



# Offering Memorandum



**Northwest 110th Avenue**

**REDDICK, FL 32686**

**PRESENTED BY:**

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**STILES MCDONALD**  
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FL #SL3561136

## MEET THE TEAM



### Bartow McDonald IV

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### Matthew Garff

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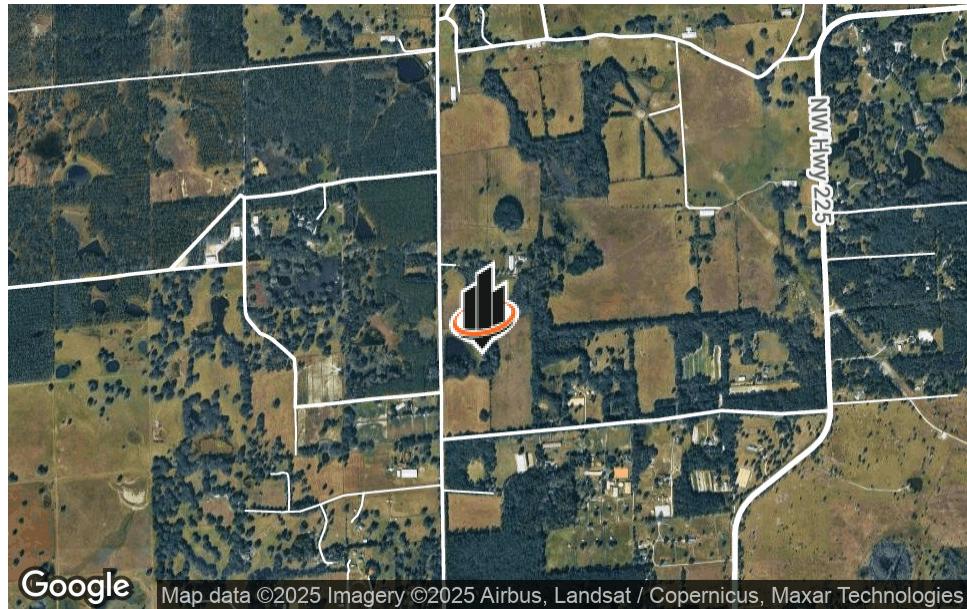
### Stiles McDonald

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# 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

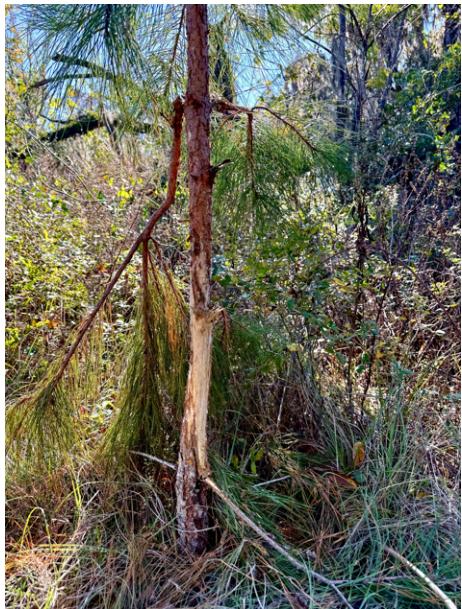
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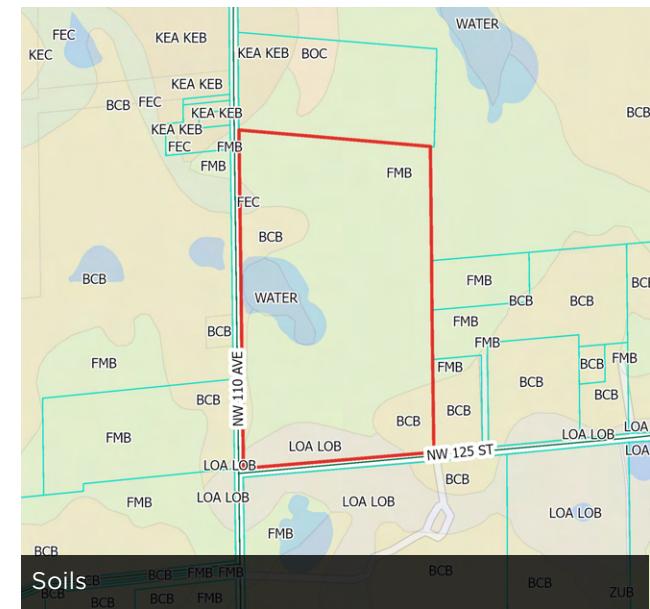
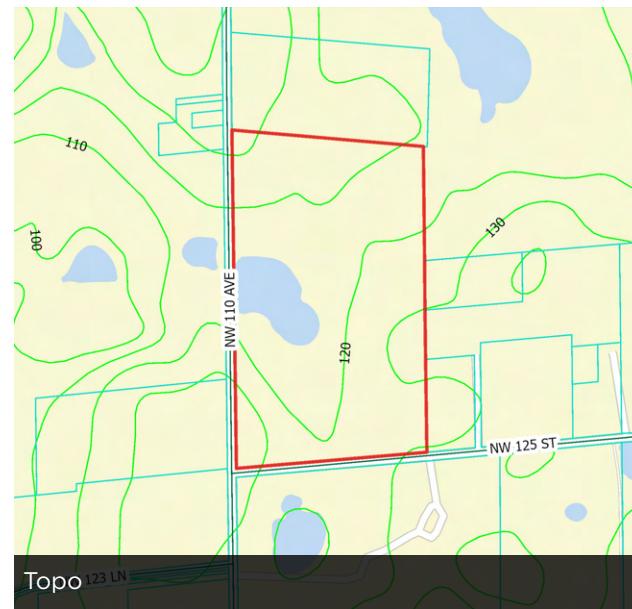
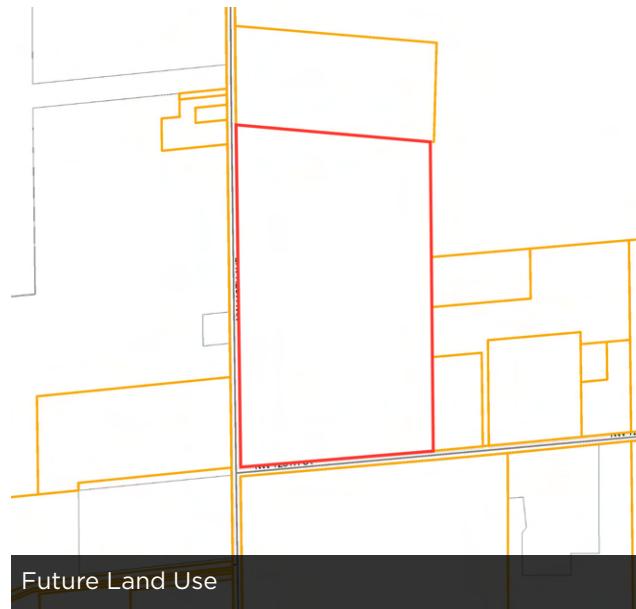
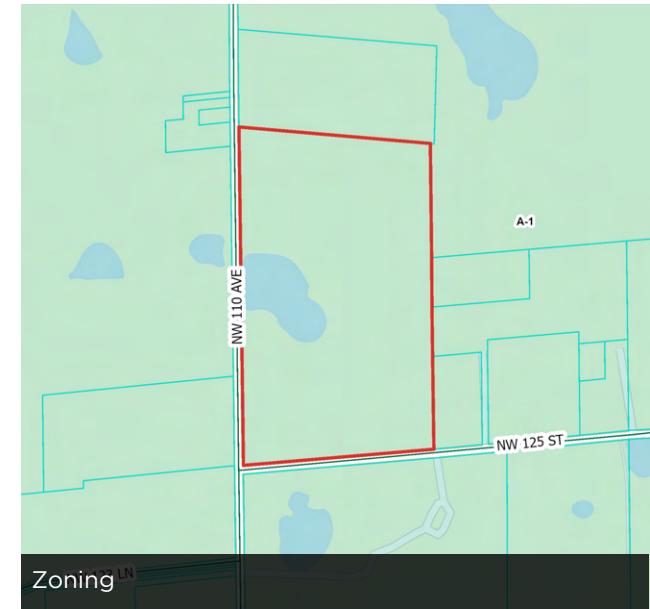
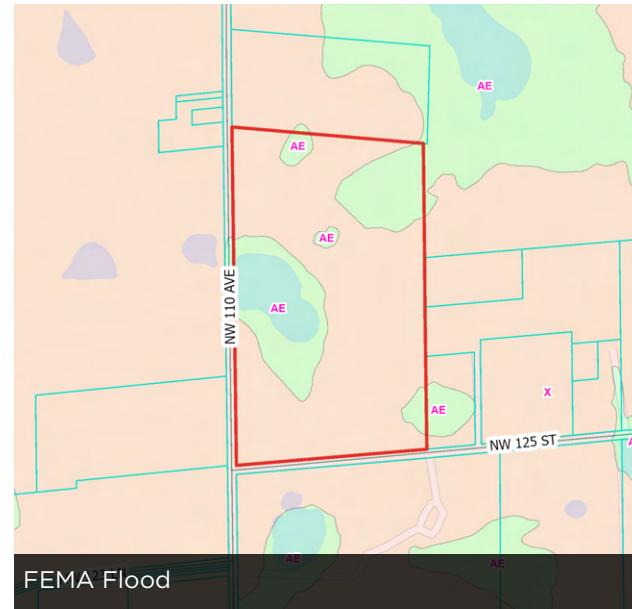


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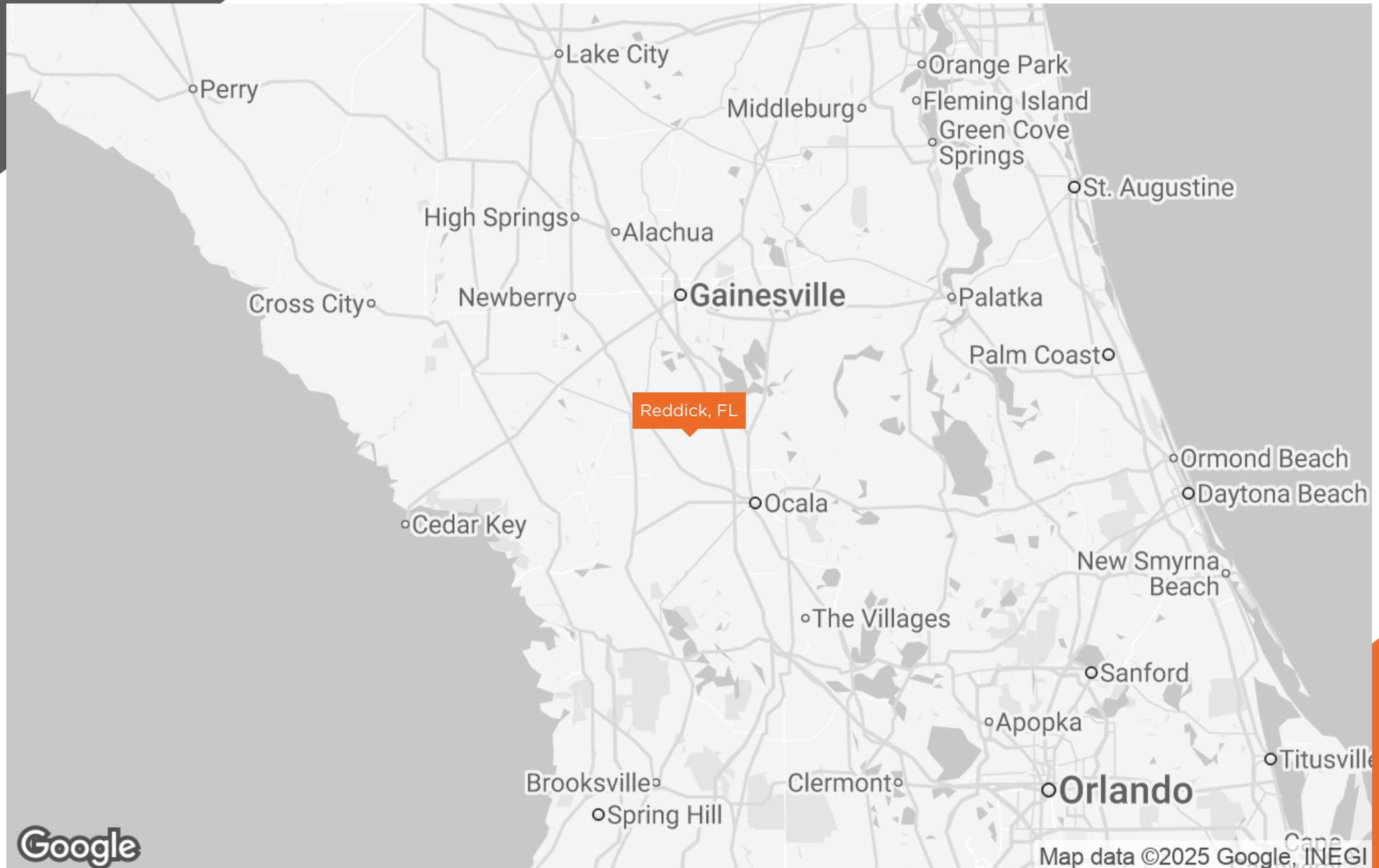


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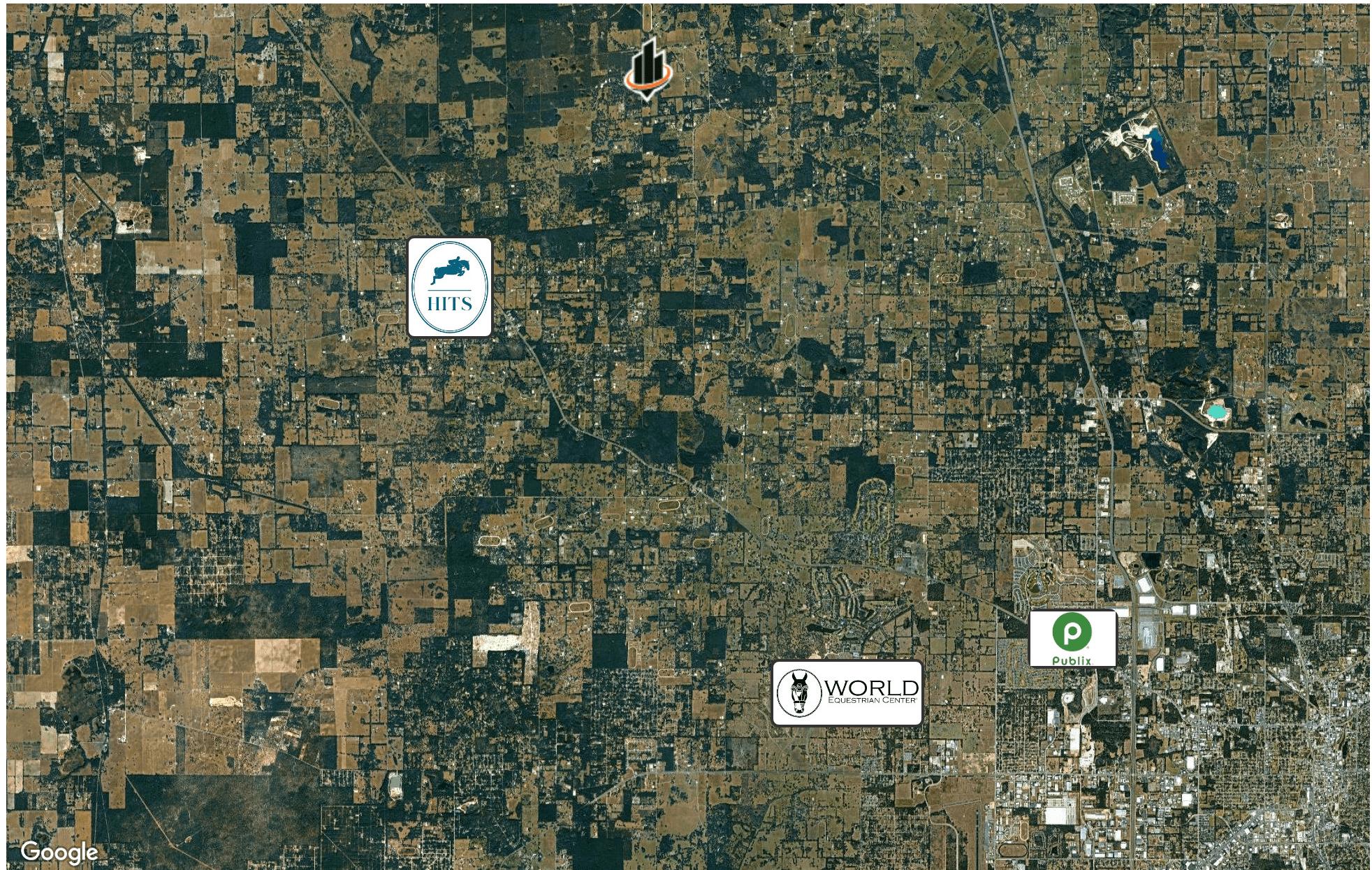


## REGIONAL MAP



Google

## AERIAL MAP





### BARTOW MCDONALD IV

Managing Director

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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**  
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Ocala, FL 34471



### MATTHEW GARFF

Associate Advisor

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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.

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### STILES MCDONALD

Associate Advisor

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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.

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