

21.75± ACRES | OFFERED AT \$7,700,000

Horsepower Ranch

GENEVA, FL | SEMINOLE COUNTY

Trophy Ranch For Sale

280 CAMPBELL RANCH RUN, GENEVA, FL

A truly exceptional and rare offering in Central Florida's premier horse country, Horsepower Ranch presents a unique opportunity to acquire a **private estate, income-producing venue, and fully equipped equestrian retreat** in one. Thoughtfully designed for both lifestyle and functionality, the property blends natural beauty with a proven commercial operation—creating a highly versatile, turnkey asset.

PROPERTY OVERVIEW

- Located in the highly desirable **Snow Hill/Geneva corridor** (Eastern Seminole County)
- **Turnkey wedding & corporate event venue** with established revenue stream
- **Private, gated setting** with direct access to protected wilderness
- ~45 minutes to Orlando International Airport and Florida's east coast beaches



Presented By

John A. Evans, Sr. & David Holler

john@moonbeamlandco.com | dholler@moonbeamlandco.com

Co-Listed with Premier
Sotheby's International Realty



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RESIDENTIAL FEATURES

- **Main Residence (1,985± SF)**
 - 3 Bed | 3.5 Bath | Pool Home
 - Vaulted ceilings, wood-burning fireplace, first-floor primary suite
 - Screened pool + expansive views of ranch
 - Covered front porch overlooking entry
- **Guest / Secondary Residence (1,375± SF)**
 - 3 Bed | 1 Bath
 - Wood-burning fireplace
 - Ideal for guests, staff, or multi-generational living



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EQUESTRIAN & AGRICULTURAL FEATURES

- 5-stall **stable** + corral with 7 pens
- Multiple **outbuildings** for livestock and operations
- 2,600± SF **pole barn** (equipment, storage, flexible use)
- 4.76± acre **tree farm** (income potential + long-term value)
- Existing **petting zoo** (event and recreational appeal)



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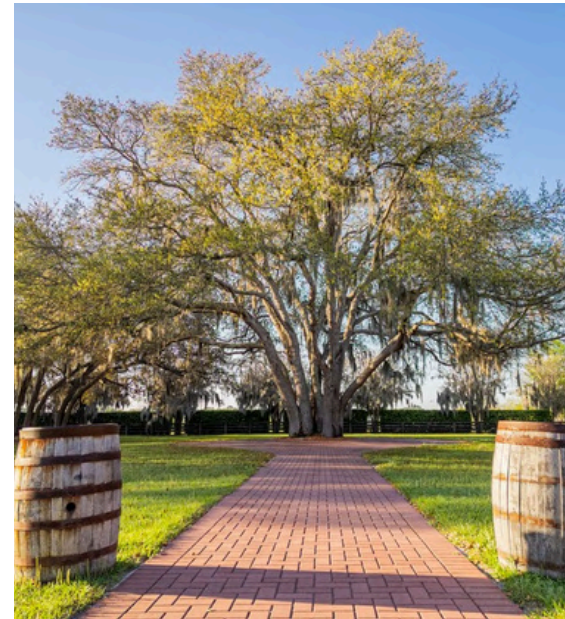
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EVENT & COMMERCIAL COMPONENT

- 5,300± SF finished entertainment barn
 - Full-service bar + upstairs loft
 - Private enclosed room (office/caretaker quarters)
 - Full bath
 - 5 bay garage
 - Designed for seamless indoor/outdoor entertaining
- Turnkey business opportunity
 - Established wedding & corporate venue
 - Event infrastructure and assets convey with sale
 - If interested in business financials, inquire of broker

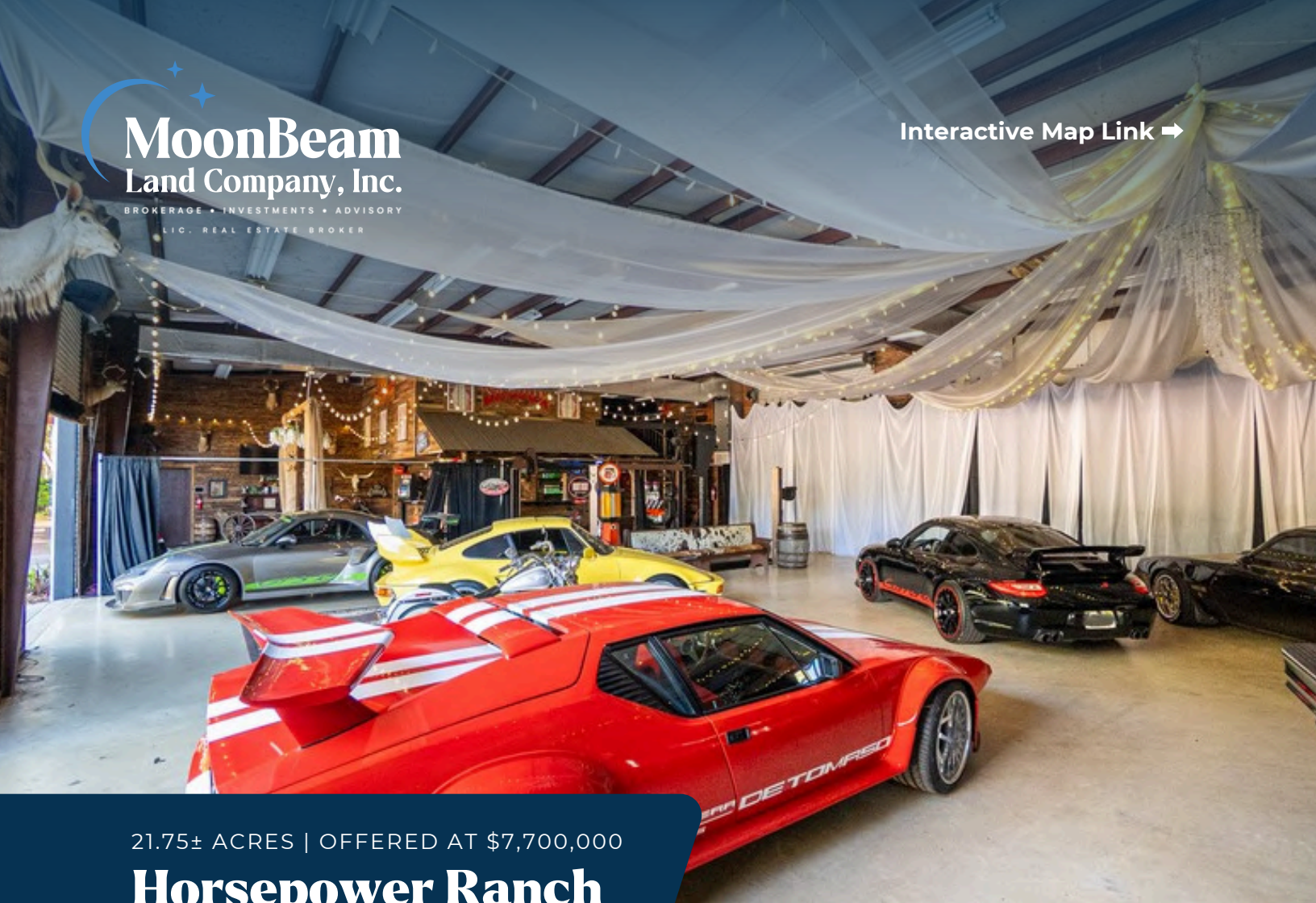


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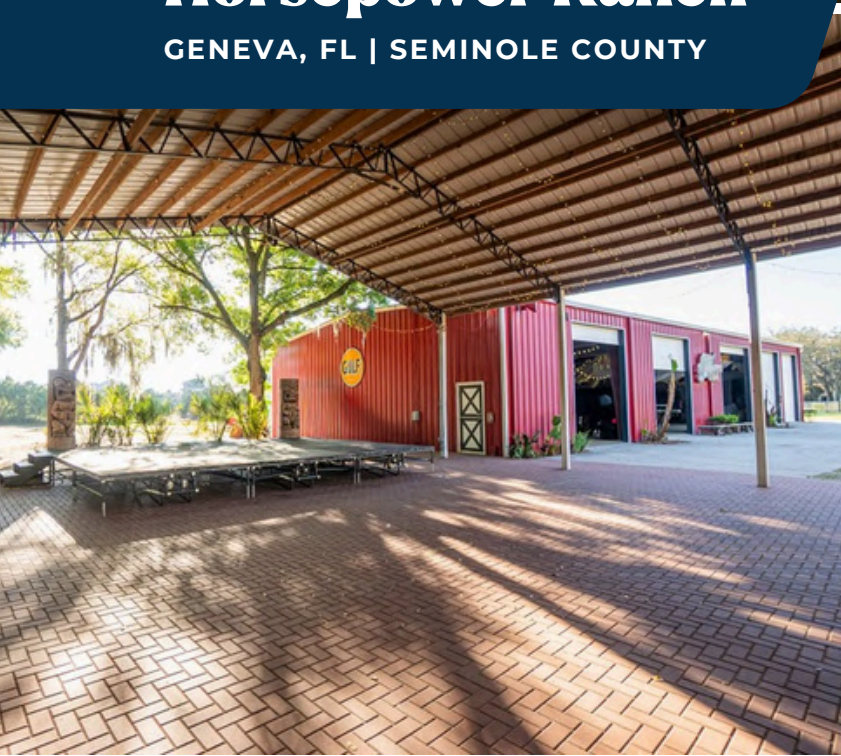
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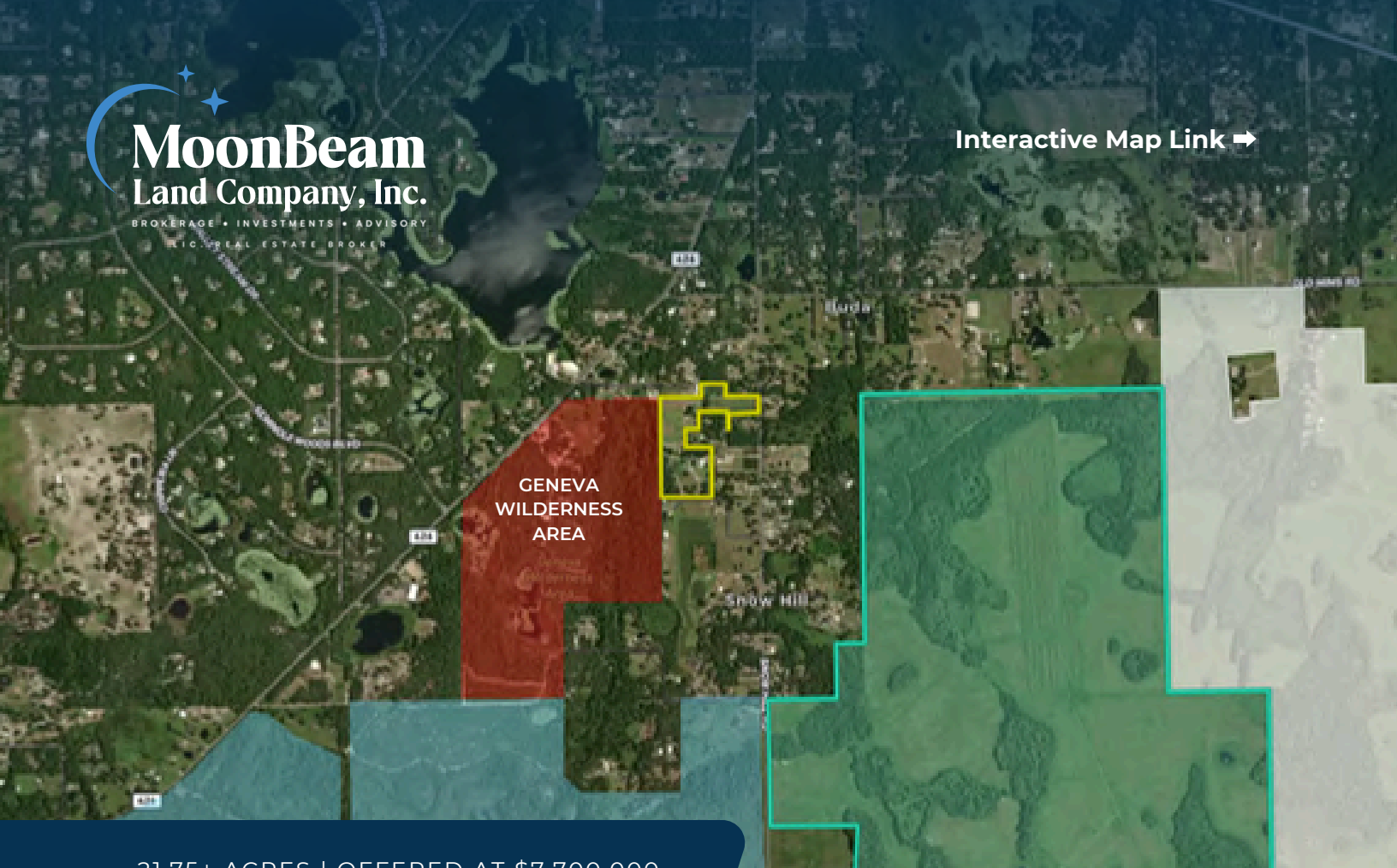


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Geneva Wilderness Area Trail Access

Adding to the uniqueness of Horsepower Ranch is its immediate adjacency to the Geneva Wilderness Area—providing direct access to tens of thousands of acres of protected, wild public lands. This expansive corridor is accessible by foot and horseback and extends all the way to the St. Johns River. This property is 1.5 miles north of the Econlockhatchee River, one of Florida's hidden natural gems, and fully accessible for recreation by the public.

This surrounding landscape includes the Geneva Wilderness Area, Little Big Econ State Forest, and connectivity to Seminole Ranch Conservation Area—creating a vast, contiguous stretch of preserved Florida wilderness. In addition, our mapping highlights several neighboring privately held properties under perpetual conservation easement, further ensuring long-term protection of the surrounding environment.

The result is a rare and highly desirable attribute: expansive, uninterrupted recreational access. For ownership and future buyers of Horsepower Ranch, opportunities for horseback riding, hunting, hiking, and wildlife observation are not just nearby—they begin at the property line, with a gate in the fence, opening an entire wildlife world for the owners.

This is authentic, Old Florida wilderness—unspoiled, protected, and quite literally at your front door.

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The Opportunity

- Rare combination of **lifestyle, income, and long-term investment**
- Highly functional improvements with **immediate usability & upside**
- Authentic **Old Florida wilderness experience** at your doorstep

RECREATION & SURROUNDING LAND

- **Private gated access** to the Geneva Wilderness Area
- Connectivity to:
 - Little Big Econ State Forest
 - Little Big Econlockhatchee Wildlife Management Area
 - Seminole Ranch Conservation Area
- Access to **tens of thousands of acres** of protected lands—ideal for horseback riding, hiking, and outdoor recreation, extending toward the St. Johns River
- Surrounded by additional **conservation easements**, preserving long-term privacy and natural character

IDEALLY LOCATED

- 5 Minutes to Geneva
- 15 minutes to Lake Jesup & Lake Harney
- 30 Minutes to Orlando & Titusville
- 60 Minutes to Daytona Beach



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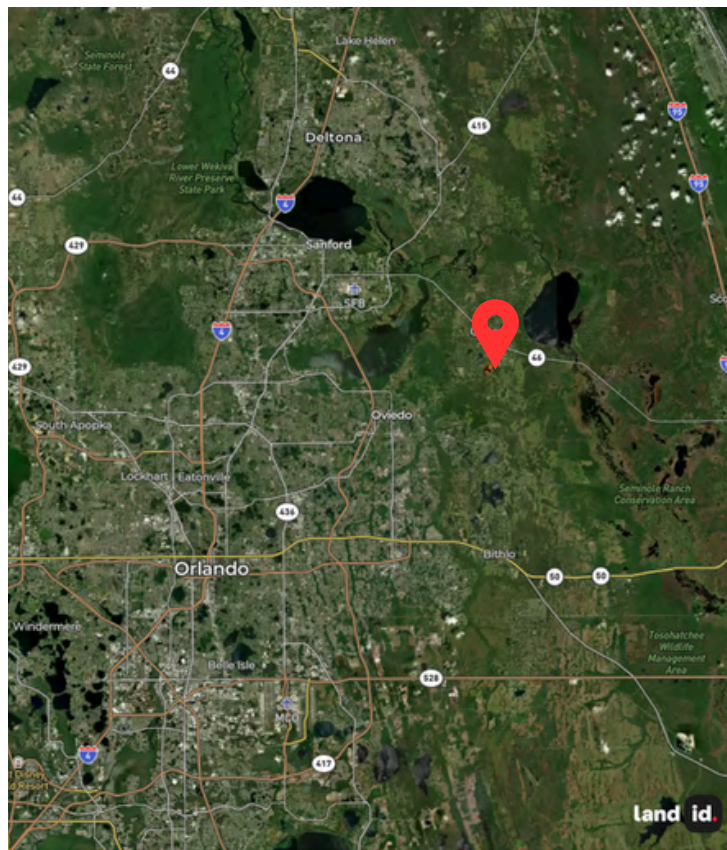
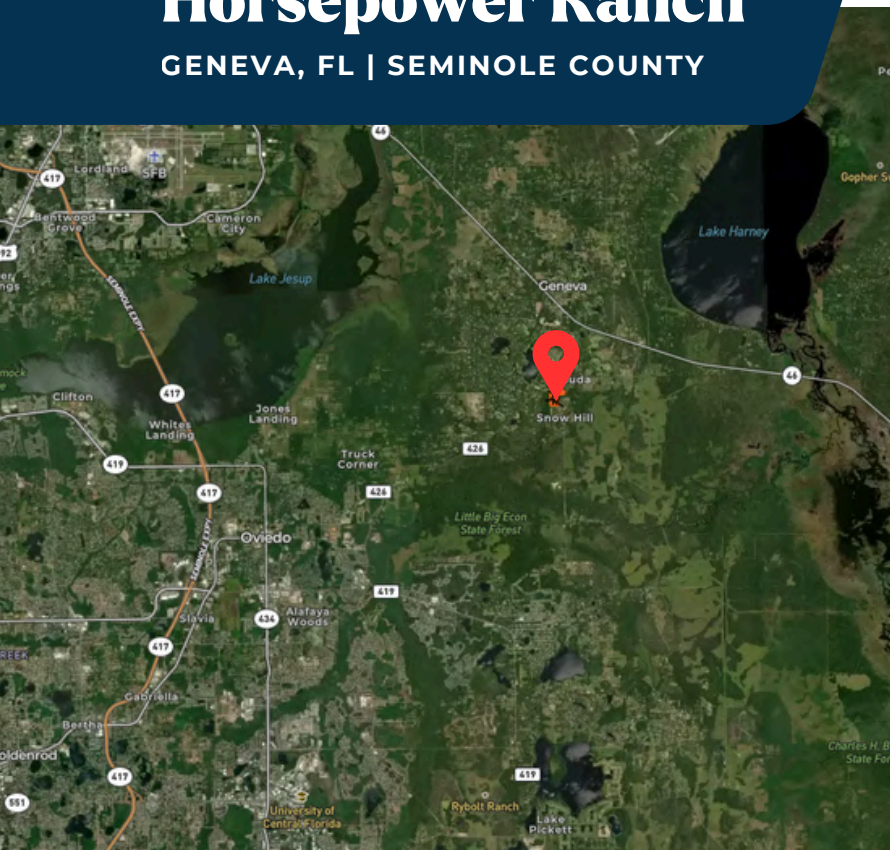
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MoonBeam Land Company

YOUR TRUSTED PARTNER IN FLORIDA AGRICULTURAL & LAND REAL ESTATE

Rooted in seven generations of Florida heritage, **MoonBeam Land Company** is a premier brokerage specializing in agricultural real estate, rural land transactions, and strategic investment advisory services throughout the state of Florida.

Under the leadership of **John A. Evans, Sr.**, Licensed Real Estate Broker, our team brings over 17 years of proven market expertise. To date, we have successfully closed more than **\$646 million** in transactions, representing over **90,200 acres** of land across Florida.

Inquire for More Details

For personalized assistance, please contact:



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