

# Ocala Luxury Homes

Offered by:

*Versatile Equine Facility  
with Two Residences*



**BUSCH REALTY**

(352) 690-1909 | [OcalaLuxuryHomes.com](http://OcalaLuxuryHomes.com)



*Ideal Well-Designed Equine Farm*

**13.66 Acres**

20221 SW 5<sup>th</sup> Place  
Dunnellon, FL 34431

Lori J. Busch | (352) 804-5544 | [ljbusch@ocalaluxuryhomes.com](mailto:ljbusch@ocalaluxuryhomes.com)





## Welcome to Your Equestrian Center Home

Set on 13.66 acres in the Horse Capital of the World, this exceptional equine property in Dunnellon, FL offers beauty, serenity, and a highly functional farm design. The property features five lush pastures and 667 feet of paved frontage on SW 5th Place, just west of Hwy 41—only 14 miles from WEC and 15 miles from HITS

The 4,032 sq. ft. Show Barn includes eight 12'x12' stalls, a 14' wide center aisle, metal roof, and covered connection to a 1,340 sq. ft. Horse Care Center with four equine service bays, tack room, and restroom—ideal for veterinarians, farriers, and educators. A 1,026 sq. ft. Barndominium offers one or two bedrooms, two-bath residence with granite counters and stainless appliances. Additional improvements include a 36'x72' workshop, two run-in barns, and a renovated 3-bedroom mobile home with porches.

Two RV sites are fully equipped, one with a Jayco 5th wheel and optional caretaker. Perfect for training, education, or private farm living—ready to make your equine vision a reality.

### Property Highlights:

- 2023 Barndominium with 8-Stall Barn
- Horse Care Center
- 13.66 Acres
- Two RV Hookups
- Two Run-In Barns
- 36' x 72' Warehouse with 6 bays and 3 overhead doors
- Mobile Home fully renovated in 2023



**20221 SW 5<sup>th</sup> PL**  
**Dunnellon, FL 34431**

## **20221 SW 5th Place, Dunnellon, FL 34431**

- Located in Marion County – Horse Capital of the World
- 13.66 acres of well-designed pasture
- 667 ft. of frontage on paved SW 5th Place, just 1 mile west of Hwy 41 with 3 Entry Gates
- 20 minutes / ~14 miles to World Equestrian Center
- 20 minutes / ~15 miles to HITS Horse Show in the Sun
- Ideal for: Horse Farm, Equine Education, Canine Training / Boarding, Veterinary Use
- Zoning: A1 Agricultural
- 5 Pastures/Paddocks with high-quality no-climb fencing

### **Buildings on Property**

#### **1. Barndominium Residence + 8-Stall Barn (Combined Structure)**

- Built 2023 — 1,026 SF Residence/Office
- 1 or 2 Bedrooms, or 1 Bedroom with Office / 2 Bathrooms
- Living room + open kitchen layout
- Granite counters with island, quality fixtures, stainless appliances
- USB-integrated outlets
- Show Barn (63 ft x 64 ft) has 4032 SF has a 14' wide center aisle. Metal Roof. 12 ft overhead door. 8 high quality 12 x 12 stalls with high quality steel doors and tongue and groove pressure treated wood and one piece of matting in each of the 8 stalls.

#### **2. Horse Care Center**

- 1340 SF 20 x 67. Includes 4 equine service bays also known as educational labs
- Designed, engineered and built for veterinarians, equine dentist, holistic veterinarians, massage therapists, farriers, equine groomers, and educators.
- Includes Tack Room and Laundry
- Window area to service bays
- Ideal efficiency layout for daily animal care
- Laundry Connection and Tack Room and rest room

#### **3. Two Run-In Barns (Located in Pastures)**

- Each structure contains two 12' x 12' stalls
- Allows shade, shelter, and rotational pasture management

#### **4. Multi-Purpose Operations Building**

- 36 x 72 feet with 6 bays (2592 SF) Three (3) 12-ft overhead doors with concrete flooring and 3 open bays are designed for large equipment, bedding, and hay storage
- Flexible space for equipment & tractor storage, workshop/repairs, car enthusiast or hobby uses



## 5. Residential Mobile Home

- 1994 Model Fleetwood — 24' x 48' (1,152 SF)
- 2023 renovation includes new HVAC, New Septic, New Bathrooms, flooring, windows, new siding, and new insulation.
- Two wonderful porches to admire the grounds and solitude.
- 3 Bedrooms / 2 Bathrooms
- Full kitchen
- Comes furnished, including outdoor grill
- 2009 Roof
- Fenced yard
- Presently used as Short-term Vacation Rental

### Two RV Hook-ups

- Set up with two RV hook-ups (50 Amp electric + water + waste)
- Sale Includes Jayco Eagle 24-ft 5th Wheel RV (~12 years old) currently used by caretaker who may consider staying on with new owner. (to be on separate bill of sale)

### Overall Property Notes

Designed as an Equine Education Center, this property has been thoughtfully designed for efficient, clean, and low-stress animal care and boarding. The layout offers both beauty and functionality, providing a peaceful and private environment ideal for equestrian living. There is ample room to enhance the farm with additional features such as a round pen, show arena, and jumping or training obstacles, or to construct your dream home if desired.





# 1,026 SF, 2023-built Barndominium





# 1,026 SF, 2023-built Barndominium







# 1,152 SF, 2023 Renovated Mobile Home





# 1,152 SF, 2023 Renovated Mobile Home







## **Ideal Location for Equine Professionals of All Varieties**

This 1,340 sq. ft. facility (20' x 67') is purpose-built for equine professionals—veterinarians, dentists, holistic practitioners, massage therapists, farriers, groomers, and educators. Featuring four equine service bays (educational labs), a tack room, laundry area, and restroom, it offers an efficient layout designed for smooth daily animal care. Large viewing windows into the service bays enhance functionality and learning opportunities, making this a premier space for hands-on equine services.

















**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 **Pets:** Dogs OK **Garage:** Yes **Attch:** No **Spcs:** 6

**Heated Area:** 2,178 SqFt / 202 SqM

**LP/SqFt:** \$436.18

**Total Area:** 7000 SqFt / 202 SqM

**Flood Zone Code:** X

**On Market Date:** 10/28/2025

**List Price:** \$950,000

**Year Built:** 2023

**Special Sale:** None

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!

**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

**Tax ID:** [17309-101-01](#)

**Taxes:** \$3,562

**Homestead:** No

**Ownership:** Fee Simple

**Flood Zone:** X

**Floors in Unit/Home:** One

**Existing Lease:** Yes

**Total # of Floors:** 1

**Land Lease Y/N:** No

**Zoning:** A1

**Future Land Use:**

**No Drive Back:**

**Zoning Comp:** Yes

**Tax Year:** 2024

**AG Exemption YN:** Yes

**CDD:** No

**Monthly Rental Amount:** 800

**Lot Size Acres:** 13.66

**Block/Parcel:** NA

**Front Exposure:** South

**Lot #:** NA

**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:** Furnished **Fireplace:** No

**Appliances Incl:** Dishwasher, Electric Water Heater, Exhaust Fan, Range, Range Hood, Refrigerator

**Flooring Covering:** Concrete, Epoxy, Vinyl

**# 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

**Other Equipment:** Feeding Stations

**Patio And Porch Features:** Deck, Front Porch, Side Porch

**Garage/Parking Features:** Boat Parking, EV 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

**Garage Dim:** 72. x 36.2

**Architectural Style:** Other

**Pool:** None

**Foundation:** Slab

**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

#### Community Information

**HOA / Comm Assn:** No

**Elementary School:** [Romeo Elementary School](#)

**Middle School:** [Dunnellon Middle School](#)

**High School:** [Dunnellon High School](#)

#### Realtor Information

**List Agent:** [Lori Busch](#)

**List Agent E-mail:** [ljbusch@ocalaproperty.net](mailto:ljbusch@ocalaproperty.net)

**List Agent 2:** [Maria Griffin](#)

**List Agent 2 Email:** [mariagriffin53@gmail.com](mailto:mariagriffin53@gmail.com)

**List Office:** [BUSCH REALTY](#)

**On Market Date:** 10/28/2025

**List Agent ID:** 271510115 **List**

**Agent Fax:** 352-690-1908 **List**

**Agent 2 ID:** 271511442 **List**

**Office Fax:** 352-690-1908

**List Agent Direct:** 352-804-5544 **List**

**Agent Cell:** 352-804-5544 **List Agent**

**2 Phone:** 352-208-3580 **List Office**

**ID:** 271500128

**List Office Phone:** 352-690-1909 **LP/**

**SqFt:** \$436.18

**Expiration Date:** 04/24/2026

**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

**Driving Directions:** From Hwy 40 and I-75 head west on Hwy 40. Turn/veer right onto Hwy 328 (stop light). Continue to Hwy 41. Turn Left onto Hwy 41. Watch for SW 5th Place on Right. Turn Right. Watch for property and see sign about 1 mile 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 accommodate. 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 buildings. 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.



Aerial View



***Make This Beautiful  
Home Yours!***