

BRIAR RUN RANCH

12521 SW HWY 484
DUNNELLON, FL 34432

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Highway 484



Sale Price

\$1,850,000

PROPERTY OVERVIEW

Nestled in Marion County's esteemed horse country, this expansive 47± acre property comes fully fenced and features two homes—a 4-bed, 3-bath, and a 2-bed, 1-bath. Situated directly across from the 8,146-acre Hálpata Tastanaki Preserve along the Withlacoochee River, the ranch provides quick access to approximately 13 miles of multi-use equestrian and 15 miles of hiking trails, prime for exploration.

The Marion County Airport is situated just a few miles West, and just past, Downtown Dunnellon is a short 10 minutes away. The World Equestrian Center and Downtown Ocala are easily reachable to the Northeast within a 25-minute drive each, offering both practicality and access to top-notch equestrian amenities. This central location is also perfectly positioned for individuals looking to explore the Nature Coast whether it's world-class flats fishing in Yankeetown or diving with Crystal River's Manatees, the saltwater is a 30-minute drive West. Greater Tampa Bay and Gainesville are also easily accessible, each just over an hour and half away.

OFFERING SUMMARY

Acreage:	47± Acres
City:	Dunnellon
County:	Marion
Property Type:	Equestrian, Ranch
Video:	View Here



Location



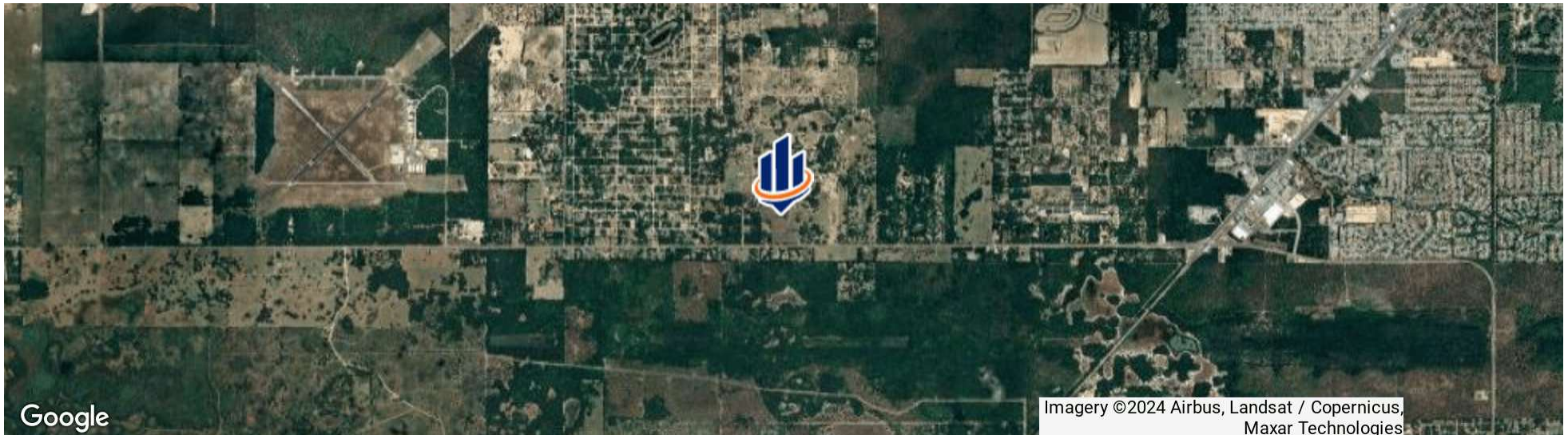
LOCATION & DRIVING DIRECTIONS

Parcel: 35300-155-01

GPS: 29.055906, -82.328727

Driving Directions: Heading North from Downtown Dunnellon, Turn right onto Highway 484, In 8.1 miles the property is on the left

Showing Instructions: Call 352-303-9322



Google

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Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Equestrian• Ranch
Uplands / Wetlands:	100% Uplands
Soil Types:	Candler Sand 0 to 5% slopes
Taxes & Tax Year:	\$3,693.30 - 2023
Road Frontage:	1300 ft.
Fencing:	Property is fully fenced
Structures & Year Built:	1974 & 1975



HÁLPATA TASTANAKI PRESERVE



VIDEO

THE HALPATA TASTANAKI PRESERVE'S HISTORY

A variety of plant communities occur on the property, including floodplain swamp and oak scrub along the Withlacoochee River and longleaf pine turkey oak sandhills occurring in upland areas. Recovering stands of oak scrub scattered amid the sandhill support the threatened Florida Scrub-Jay.

The preserve is named after Seminole leader Hálpata Tastanaki [Chief Alligator] who, along with Osceola, Jumper and approximately 1,000 warriors, took part in the largest battle of the Second Seminole Indian War in 1836. Included within the property is the site of the community of Stockton, established shortly after the conclusion of the Second Seminole Indian War.

Public ownership of the property provides for the long-term protection and enhancement of floodplain forests along the Withlacoochee River, isolated wetland

8,146 ACRES OF ACTIVITIES

Horse Riding

Approximately 13 miles of marked trails

Hiking

Approximately 15 miles of marked trails

Fishing

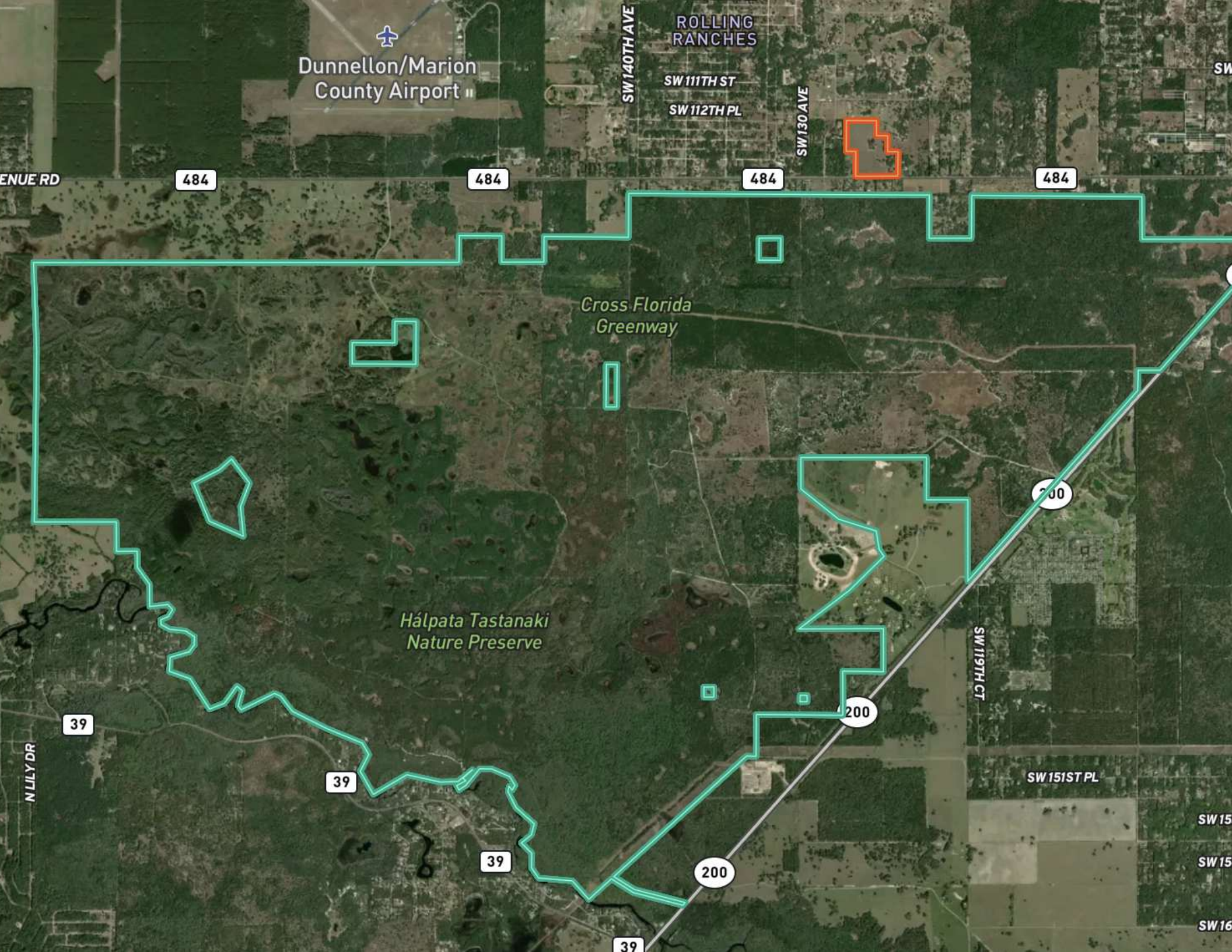
Along miles of the Withlacoochee River Bank

Biking

Approximately 13 miles of marked trails

For More Information and Points of Accessibility:

<https://www.swfwmd.state.fl.us/recreation/halpata-tastanaki-preserve>



Dunnellon/Marion
County Airport

ROLLING
RANCHES

SW 111TH ST
SW 112TH PL

SW 130 AVE

484

484

484

484

Cross Florida
Greenway

Hálpata Tastanaki
Nature Preserve

39

39

39

39

200

200

200

N LILY DR

SW 119TH CT

SW 151ST PL

SW 15

SW 15

SW 16

Additional Photos





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APEX 2022 Top
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5000 Regional List



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