

OM712308 20221 SW 5TH PL, DUNNELLON, FL 34431

County: Marion
Subdiv: NONSUB
Subdiv/Condo:
Beds: 4
Baths: 3/1
Pool: None
Property Style: Farm
Lot Features: Farm, In County, Level/Flat, Pasture/Agriculture, Street Paved, Zoned for Horses
Total Acreage: 10 to less than 20
Garage: Yes **Attch:** No **Spcs:** 6
Garage/Parking Features: Boat Parking, Electric Vehicle Charging Station(s), Garage Faces Side, Ground Level, Guest Parking, RV Garage, RV Parking
Assigned Spcs:
LP/SqFt: \$436.18
New Construction: No
Total Annual Assoc Fees: \$0.00
Average Monthly Fees: \$0.00
Flood Zone Code:X

Status: Incomplete
On Market Date: 10/28/2025
List Price: \$950,000
Year Built: 2023
Special Sale: None
ADOM:
CDOM:

Pets: Dogs OK
Carport: No **Spcs:**
Heated Area: 2,178 SqFt / 202 SqM
Total Area: 2,178 SqFt / 202 SqM

This is a rare find property that offers so much! Overall Features List Equine Center/Farm; located in Marion County, Horse Capital of the World 20221 SW 5th Place, Dunnellon, FL 34431 13.66 acres total property, zoned A1 Agricultural Residential Structures, Barns, and out buildings equal to 2.32 acres. 5 Pastures/Paddocks of lush Marion County soil equal to 11.34 acres. 667 Feet of Frontage on Paved SW 5th Place just west of Hwy 41 World Equestrian Center 14 Miles East; HITS Horse Show in the Sun 15 miles East. Individual Features List Show Barn (63'x64', 4032 sq ft) has a 14' wide Center Isle. Metal Roof. 12' overhead door. 8 high quality 12'x12' stalls with high quality steel doors and tongue and groove pressure treated wood and one piece of matting in each of the 8 stalls. Horse Care Center: (20'x67', 1340 sq ft) is attached to show barn with a covered walkway, includes 4 equine service bays, a bathroom, and a large tack room with a window viewing area of the service bays. The service bays (aka educational labs) were designed, engineered, and built for veterinarians, equine dentists, holistic veterinarians, massage therapists, farriers, equine groomers, and educators. Barndominium: attached to Show Barn is 1026 sq. ft., with one bedroom and two baths. Quality light fixtures, windows, and excellent lighting. Stainless Appliances. Granite Counters. Open concept. Warehouse building: 36'x72' with 6 bays; 3 bays have 12' Overhead doors with concrete flooring. 3 bays are designed for large equipment, bedding, and hay storage. Two Run-in barns: located in pastures, each with two 12' x 12' stalls. Residence: Fleetwood Mobile home with separate fenced yard. 24'x48' 1152 sq ft built in 1994. 3 Bedrooms, 2 Full Baths. 2023 renovation included new ac, new septic, new bathrooms, flooring, windows, new siding, and new insulation. Also, 2 wonderful porches to admire the grounds and solitude. Comes furnished. RV Sites: Two sites set up for 50/30/20 power, water, septic, and Starlink internet. One site includes a 2013 Eagle by Jayco RV, 28.5' 5th wheel with awning, currently used by the gatekeeper/maintenance man who will consider continuing with new Buyer. Designed as an Equine Education Center, this property is ideal for peaceful farm living. Ideal for the Buyer who wants beauty, serenity, and a very functional clean farm set up that is designed for efficient animal care, boarding, or showing. Room for improvements to your requirements such as round pen, show arena, jumping or training hurdles. Even your dream home. Ideal for Horse Farm, Equine Education, Canine Training Boarding, Veterinarians. Please call to make your showing appointment today!

Land, Site, and Tax Information

Legal Desc: SEC 14 TWP 15 RGE 18 TRACT 1 COM AT THE S 1/4 COR OF SEC 11 TH S 89-46-18 E 1319.66 FT TH S 00-02-17 W 263.47 FT TO THE POB TH S 89-46-52 E 292 FT TH S 03-17-52 E 258.30 FT TH N 86-32-33 E 355.31 FT TH S 00-21-58 E 795.70 FT TH N 89-49-56 W 470.53 FT TH N 00-04-21 E 279.77 FT TH N 89-50-55 W 196.93 FT TH N 00-02-17 E 751.58 FT TO THE POB & COM AT S 1/4 COR OF SEC 11 TH S 89-46-18 E 1319.69 FT TH S 00-02-48 W 1014.71 FT FOR POB TH S 00-02-48 W 145 FT TH S 89-48-53 E 186.38 FT TH S 03-31-08 E 135. 28 FT TH S 89-48-53 E 1.88 FT TH N 00-03-03 E 280 FT TH N 89-48-53 W 197 FT TO POB

SE/TP/RG: 14-15S-18E**Subdivision #:****Between US 1 & River:****Tax ID:** [17309-101-01](#)**Taxes:** \$3,562**Homestead:** No**Alt Key/Folio #:** 17309-101-01**Ownership:** Fee Simple**Flood Zone:** X**Floors in Unit/Home:** One**Book/Page:** NA**Existing Lease:** Yes**Total # of Floors:** 1**Land Lease Y/N:** No**Lot Dimensions:****Land Lease Fee:****Zoning:** A1**Future Land Use:****No Drive Beach:****Zoning Comp:** Yes**Tax Year:** 2024**AG Exemption YN:****Block/Parcel:** NA**Front Exposure:** East**Lot #:** NA**Other Exemptions:****CDD:** No **Annual CDD Fee:****Complex/Comm Name:****Flood Zone Date:****Floor #:****Census Block:****Monthly Rental Amount:** 600**Bldg Name/#:****Flood Zone Panel:****Planned Unit Dev:****Census Tract:****End Date of Lease:****Lot Size Acres:** 13.60**Lot Size:** 592,416 SqFt / 55,037 SqM**Interior Information****A/C:** Central Air**Heat/Fuel:** Electric, Heat Pump**Utilities:** Electricity Connected, Other**Sewer:** Septic Tank**Water:** None**Furnishings:** Partial**Fireplace:** No**Heated Area Source:** Public Records**Appliances Incl:** Dishwasher, Electric Water Heater, Exhaust Fan, Range, Range Hood, Refrigerator**Flooring Covering:** Concrete, Epoxy, Linoleum**Interior Feat:****# of Wells:** 2**# of Septics:** 2**Exterior Information****Other Structures:** Additional Single Family Home, Barn(s), Guest House, Other, Workshop**Ext Construction:** Other, Wood Frame**Roof:** Metal, Other, Shingle**Property Description:****Ext Features:****Pool:** None**Pool Features:****Other Equipment:** Feeding Stations**Patio And Porch Features:** Deck, Front Porch, Side Porch**Garage Dim:** 72. x 36.2**Architectural Style:** Other**Pool Dimensions:****Spa:**

Foundation: Slab

Garage/Parking Features: Boat Parking, Electric Vehicle Charging Station(s), Garage Faces Side, Ground Level, Guest Parking, RV Garage, RV Parking

Road Surface Type: Asphalt, Paved

Road Responsibility: Public Maintained Road

Farm Type: Horse, Other

Horse Amenities: Stables

of Stalls: 12

Barn Features: Barn Apartment, Barn Office, Bathroom, Center Aisle, Feed Room, Horse Barn, Pole Barn, Tack Room, Washrack

Fencing: Board, Fenced, Wire, Wood

Paddocks/Pastures: 5

Green Features

Green Energy Generation:

Green Energy Generation Y/N: No

Community Information

HOA / Comm Assn: No

HOA Pmt Sched:

Master Assn/Name: No

Condo Fee:

Elementary School: [Romeo Elementary School](#)

HOA Fee:

Mo Maint\$(add HOA):

Master Assn Fee:

Other Fee:

Middle School: [Dunnellon Middle School](#)

Master Assn Ph:

Housing for Older Per: No

High School: [Dunnellon High School](#)

Realtor Information

List Agent: [Lori Busch](#)

List Agent E-mail: ljbusch@ocalaproperty.net

List Agent 2: [Maria Griffin](#)

List Agent 2 Email: mariagriffin53@gmail.com

List Agent ID: 271510115

List Agent Fax: 352-690-1908

List Agent 2 ID: 271511442

List Agent Direct: 352-804-5544

List Agent Cell: 352-804-5544

List Agent 2 Phone: 352-208-3580

List Office: [BUSCH REALTY](#)

Original Price:

On Market Date: 10/28/2025

Previous Price:

List Office Fax: 352-690-1908

Price Change:

Call Center #:

List Office ID: 271500128

List Office Phone: 352-690-1909

LP/SqFt: \$436.18

Expiration Date: 04/24/2026

Delayed Distribution YN: No

Delayed Dist. Date:

Seller Representation: Transaction Broker

Occupant Type: Tenant

Possession: Close Of Escrow

Owner: DENNIS KRUEGLER

Financing Avail: Cash, Conventional

Listing Service Type: Full Service

Owner Phone:

Listing Type: Exclusive Right To Sell

Confidential Info:

Showing Instructions: 24 Hour Notice, Appointment Only, Call Agent 2, Call Before Showing, Call Listing Agent, Call Listing Office, Listing Agent Must Accompany, Use ShowingTime Button

Showing Considerations:

Driving Directions: From West and I-75 head west on SR 40. Turn left onto Hwy 41. Go about 1 mile. Turn right onto SW 5th Place. Go about 1 mile. See 20221 Equine sign and for sale sign on right.

Realtor Remarks: Currently leased - see instructions. Appointment required 24 hour notice please, or call if shorter notice required and we will try to accomodate. Very nice Quality facility with 1 mobile home and one barndominium (stables and House combined) Various buildings and structures designed for horse enthusiast. Lister will accompany. Several buidings. RV Included in sale may need to be on separate document. Property sold " as is". Very well maintained and impressive set up for equine enthusiast. Formerly a equine and canine education center by seller.

Seller's Preferred Closing Agent

Closing Agent Name: Richard Mutarelli

Email: richard@lawmrm.com

Address: 35 SE 1st Avenue Ocala, Florida 34471

Closing Company Name: McGraw Rauba and Mutarelli

Phone: 352-789-6520

Fax:

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