

Early Bird Timberland & Recreational Tract

3030 Northwest 150th Avenue, Ocala, Florida 34482

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PROPERTY OVERVIEW



Sale Price

\$15,302,000

Offering Summary

Acreage:	965 Acres
Price / Acre:	\$15,857
State:	Florida
City:	Ocala
County:	Marion
Property Type:	Hunting and Recreational Land, Acreage and Estates, Equestrian, Ranches and Pastureland, Timberland

Property Overview

Ocala and Marion County are known for natural beauty, pristine landscapes, and a rich equestrian heritage. The Early Bird Timberland & Recreational Tract is no exception! This property features almost 1,000 acres of beautiful Florida landscapes that could provide the perfect setting for your future estate, ranch, or recreational property. With land types ranging from naturally timbered uplands to open fields to native sandhills, this tract has much to offer. The surrounding area includes cattle and horse ranches, large farms, and residential areas - any (or all) of those uses can easily be envisioned on this expansive site. The property offers a rare chance for a large (965 ± acre) developmental opportunity located just minutes from the World Equestrian Center and other Ocala-area amenities.

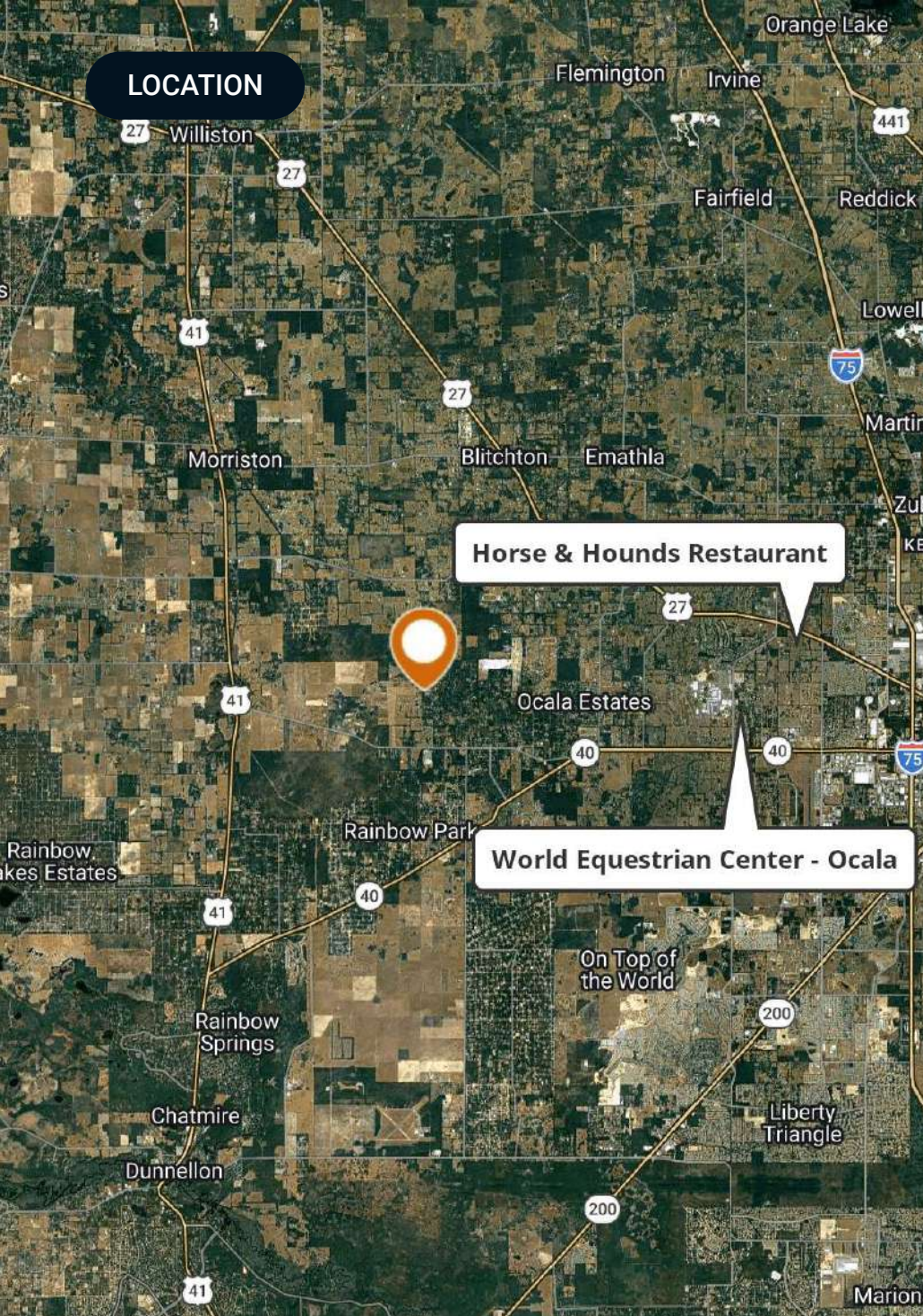
But development opportunities is not all that the Early Bird Timberland & Recreational Tract offers. Historically used for growing timber, the tract still boasts merchantable planted and natural pine, plus an impressive amount of natural longleaf regeneration in all stages. Often used for upland bird hunting in the past, the native groundcover is fine quail habitat and it is easy to visualize a covey exploding into the air in front of a brace of setters. The rich mineral content of the area's soil not only hearkens back to the region's history of phosphate mining, but it also fuels some impressive antler growth on the local white-tailed deer.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	99+% uplands
Soil Types:	Candler 75% Arredondo 8% Sparr 6%
Taxes & Tax Year:	\$2,206 for 2025
Zoning / FLU:	Marion: Rural/Farmland Preservation Area (exc. 1 parcel); Levy: Agricultural/Rural Residential (1 du/10ac)
Water Source & Utilities:	Private well; SECO Energy cooperative
Road Frontage:	3,000+ feet along NW 150th Ave.; 1300+ feet on NW 165th Ct
Nearest Point of Interest:	World Equestrian Center Goethe State Forest Rainbow Springs State Park
Current Use:	Timber, recreational hunting
Potential Recreational / Alt Uses:	Equestrian estate(s)
Land Cover:	Longleaf pine sandhills Planted slash pine uplands Oak hammocks Open fields



Location & Driving Directions

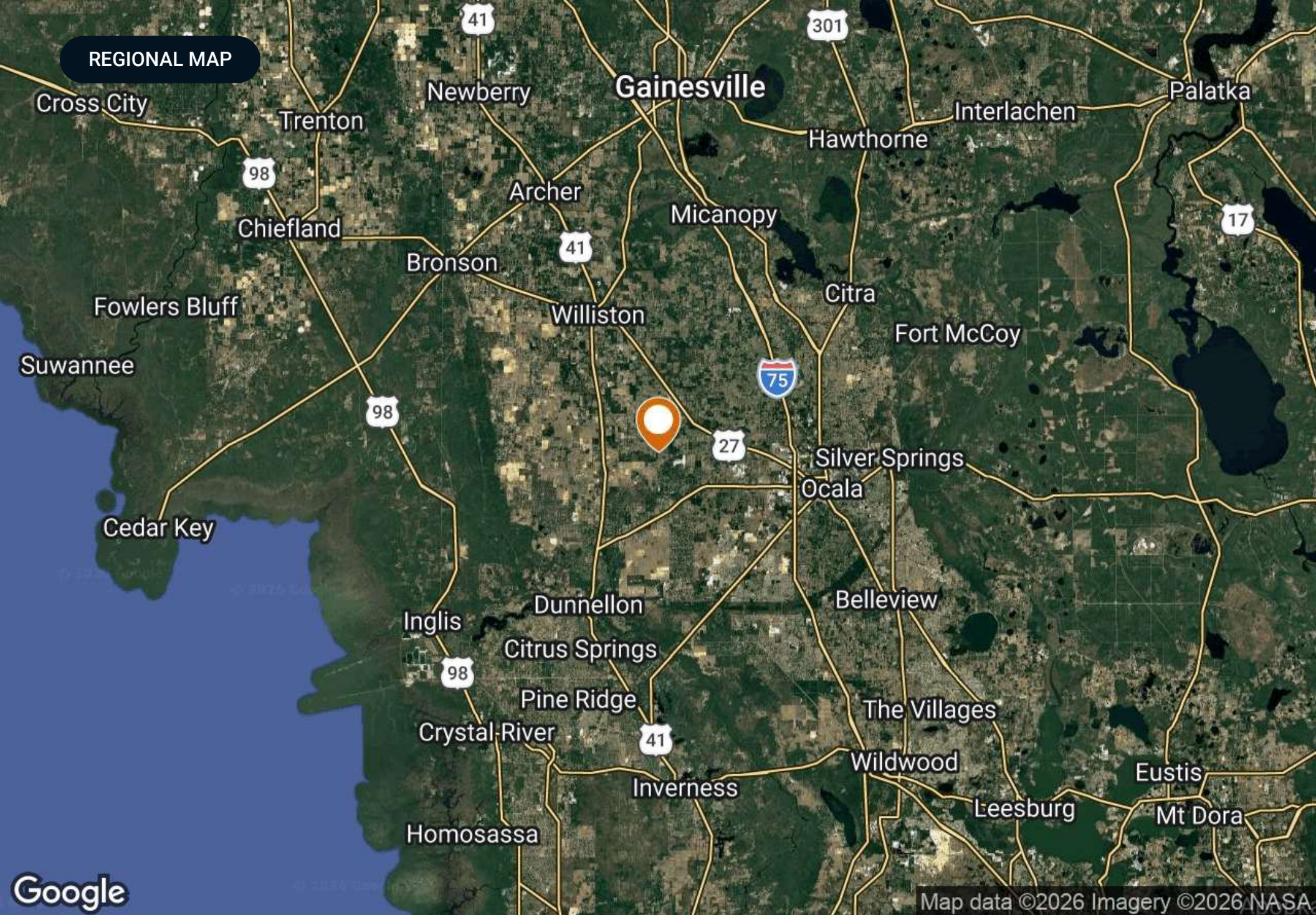
Parcel: 12249-001-00; 12252-002-01; 12252-002-00; 12249-002-00; and 6 more

GPS: 29.2196082, -82.3679273

Driving Directions: Entrance on NW 150th Avenue about 1.6 miles south of NW Highway 464B and 2.2 miles north of W Highway 328, approximately 10 miles west of Ocala

Showing Instructions: Call the listing agents for an appointment

REGIONAL MAP



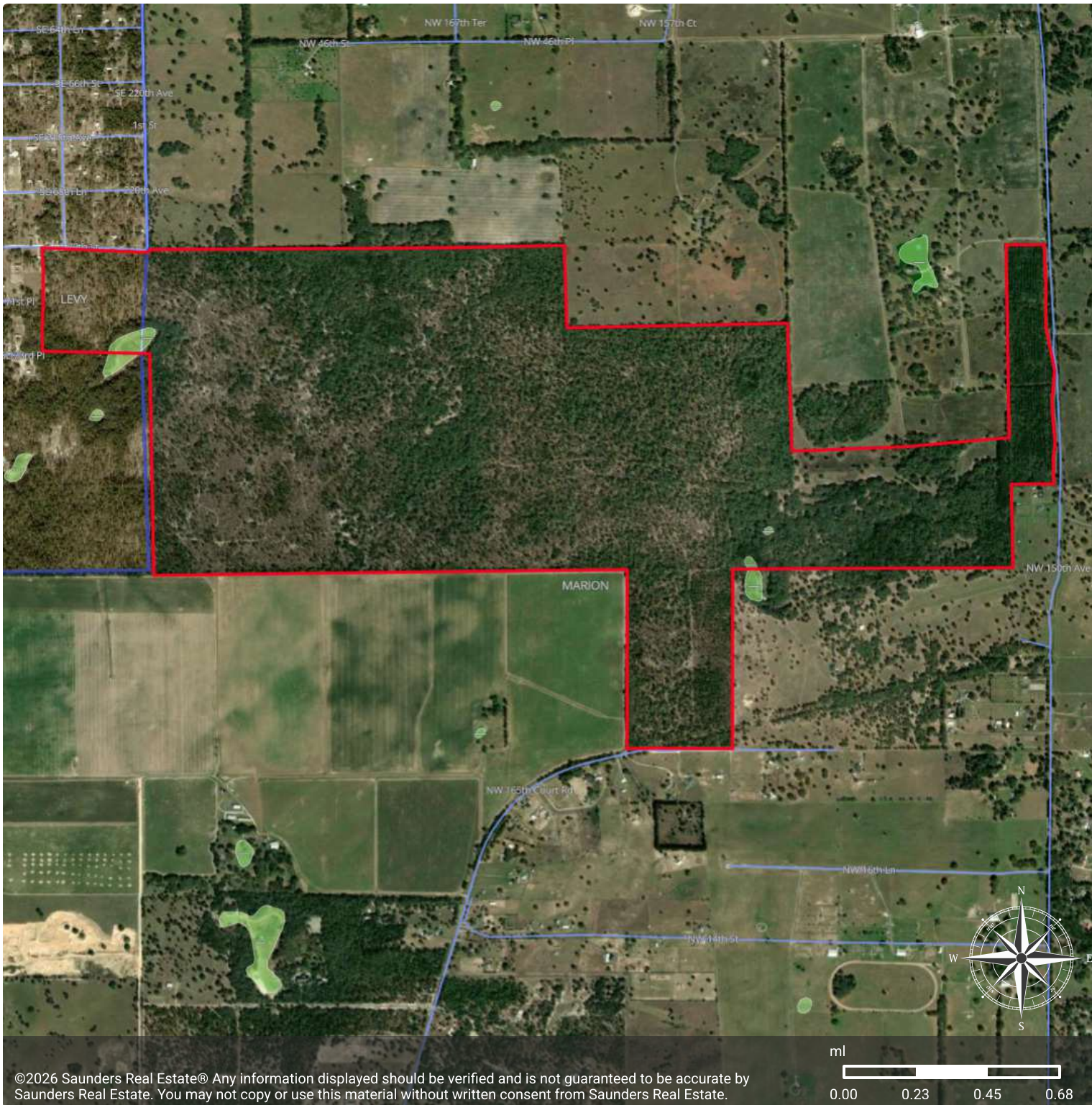
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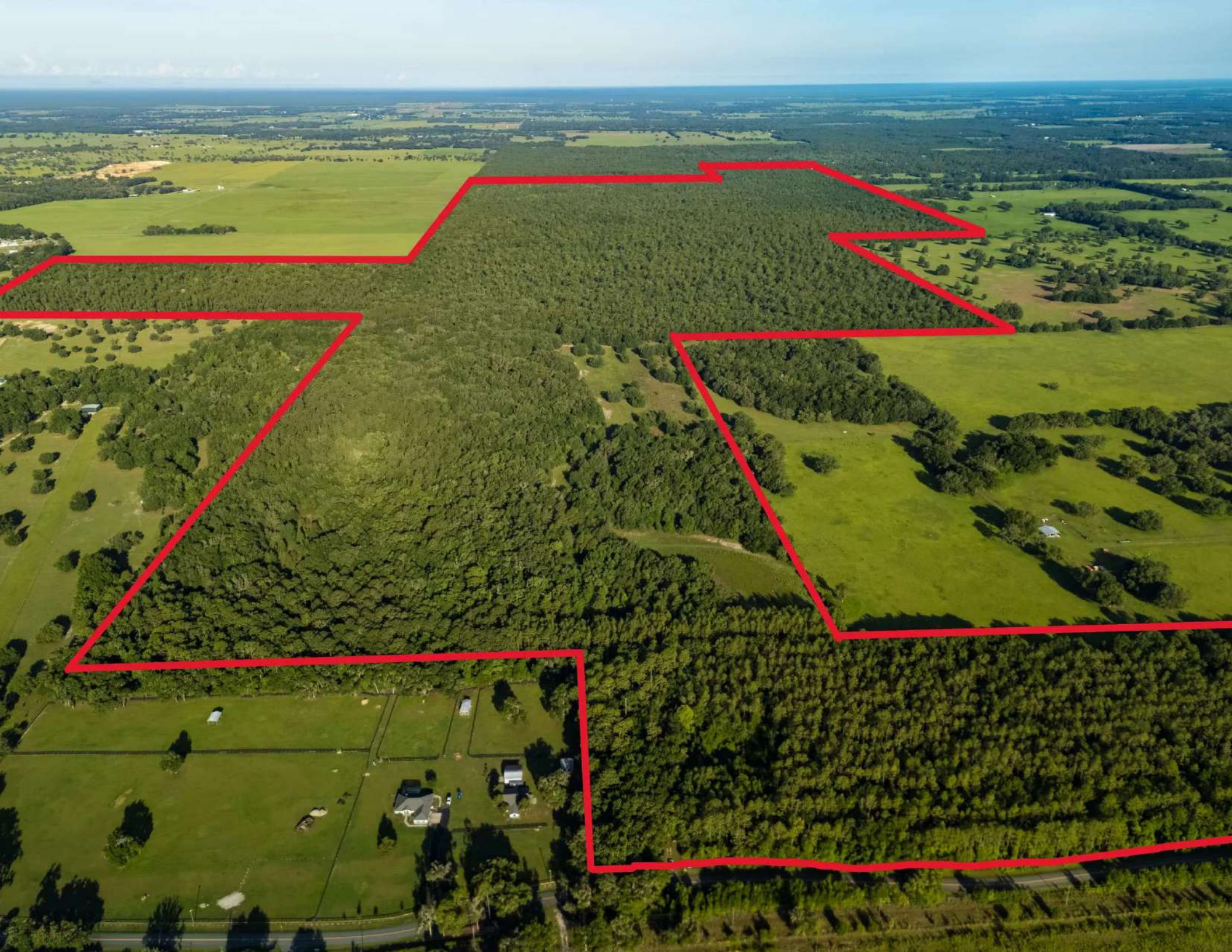
Map data ©2026 Imagery ©2026 NASA

Wetlands NWI

- County
- Polygon
- Census Roadways TIGER
- County Roads
- State Roads
- Toll Roads
- Highways
- Wetlands NWI: Palustrine

CODE	DESCRIPTION	ACRES
PAB3H	Freshwater Pond	2.81
PEM1F	Freshwater Emergent Wetland	0.61
TOTAL UPLAND		961.50
TOTAL WETLAND		3.43
TOTAL		964.93





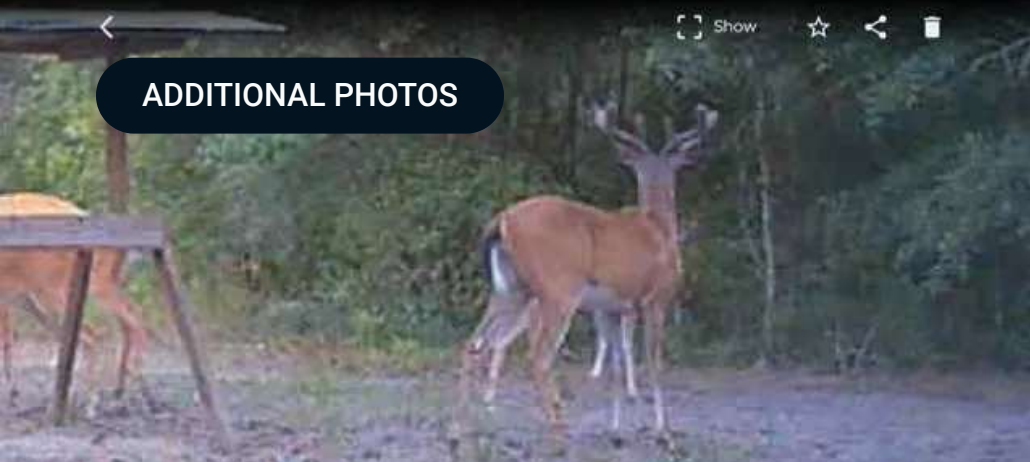


ADDITIONAL PHOTOS



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Dean Saunders, ALC, CCIM

Managing Director, Senior Advisor

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Professional Background

Dean Saunders, ALC, CCIM, is the Founder, Managing Director, and Senior Advisor at Saunders Real Estate. Since 1985, Dean has specialized in Florida land, conservation easements, and large-acreage transactions. A lifelong advocate for land stewardship, he has played a pivotal role in shaping conservation policy and preserving Florida's natural heritage.

Dean's public service includes work in the U.S. Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to Senator Lawton Chiles and Governor Chiles (D-FL). From 1992 to 1996, he served in the Florida House of Representatives, where he authored legislation creating the Green Swamp Land Authority, the state's first entity dedicated to purchasing development rights (PDR) from landowners. His pioneering contributions laid the groundwork for Florida's widely adopted conservation easement programs.

A member of an eighth-generation Florida agricultural family, Dean earned a Bachelor of Science in Agriculture with a focus on Fruit Crops, Food, and Resource Economics from the University of Florida. In 1996, he founded Saunders Real Estate, which later affiliated with the national franchise network, SVN, to expand its capabilities and market reach.

In January 2025, Saunders Real Estate transitioned to an independent brokerage, reaffirming its mission to serve landowners and investors with a focus on large-acreage land and commercial real estate across Florida and the Southeast. Today, the firm includes more than 100 advisors and offers integrated services across conservation, investment sales, consulting, property valuation, and commercial brokerage in the retail, office, and industrial sectors.

Dean is a nationally recognized authority on land markets and has continued his work to conserve Florida's green infrastructure through the use of conservation easements, assisting landowners preserve more than 300,000 acres over the last 30 years.

He leads the Lay of the Land® Conference, the premier multi-state events convening landowners, investors, policymakers, and industry professionals to explore emerging land trends across the Southeast. These events are backed by the Lay of the Land® Market Report, a proprietary and comprehensive source of verified sales data and market insights from the states the firm serves.

Dean lives in Lakeland, Florida, with his wife, Gina, and enjoys time with their children and grandchildren. An avid outdoorsman, he also commissions an original painting each year for The Saunders Collection, celebrating the work of premier wildlife artists.

ADVISOR BIOGRAPHY



Greg Driskell, ALC

Senior Advisor

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Professional Background

Greg Driskell, ALC is a Senior Advisor at Saunders Real Estate.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. (NRPS), a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies located in both Florida and Louisiana. Learn more at LegacyWildlife.com.

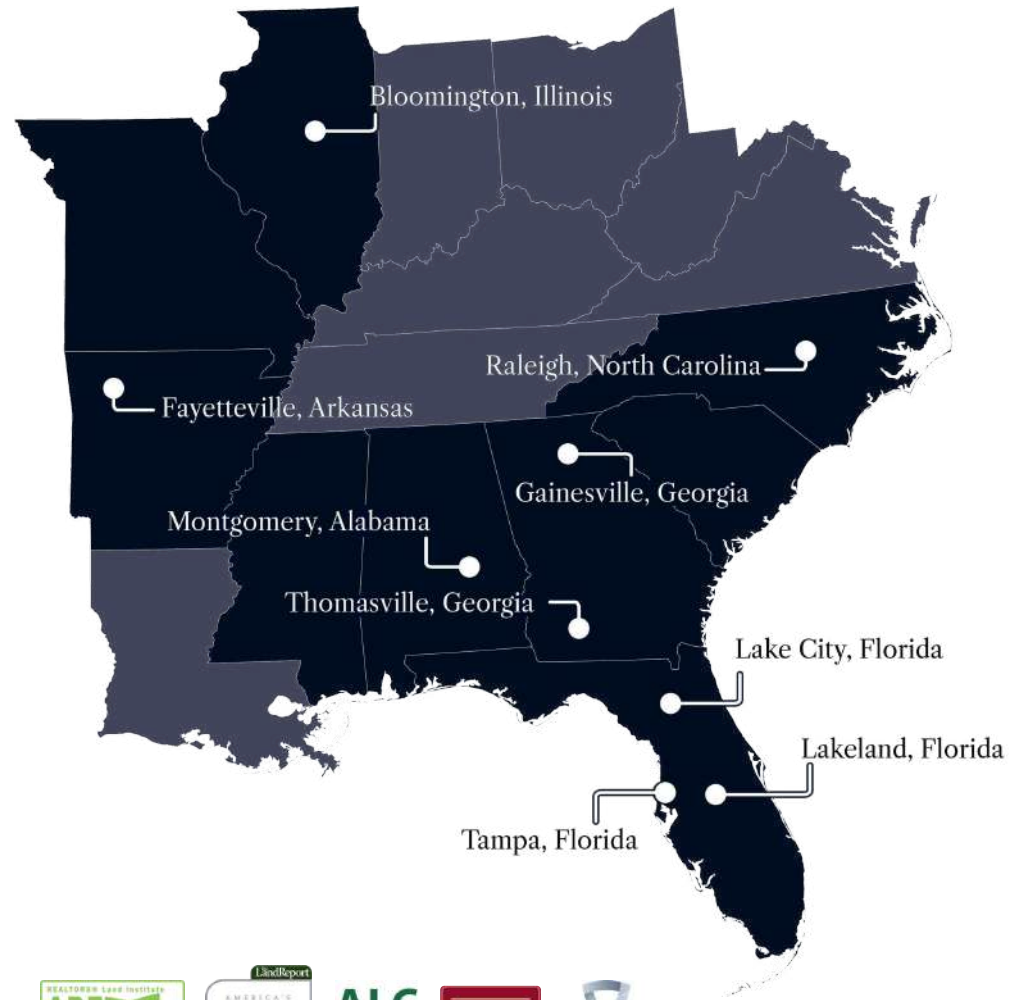
Greg is a 6th-generation Floridian who was born and raised near St. Petersburg. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida, and is an Accredited Land Consultant (ALC) through the REALTORS® Land Institute (RLI). The ALC designation is earned by professionals who complete RLI's thorough education program and demonstrate a proven record of high-level land transactions, recognizing the most accomplished, the most experienced, and the highest performing land real estate experts across the country. Greg is also a member of the Society of American Foresters, and the Florida Forestry Association, and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

Greg specializes in:

- Timberland
- Hunting and Recreational Land
- Farms and Cropland
- Conservation Easements



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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