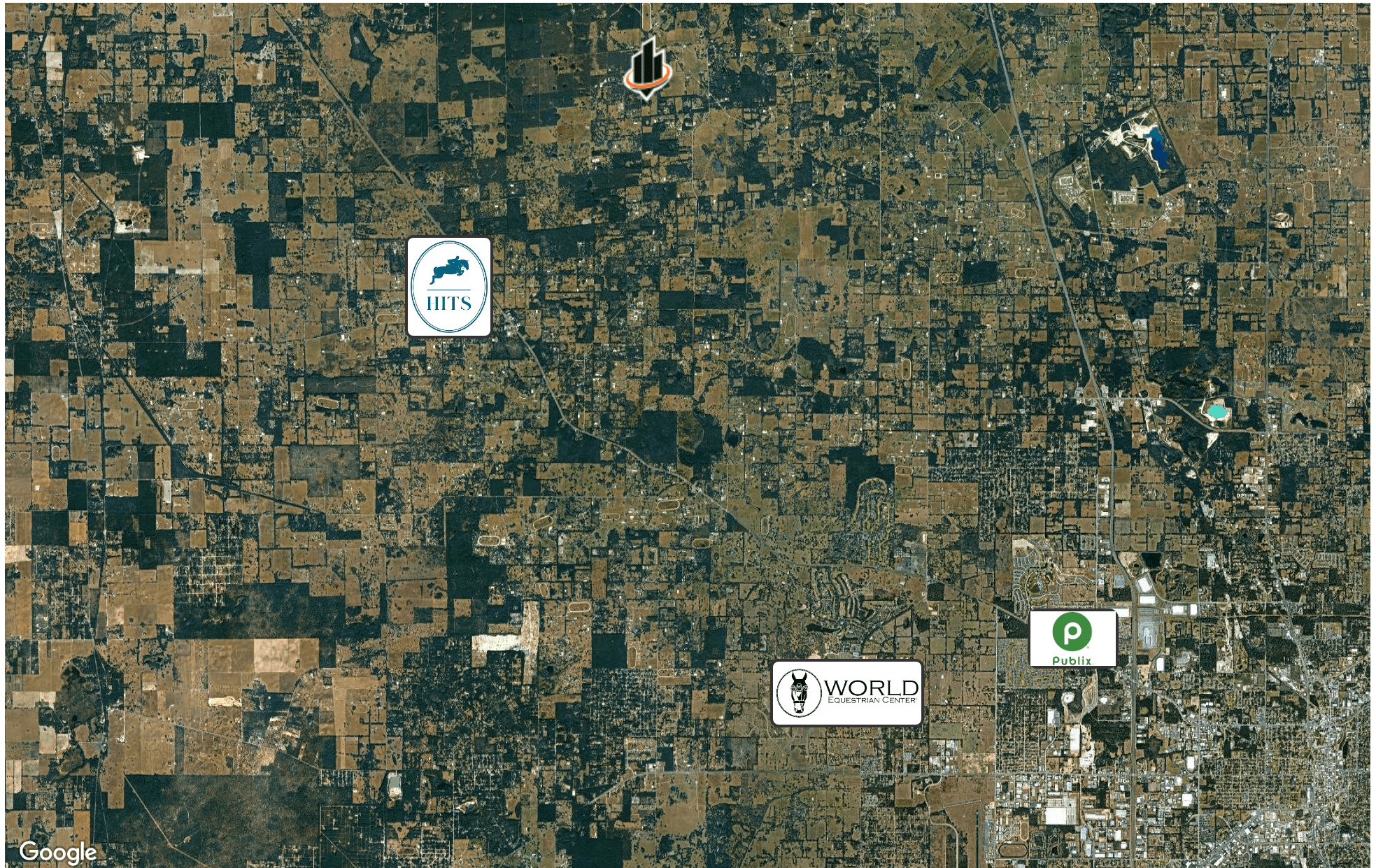


## REGIONAL MAP





# AERIAL MAP





## MEET THE TEAM



**BARTOW MCDONALD IV**

Managing Director

bartow.mcdonald@svn.com

Cell: **352.274.3800**

### PROFESSIONAL BACKGROUND

Bartow McDonald IV serves as managing director for SVN | McDonald & Company in Ocala, FL, where he enjoys working on commercial real estate deals throughout Florida.

Prior to joining SVN, McDonald served as the vice president of acquisitions and development for Cope Properties, Inc. in Ocala, Florida where he was responsible for the acquisition, entitlement, and marketing of portfolio and client properties.

Previously, McDonald served as the founder and chief executive officer of two start-up companies; Bluewire, a service based electrical solutions company and StoreParts, a e-commerce company that supplied supply chain management technology to the supermarket and food retail industries.

Before starting two companies, McDonald spent six years working for a fast-growing international manufacturing firm, where he gained in depth industrial experience through his leadership positions in manufacturing operations, distribution, logistics and marketing.

In the early 1990's, McDonald served in college leadership with Young Life and interned with the Southwestern Company and Merrill Lynch.

McDonald previously served on the board of directors for RMI (Reciprocal Ministries International), The Ocala Chamber of Commerce, the Central Florida Commercial Association of Realtors, the regional advisory board of directors for RBC Bank and as a director on the advisory board for Wachovia Bank. In addition, he has participated as a conference speaker for the Florida Venture Capital Forum, the Food Marketing Institute and has been quoted in the Wall Street Journal, Forbes and the New York Times.

Sight fishing and bow hunting are two things that will get him up before sunrise.

**SVN | McDonald & Company**

217 SE 1st Ave, #200-60  
Ocala, FL 34471



## MEET THE TEAM



**MATTHEW GARFF**

Associate Advisor

matthew.garff@svn.com

Cell: **352.644.1552**

FL #SL3591852

### PROFESSIONAL BACKGROUND

Matthew Garff is an Associate Advisor at SVN | McDonald & Company in Ocala, FL.

Growing up in Tampa, Florida, Matthew is from a heritage of farming and ranching, going back five generations. Today, he enjoys helping advise clients in the ever changing commercial real estate market of North Central Florida.

Matthew holds a Bachelor of Science in Economics from Brigham Young University.

In his free time, he enjoys being on the water, especially on one of the many crystal clean springs that make central Florida such a great place to live and work.

**SVN | McDonald & Company**  
217 SE 1st Ave, #200-60  
Ocala, FL 34471



## MEET THE TEAM



### STILES MCDONALD

Associate Advisor

stiles.mcdonald@svn.com

Cell: **352.288.4491**

FL #SL3561136

### PROFESSIONAL BACKGROUND

Stiles McDonald is an associate advisor at SVN | McDonald & Company. Stiles is a fifth-generation Floridian who grew up on the shores of Lake Weir just outside of Ocala, FL. Growing up roaming a fourth-generation family ranch inspired a love of land both agricultural and commercial. He uses this passion every day to help create value for clients by representing their properties and using his skillsets in commercial real estate to provide expertise in the Central Florida market.

**SVN | McDonald & Company**  
217 SE 1st Ave, #200-60  
Ocala, FL 34471





## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.