

CLEAR CREEK FARMS

366± acres

Marion County, FL

*just minutes from the
WORLD EQUESTRIAN
CENTER*

*located in the
HEART OF
HORSE COUNTRY*



Central Florida Haven!

CLEAR CREEK FARMS IS A TURN-KEY AGRICULTURAL ESTATE LOCATED IN THE HEART OF EQUESTRIAN COUNTRY JUST MINUTES FROM THE WORLD EQUESTRIAN CENTER.

This property features majestic rolling and large live oaks along with two houses, 16-stall horse barn, state-of-the-art olive oil processing facility (coupled with a 25± acre olive grove). Additionally, this property is fully integrated for a wagyu beef operation with concrete cattle pens, an air conditioned room for storing embryo and studying cattle, and several barns for storing equipment.



Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

CO-LISTING



Premier | Sotheby's
INTERNATIONAL REALTY
Night-Pinel & Premier Sotheby's International Realty
407.629.4446 | night-pinel.com

CLEAR CREEK FARMS

366± acres

Marion County, FL



LOCATION

Located less than 5 miles from I-75 and less than 20 minutes to Downtown Ocala this property has great accessibility.

SIZE

366± acres

PRICE

PRICE REDUCED BY 20% (\$2,410,000)

NOW \$9,490,000 WAS \$11,900,000

ZONING

A-1

ROAD FRONTAGE

1,800'± on Highway 326

DESCRIPTION

One hundred year old oak trees line the drive leading to the epitome of an old Florida horse farm. With elevation changes throughout, every twist and turn of the interior roads offer a new scenic view of Ocala's majestic landscape. A 16-stall horse barn and interior cross fencing make this property well suited for an equestrian estate. Clear Creek farms also has potential for many other revenue streams, with a 25-acre olive farm and a complete olive oil processing facility. This farm also includes unmatched infrastructure for cattle, boasting concrete covered cattle pens and several large equipment barns. There are two residences on the property - one large 8,000 sq. ft. estate style home as well as a smaller guest house. Clear Creek farms is a diverse property situated in the heart of horse country, just a short drive from the World Equestrian Center.

Offering subject to errors, omission, prior sale or withdrawal without notice.



LAND FOR SALE



Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

CO-LISTING



Premier | Sotheby's
INTERNATIONAL REALTY
Night-Pinel & Premier Sotheby's International Realty
407.629.4446 | night-pinel.com

CLEAR CREEK FARMS

366± acres

Marion County, FL



Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

CO-LISTING

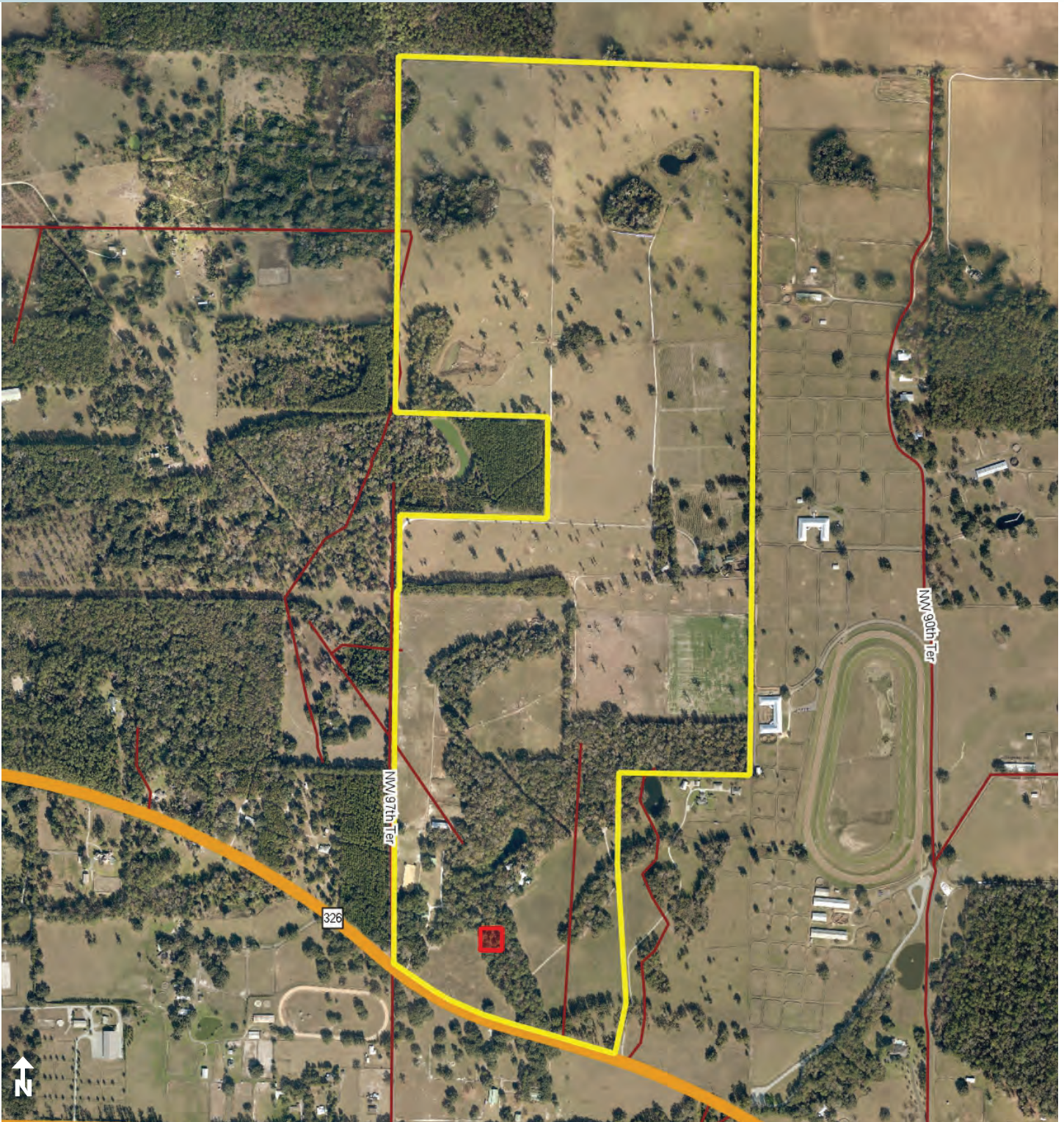


Premier | Sotheby's
INTERNATIONAL REALTY
Night-Pinel & Premier Sotheby's International Realty
407.629.4446 | night-pinel.com

CLEAR CREEK FARMS

366± acres

Marion County, FL



PROPERTY MAP

CO-LISTING



Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

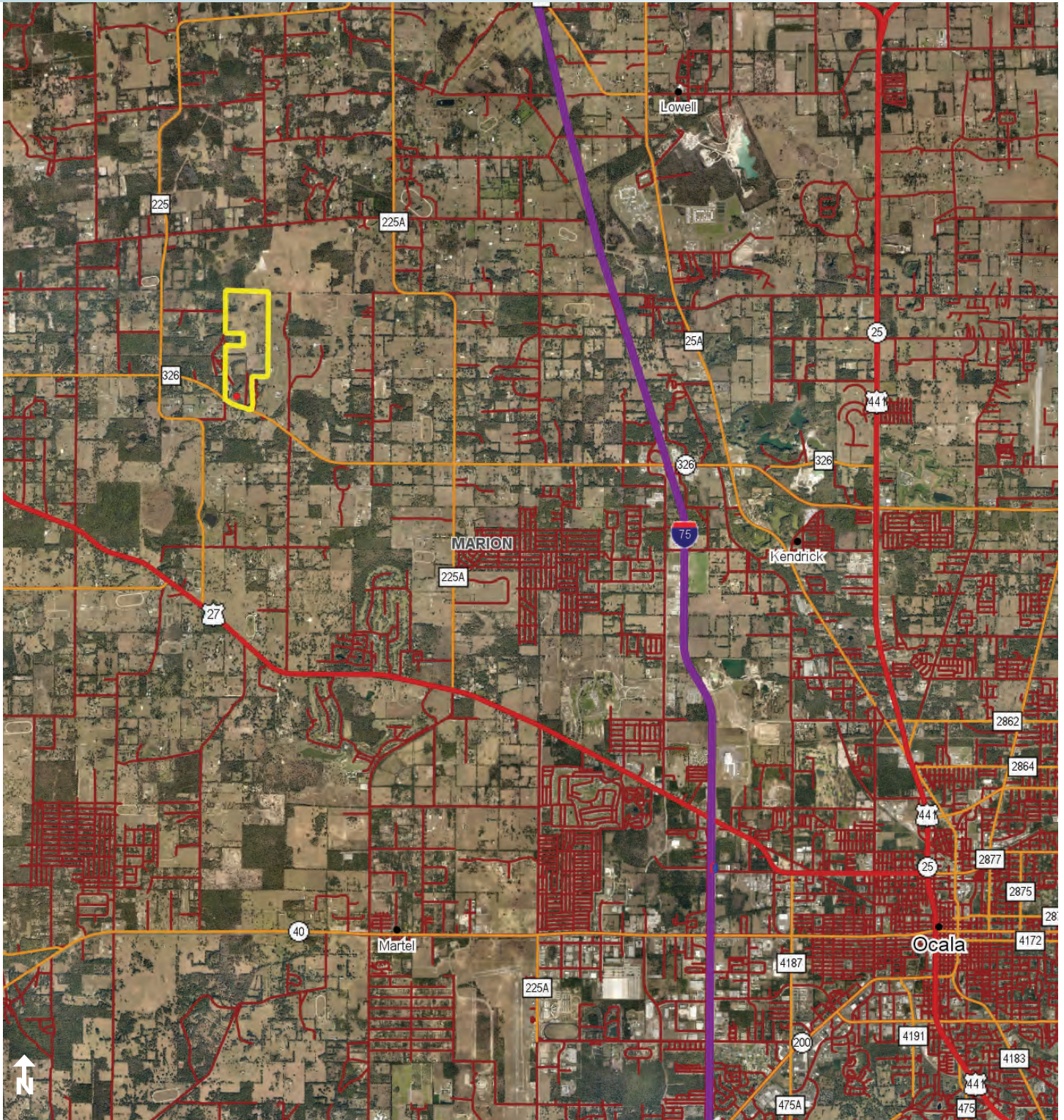


Premier | Sotheby's
INTERNATIONAL REALTY
Night-Pinel & Premier Sotheby's International Realty
407.629.4446 | night-pinel.com

CLEAR CREEK FARMS

366± acres

Marion County, FL



REGIONAL MAP

CO-LISTING



Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

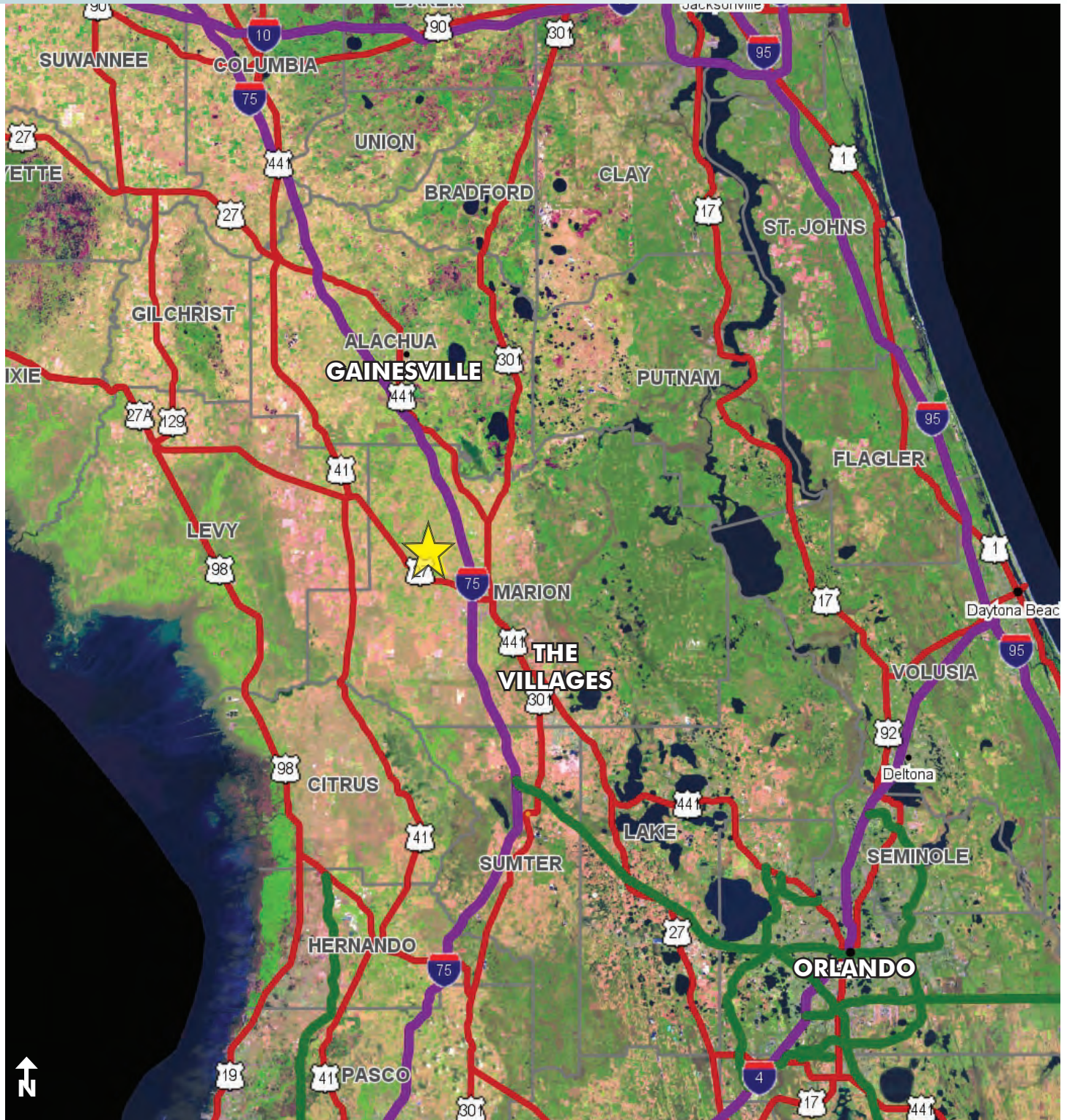


Premier Sotheby's
INTERNATIONAL REALTY
Night-Pinell & Premier Sotheby's International Realty
407.629.4446 | night-pinell.com

CLEAR CREEK FARMS

366± acres

Marion County, FL



LOCATION MAP

CO-LISTING



Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



Premier Sotheby's
INTERNATIONAL REALTY
Night-Pinell & Premier Sotheby's International Realty
407.629.4446 | night-pinell.com