

EAGLES REST EQUESTRIAN ESTATE

87.4± Acre Estate - near Ocala, Florida

7650 N Whippoorwill Terrace, Hernando, Florida, 34442

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



FOR SALE \$7,100,000

- 87.4 ± Acre Ranch Zoning: RURMH and PDR
- 2008 Custom Home with 3 Car Garage and Pool 6,576 SF
- An additional 22 Acres w/2022 Guest House (2,348 SF) available
- Over 15 Miles of Four Board Fencing
- 19 New Turn Outs and 4 Huge Pastures
- Large Aquifer Fed Pond and Nutrient Rich Soil
- 35 Stall MD Barn (0 - Fire Spread Rating) with 2 - 2/1 Apartments
- Breeding Building with Lab and (8) 12'X24' Stalls
- 36'X80' Workshop/Hay Building
- 60'X100' A/C ready Morton Building with Car Lifts
- Breeding and Boarding Business Available. Strong NOI with Upside
- Equipment and Purebred Livestock Negotiable

For more information contact:

DAVE RABON

Senior Director

813-951-3190

drabon@bhhsflpg.com



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Your very own Mini Yellowstone! Unique to Florida, this one- of-a-kind 87.4± acre Estate has the most beautiful rolling hills. Feel the breeze in your hair and the wind on your face as you experience this breathtaking Citrus County Ranch. Are you looking for a special property for you and your horses to call home? How about the opportunity to continue your own horse breeding and boarding business. Maybe create a resort style development or even your next single family development project? Although the land is zoned RURMH, it is also zoned PDR (planned development residential), with its own HOA in

place. The possibilities are endless with this property.

The main home is an art piece of its own. This 2008 custom home was constructed with various types of wood that was harvested from the land. The sprawling 6576 s/f has a beautiful great room with a sweeping stone fireplace, French doors, game room, 2 built in bars, cherry floors, pine walls, custom wood cabinetry & built ins, granite throughout, sunroom, exercise room, mud room, bonus room, cathedral beamed ceilings and 3 car garage with bathroom. Plus, a newly constructed 2348 s/f guest home with 3- bedrooms and 2- full baths.

Brand New Roof on the main house and all other structures.

Move in Ready! Bring all your animals, there is plenty of room!



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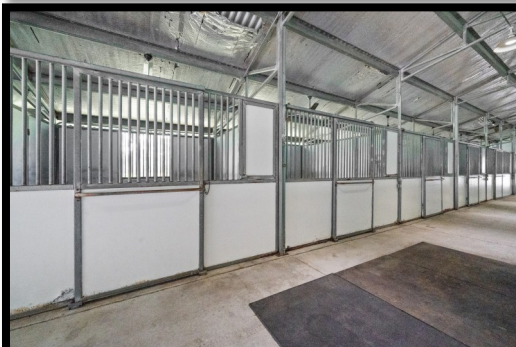
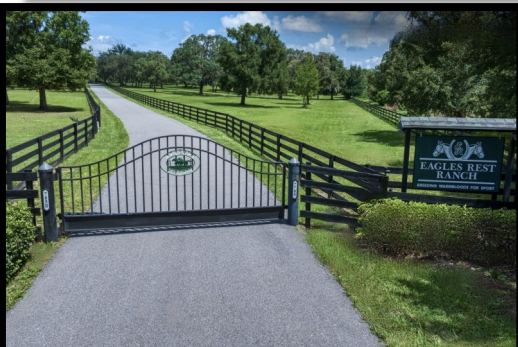
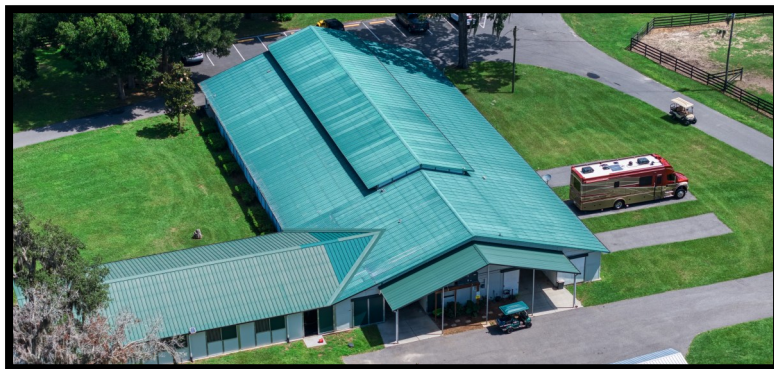
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Additionally, this property offers over 1 mile of new blacktop roads, multiple parking lots and electric gates at both entrances. This property has over 15 miles of **four board fencing**, a 150' x 300' riding arena, a 60' round pen, 3 wash racks, office in barn, full bath in barn, 19 new turn outs, 4 huge pastures, a large aquifer fed pond, and a 9-zone irrigation system around house with over 100 heads. It includes 70'X150' 35 stall **MD barn** with (4) 12'X24' Foaling Stalls and **two 2/1 apartments**, 2 tack rooms in barn, 2 grooming stalls, 2 feed rooms, 12 individual custom tack lockers, 36'X80' workshop/hay building, 72'X108' **breeding building with lab** and eight stalls but can be converted to 16 stalls if needed and 4 full R/V hook-ups. All buildings with asphalt shingles have **new roofs**.

Fully built-out and A/C ready 60'X100' **Morton Building/Man Cave** complete with Car Lifts. Easily converted to helicopter hangar or car garage for flying or car loving enthusiasts.

Breeding and boarding business available. Strong NOI with huge potential upside. Details upon request. Equipment and purebred livestock negotiable.

Only a short 22-mile distance to The Florida Horse Park and (WEC) The World Equestrian Center which is in the heart of Ocala/Marion County Florida, also known as the **Horse Capital of the World**. Just minutes to the Withlacoochee State Forest with plenty of trails for riding, 8 miles to Rainbow River and 26 miles to Ocala's HITS horse show venue.

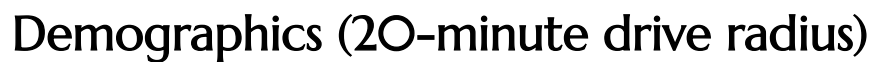


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Unemployment Rate

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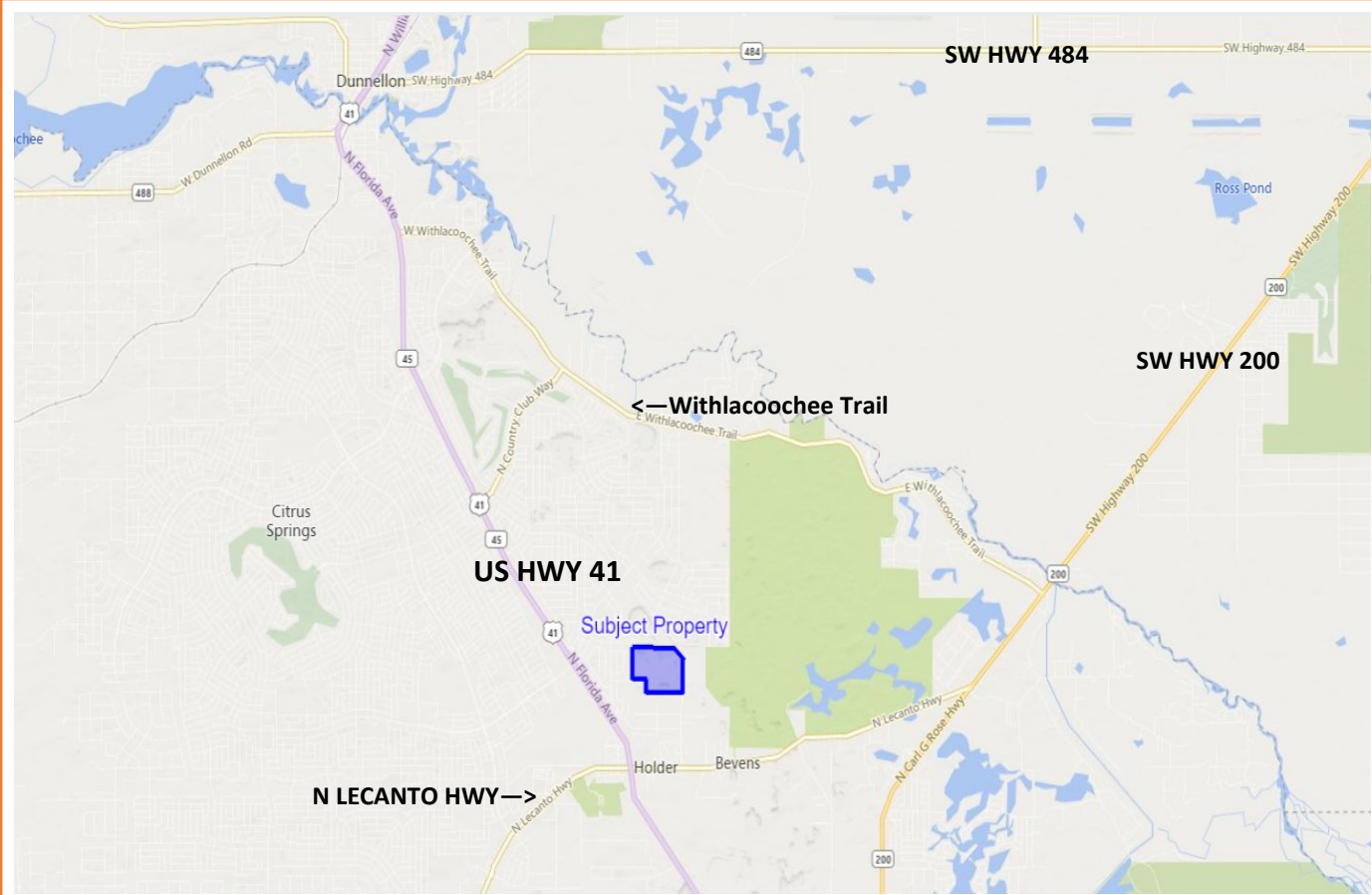
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DRIVING DIRECTIONS:

US Hwy 41 N to County Road 491; East on 491; Left on North Whippoorwill Terrace, park at the barn on the right

INVESTMENT ADVISOR:

DAVE RABON 813-951-3190 | drabon@bhhsflpg.com

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