



*Unique.
Historic.
Prestigious.*



OCALA JOCKEY CLUB



954 Acres

Offered at \$18.8 Million



*Horse Farm
Clubhouse
15 Townhomes*





ROLLING HILLS BEAUTY

Set into picturesque terrain with some of the highest elevations in Florida and dotted with 100-year old oak trees, the historic Ocala Jockey Club farm is an uncommon jewel.

The Marion County area is well known for its horse farms producing champions in various disciplines, mild climate, and plenty of year-round sunshine. Even in an area renowned for farms and beauty, the Ocala Jockey Club farm still takes the breath away with its unique natural peaceful setting, majestic sunsets and parkland oak-dotted hills resembling artwork in the finest museum.

The farm's foundations are its operations as a Thoroughbred farm. The award-winning Clubhouse located on the farm's central hilltop and the bucolic townhome village at the end of a road winding through the farm provide it with the unique ability to welcome visitors, conduct events and equestrian competitions, and expand its unique brand.





PROPERTY HIGHLIGHTS

- Private, gated farm
- 954 acres
- Excellent soil and abundant water supply
- 1.5 miles of frontage on a quiet highway
- Convenient I-75 access, 1.5 miles off exit
- Rolling hills with up to 200' elevations
- Hundred-year old oak trees
- Horse training and breeding farm
- Clubhouse with spectacular views
- Award-winning equestrian competition venue
- 7 Barns with 178 total stalls
- Townhome village





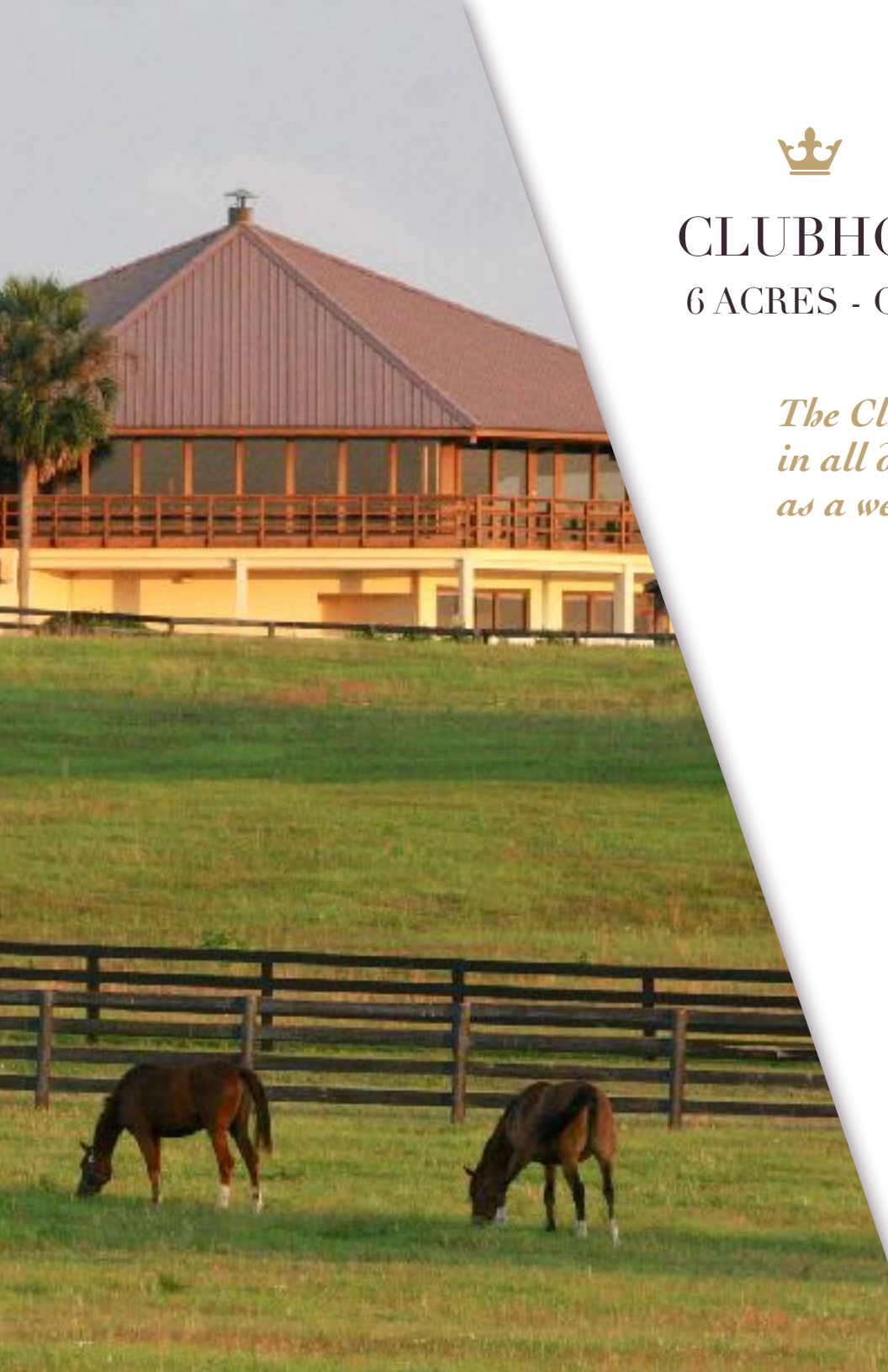
CLUBHOUSE PARCEL

6 ACRES - COMMERCIAL ZONING

The Clubhouse sits on a hilltop with incredible views in all directions. The Clubhouse has recently served as a wedding and special event venue.

The Clubhouse was previously an award-winning public restaurant and invites an excellent location for destination culinary, corporate retreats, weddings and other special event experiences.

The upper level holds a commercial kitchen, bar area and a large dining room that seats 178 people. The downstairs area presents a pool-side snack bar, card room, library, spa space, and additional dining or conference area. This parcel also contains a 54' x 34' commercial size swimming pool.







TOWNHOUSE PARCEL

30 ACRES

The 15 townhomes have 40 bedrooms and 39 bathrooms in total. There is one 5-bedroom 5-bath “double” unit, seven 3-bedroom units and seven 2-bedroom units.

The Townhouses have 18’ cathedral ceilings with cedar beams and brick fireplaces. Most bedrooms have walk-in closets. The Townhouses are located on a hilltop and look out over the horse farm.

The Townhomes village has a total of 35 individually owned townhomes. The farm and Townhomes share management of the farm roadway, otherwise ownership of farm and Townhomes are separate. Townhomes are managed by a Homeowners’ Association.







HORSE FARM PARCEL

281 ACRES - AGRICULTURAL ZONING

The horse farm is currently used to train and breed Thoroughbred racehorses year-round and 3-day eventing horses during the winter season. It can easily accommodate other horse breeds and activities.

The horse farm consists of an irrigated racetrack with starting gate, viewing stand, office and seven barns with total of 178 stalls, including a 4-stall stallion barn. There are dozens of pastures and paddocks. Two arenas have recently been added for competitions. Other improvements include 1.75 miles of paved roads that run through the farm, and several miles of wood fencing.







LAND PARCELS

637 ACRES

The land parcels are spectacular and breathtaking. The high elevations of up to 200' are rare for Florida, providing dry terrain, excellent views, and privacy for development options.

Pastures and hills are scattered with century-old oak trees. The natural footing for riding, walking or running is superb. There are many hilltops offering amazing homesites and several ponds on the land. These land parcels would make an excellent estate home community, equestrian resort, golf club, or boutique hotel and spa.







SPORTS EVENT VENUE

The Ocala Jockey Club International 3-Day Event inaugural event ran in 2016 and quickly grew to be favorite among Olympic-level competitors.

The Olympic sport of 3-Day Eventing shines best on land with opportunities for long gallops along rolling terrain. As a result, along with its 100-year old turf footing augmented through careful maintenance, this property is one of the top locations for this sport in the USA. The grass arenas were designed by Richard Jeffery, one of the top show jumping designers in the world, and the cross country courses were designed by Mike Etherington-Smith, multiple Olympic designer, and Clayton Fredericks, Olympic silver medal athlete. The competition has been a qualifier for the Olympic Games.

VIDEOS:

Introduction Video:	<u>https://vimeo.com/237966937</u>
Farm Video:	<u>https://vimeo.com/273813057</u>
Competition Video:	<u>https://vimeo.com/366885555</u>
Clubhouse Video:	<u>https://vimeo.com/273770145</u>
Townhome Video:	<u>https://vimeo.com/273767133</u>



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