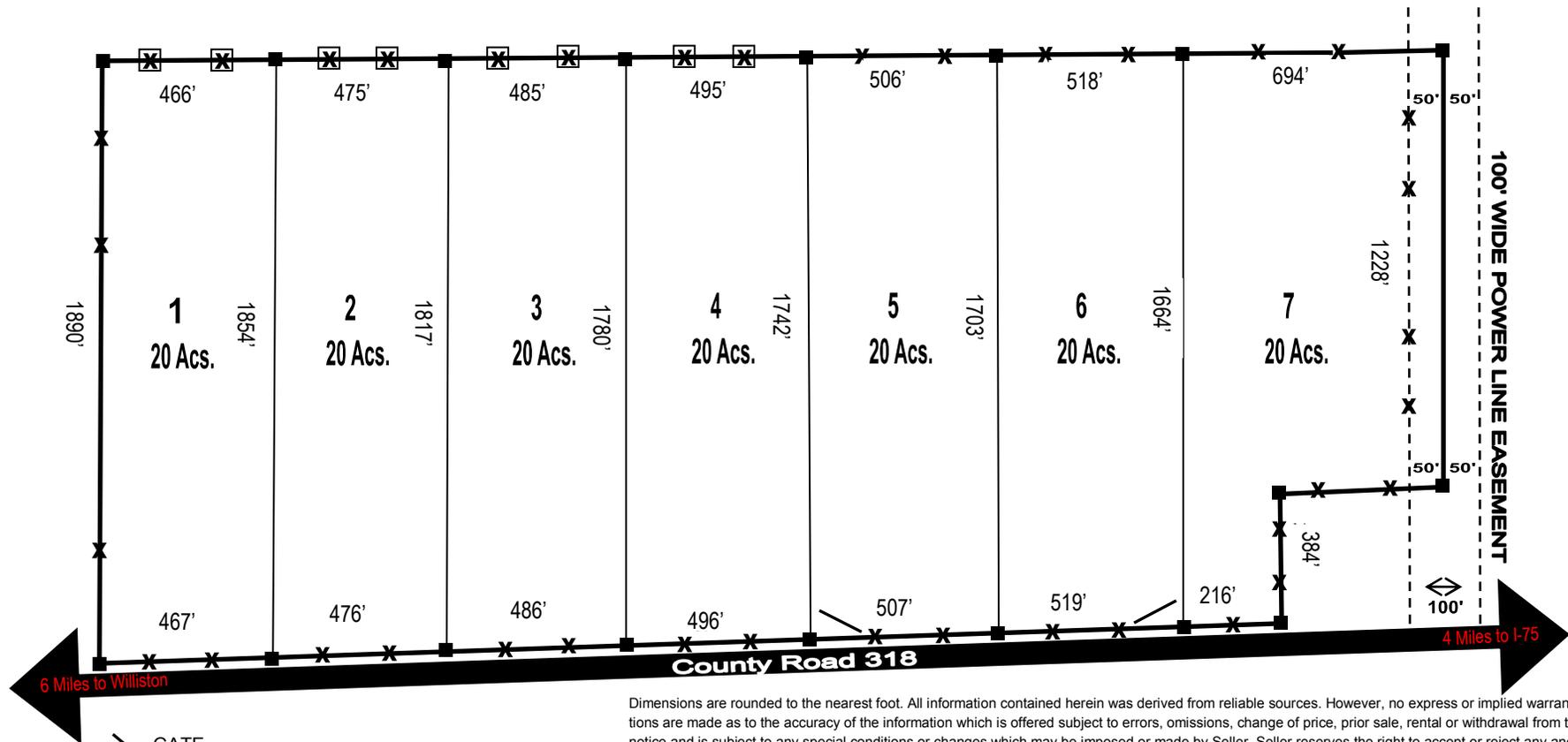


**FLEMINGTON FARMS** (142Acres) is located a 1/2 mile West of Flemington, 6 miles East of Williston and 4 miles West of the I-75 Interchange at Irvine. Ocala is only 17 miles Southeast and Gainesville is 18 miles Northwest.

The Property has 3,210 feet of paved highway frontage along County Road 318, a major East-West corridor road, which provides an excellent opportunity for development as small horse farms containing 10 or more acres. The Property has been surveyed into seven 20 acre farms with 4" by 4" concrete monuments at all corners. It is completely cleared, includes scattered Live Oaks and has been planted with Argentine Bahia grass. Several ponds have been constructed on the property.

Many horse farms are located nearby including "The Gallops Training Center" and Adena Springs South. Adena Springs South is located 2 miles to the West and contains over 4,000 acres. When completed, it may be the finest and most comprehensive horse farm in North America and possibly the World. Adena Springs South is owned by Frank Stronach, President and CEO of "Magna International", the World's largest automotive parts manufacturer. Stronach is a world renowned thoroughbred horseman who owns horse farms in Canada and Kentucky, plus numerous racetracks including Santa Anita in California and Gulfstream in Florida. Stronach also owns Adena Ranches one of the finest ranches in North Florida, which consists of about 75,000 acres in Marion, Levy and Putnam Counties.

First quality, cleared horse farm land on good paved roads located in Northwest Marion County has recently sold from \$6,000 to \$15,000 per acre.



Dimensions are rounded to the nearest foot. All information contained herein was derived from reliable sources. However, no express or implied warranties or representations are made as to the accuracy of the information which is offered subject to errors, omissions, change of price, prior sale, rental or withdrawal from the market without notice and is subject to any special conditions or changes which may be imposed or made by Seller. Seller reserves the right to accept or reject any and all offers.

- GATE
- CONCRETE MONUMENTS
- ✕ 5-STRAND, 4-BARB CLASS III HIGH
- ⊠ WOOVEN FIELD FENCE

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