



For Sale: 190 Acres | \$2,945,000
NW 225th Ave, Dunnellon, FL 34431

For More Information,
Please Contact:



Sharisse Walton
Senior Associate
540 525 9087 Mobile
sharisse.walton@colliers.com

Mike Millard
Senior Vice President
561 346 2382 Mobile
mike.millard@colliers.com

Trevor Hall, Jr.
Executive Vice President
407 758 8017 Mobile
trevor.hall@colliers.com



Tasha Quilling-Hofer
Sales Associate
352 406 9924 Mobile
tasha.twintproperties@gmail.com

Tamara Quilling
Sales Associate
352 551 6741 Mobile
tamara.twintproperties@gmail.com



Located in Marion County, one of Florida's most pristine natural regions—this property benefits from its surroundings of renowned thoroughbred farms and premier equestrian facilities. The property is positioned approximately 30 minutes from the World Equestrian Center, one of the nation's largest and most prestigious equestrian venues. This proximity adds to the site's appeal for buyers seeking convenience, investment potential, or strong alignment with equestrian and rural lifestyles. With abundant open space and agriculturally rich land characteristics, the property is well-suited for a wide range of uses—whether intended for an equestrian estate, the creation of a private rural retreat, or long-term development opportunities. The possibilities are expansive, offering a rare chance to secure a piece of Florida's celebrated Nature Coast.

190 Acres in Florida's Nature Coast Growth Corridor

NW 225th Ave, Dunnellon, FL 34431

Property and Area Information

Marion County: Horse Capital of the World



- 190-acre strategic land opportunity in Dunnellon positioned between Ocala's equestrian corridor and Florida's Nature Coast. All high and dry land.
- Picturesque landscape | Land is well-suited for a variety of purposes and is particularly attractive for large-acreage Equestrian Estates, Luxury Rural Communities, Private Ranches, Second homes/nature retreats, Agri-Tourism Development, or large scale land banking.
- Dunnellon sits in the path of North-Central Florida expansion. Marion County, Florida is experiencing remarkable, **nation-leading growth**, driven by affordability, natural assets, and a rapidly expanding population. The county has experienced a 61% population increase over the past 15 years and is projected to grow at a rate that is 32% higher than the state of Florida as a whole over the next five years. (Source: ESRI 2025 Estimates)
- Current land use of A1 Rural allows for one dwelling unit per 10 acres, with the flexibility to place a secondary dwelling (family home, guest cottage, apartment) on the same 10 acre lot.
- Soils consist of Candler Sand (85%) and Fine Sand (15%). Both soil types are very deep and well drained.
- Protected natural resources create long-term desirability for residential and retreat style development.
- Home to Rainbow Springs State Park, one of Florida's most beautiful and visited springs. The Rainbow River is world-famous for crystal clear water, kayaking, tubing, and eco-tourism.
- Minutes away is the Dunnellon Trail, a popular and scenic 2.4 mile long paved multi-use trail sited primarily along a historic railroad bed that runs along the Rainbow River.
- Marion County Parcels: 17246-000-00 (40 Acres), 17246-001-00 (40 Acres), 17246-002-00 (40 Acres), 17252-002-00 (30 Acres), 17253-002-00 (40 Acres)

Sale Price: \$2,945,000 (\$15,500 / Acre)

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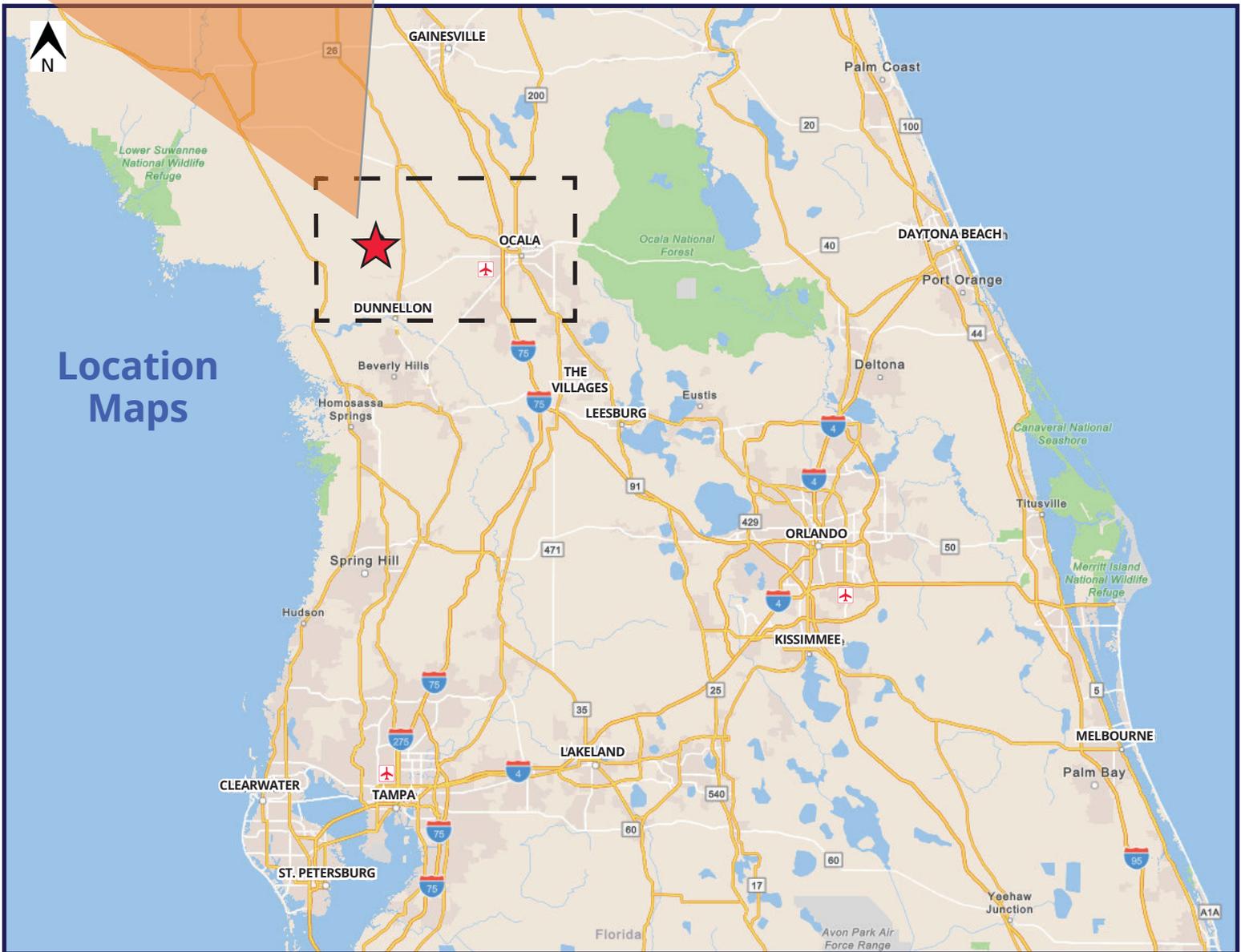
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Dunnellon offers small-town charm with regional accessibility:

- Rainbow Springs State Park | 11 miles
- World Equestrian Center | 18 miles
- US 27 | 19 miles
- Ocala Intl Airport | 19 miles
- Ocala Aquatics Center | 20 miles
- Downtown Ocala | 23 miles
- I-75 | 26 miles
- Silver Springs State Park | 28 miles
- Tampa Intl Airport | 101 miles
- Orlando Intl Airport | 104 miles



Location
Maps

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Colliers
255 S. Orange Avenue, Suite 1300
Orlando, FL 32801
colliers.com/centralflorida



Coldwell Banker Hubbard Hansen
1795 East Highway 50
Clermont, FL 34711
hubbardhansen.com