



Heldon Ranch Equine Estate

295± ACRES • DUNNELLON, FL • RANCHLAND WITH ESTATE

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Introduction & Offering

Heldon Ranch Equine Estate spans 295± acres in the heart of Marion County's premier horse country. Owned by the same family for over 50 years, this legacy property reflects a long-standing commitment to ranching and equestrian pursuits.

The ranch includes improved pastures, multiple wells, stocked ponds, and full equine and cattle infrastructure. It features a main estate home, a separate caretaker home, and a six stall barn offering ample space and flexibility for full-time operations and on-site management.

With direct access to U.S. Highway 41, Highway 328, and the expanding Suncoast Parkway, the property is well-connected while maintaining a quiet rural setting. Its location near the World Equestrian Center and the natural attractions of Dunnellon further enhances its appeal for equestrian use.

Heldon Ranch is a rare opportunity to secure a fully equipped, turn-key property in one of Florida's most respected equine regions.

FOR SALE \$8,150,000





History

Heldon Ranch is a multi-generational legacy of the Smith family since the 1970s. Founded by Don and Rae Marie Smith, the ranch has been a cornerstone of their family's agricultural heritage, embodying decades of dedication, hard work, and a deep love for the land. Mr. Smith's agricultural journey began on his family's 80-acre farm, where he learned the value of hard work—milking cows, baling hay, and planting crops. Though he pursued other paths after college, his passion for the land brought him back, leading him to establish Heldon Ranch as a premier beef cattle operation. For over 50 years, he built a nationally recognized business, hosting large sales events that drew attendees from across the country and around the world. His leadership in the industry earned him recognition as President of the Southeast Brangus Breeders Association (1998-99) and the International Brangus Breeder of the Year (2004).

Beyond cattle, the Smith family has been deeply involved in agriculture, raising chickens, pigs, steers, and goats while fostering a rich equestrian tradition. Rae Marie Smith has bred and trained nationally recognized dressage horses and successful thoroughbred racehorses, further elevating the ranch's legacy. Heldon Ranch has always been more than just a working farm—it is a place of tradition, nature, and lifelong learning. The property has provided opportunities for hunting dove, quail, and turkey, as well as fishing for black bass in its ponds. Generations of Smith family members have gained hands-on experience in ranching, from working cattle and calving to driving farm equipment and baling hay. These experiences have instilled a deep sense of responsibility, shaping the lives of the family's children, grandchildren, and great-grandchildren.

Heldon Ranch is more than land—it is a lasting legacy. A place where hard work meets history, where family values endure, and where future owners can continue its rich tradition.

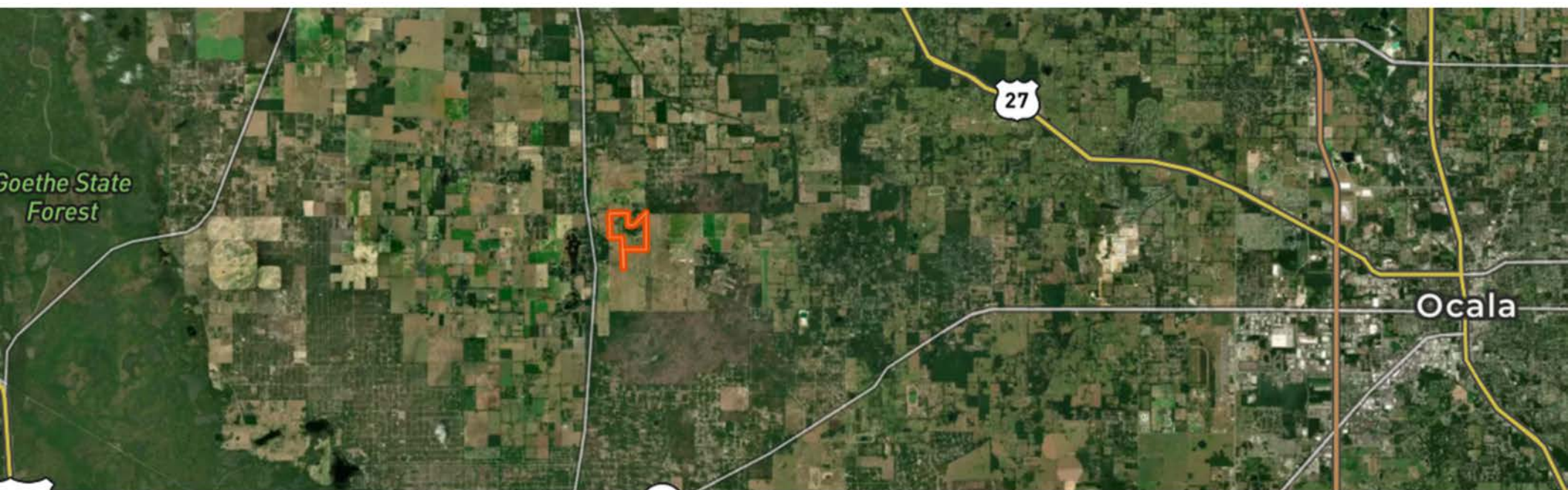


Heldon Ranch Equine Estate

The expansive 295±-acre equine estate provides premier horse and cattle facilities, featuring:

- Several improved pastures planted with perennial peanuts, riata grass, and Bermuda
- Operating electric wells, including one high-capacity 5HP well
- Stocked, spring-fed pond with bass and bluegill
- Estate home: luxurious 3-bedroom residence, 3 full bathrooms, 2 half baths, movie room, wine cellar, and a pool overlooking scenic ranch vistas
- Manufactured home providing additional accommodations
- 4-stall equine barn with wash rack, tack room, storage, washer/dryer, and half bath







Location Information

Located in the heart of Florida's acclaimed horse country, Dunnellon blends rural charm with strategic access to major markets and recreational destinations. This area of Marion County is known for its expansive pastures, equestrian estates, and strong agricultural roots—making it a natural extension of the broader Ocala region, often referred to as the "Horse Capital of the World." Heldon Ranch offers a rare opportunity to invest in a property that reflects this heritage while benefiting from the region's continued growth. Its position near the World Equestrian Center, the scenic Rainbow and Withlacoochee Rivers, and key roadways like U.S. Highway 41 and the expanding Suncoast Parkway extension ensures both lifestyle appeal and long-term development potential.



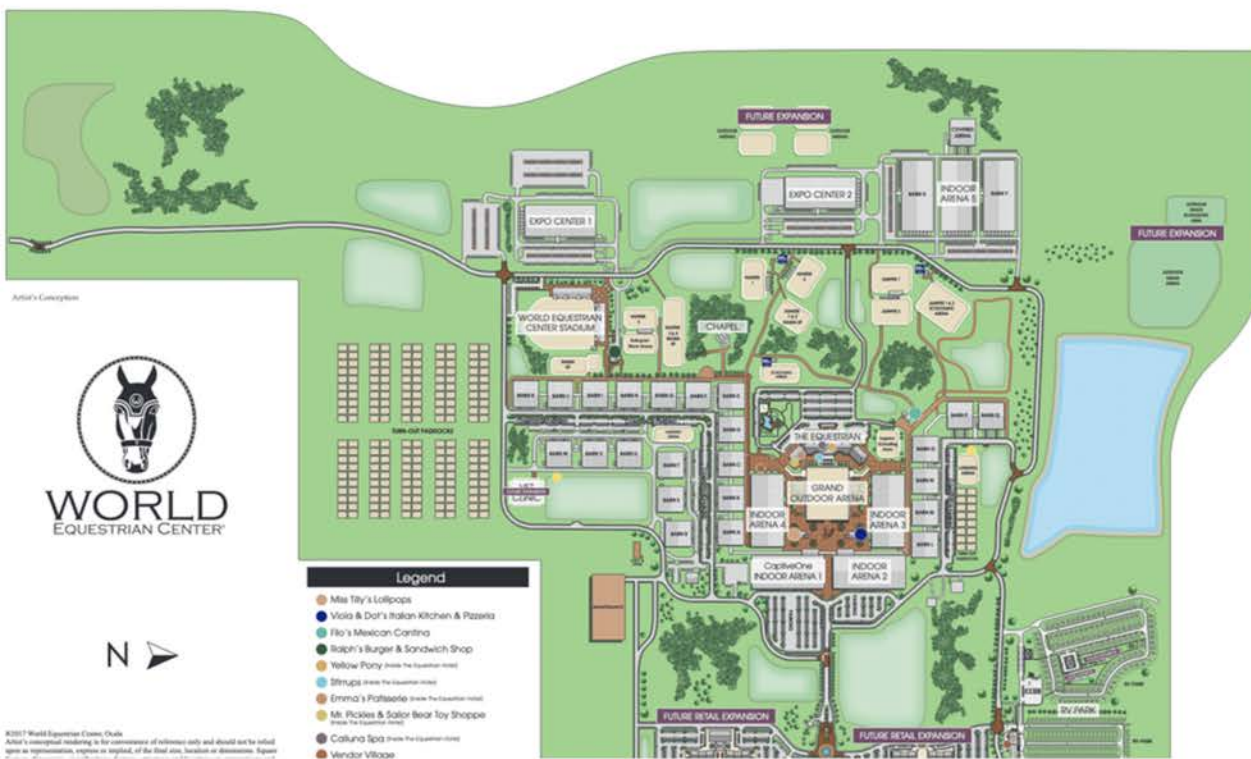
LOCATED LESS THAN 20
MINUTES FROM THE LISTING



NEARBY POINTS OF INTEREST

World Equestrian Center

Named one of TIME's 2024 World's Greatest Places, the World Equestrian Center is a premier destination for equestrian and multidisciplinary events, with venues in Ocala, Florida, and Wilmington, Ohio. Committed to excellence, the center provides an unparalleled experience for exhibitors, spectators, vendors, sponsors, and retailers. With a focus on quality, class, and distinction, it offers world-class facilities designed to support top-tier competition in a welcoming, family-friendly environment. Whether hosting elite equestrian events or diverse sporting and entertainment gatherings, the World Equestrian Center stands out as a leader in its field.



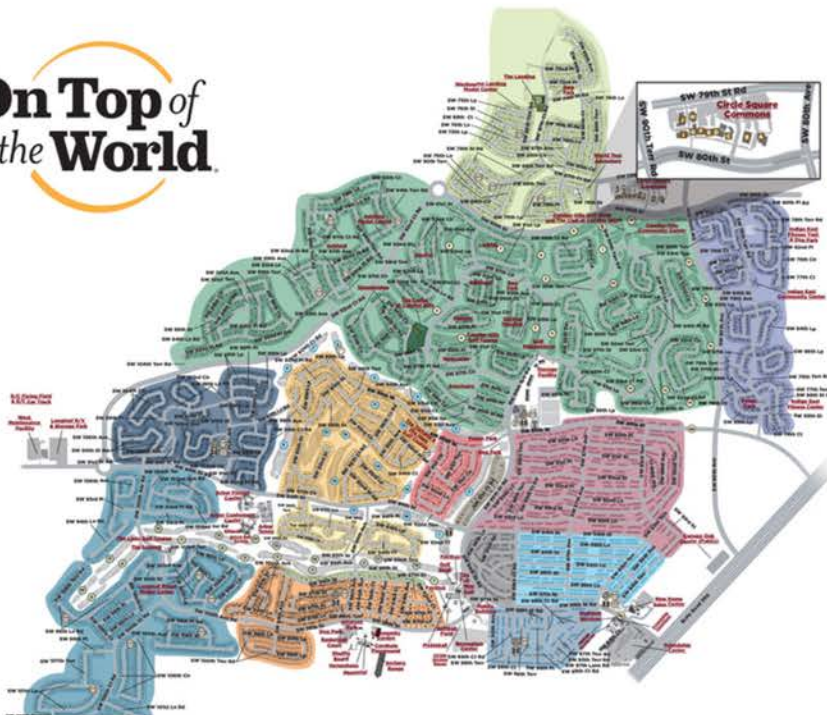
On Top of the World

LOCATED LESS THAN 30
MINUTES FROM THE LISTING



NEARBY POINTS OF INTEREST

On Top of the World Community



Neighborhoods

- Candler Hills
- Indigo East
- Weybourne Landing
- Windsor
- Avalon
- Providence
- Williamsburg
- Friendship Colony
- Friendship Park
- Friendship Village
- Crescent Ridge
- Americana Village
- Crescent Green
- Renaissance Park
- Longleaf Ridge

Circle Square Commons

- The Ranch Fitness Center & Spa
- Circle Square Cultural Center
- The Town Square
- On Top of the World
- Real Estate of Marion, LLC
- Bridget Communications
- Master the Possibilities
- Sid's Coffee Shop & Deli
- Bay Laurel Center CDD
- The World News
- Accounting
- Colen Built Design Studio

Amenities

- Ⓜ Restricted Access
- Ⓜ Mailboxes
- ♻ Recycling
- ♻ Compactor/Garbage
- ♻ Cardboard
- ♻ Discarded/Darkshell

On Top of the World is a premier 55+ active adult community located in Ocala, Florida, known for its resort-style amenities and vibrant lifestyle. Spanning thousands of acres, the community offers a variety of home styles, from single-family residences to maintenance-free villas, designed for comfortable and modern living. Residents enjoy an impressive range of amenities, including multiple golf courses, fitness centers, swimming pools, tennis and pickleball courts, and miles of walking and biking trails. The community also features numerous social clubs, lifelong learning programs, and entertainment options, fostering an engaging and active environment. Conveniently located near Ocala's shopping, dining, and medical facilities, On Top of the World provides a well-rounded, community-focused lifestyle.









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ABOUT SAUNDERS REAL ESTATE

Saunders Real Estate is a full-service land and commercial real estate brokerage with over \$6 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, and hunting lease management.



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