



GRAND OAKS RESORT
— & SADDLE CLUB —

A Grand OPPORTUNITY

Nestled on 350+/- gently rolling acres of Florida horse country, Grand Oaks Resort & Saddle Club is a property unlike any other. This carefully cultivated retreat is replete with centuries-old oaks, broad green pastures, and Southern charm, providing the ideal environment to train, relax, and recreate. The relentless pursuit of excellence can be seen in every aspect of this remarkable resort, and now it is available to purchase for \$35 million.



An Oasis For Equestrians

For the equine property investor, Grand Oaks is a thriving training center that attracts world champions representing every equestrian discipline. It is a place to ride, dine, and unwind with like-minded enthusiasts. A place where the equestrian life is celebrated. An extraordinary place that has become the yardstick of quality, serving as both the official preparation facility for the Paralympic Games in Rio and an Elite Training Center certified by **The United States Equestrian Federation**.



A Sportsman's Paradise

For the private investor whose enjoyment of outdoor life is as deeply rooted as our grandfather oaks, Grand Oaks offers a plethora of recreational amenities — not all of which are savored on a saddle. Some are found with a fly rod in hand on our well-stocked and managed ponds. Others are experienced with a putter or driver at our golf skills training facility, or with a scattergun at our approved skeet and trap performance course. **And this makes for the perfect place to build a country estate.**





Marion County Road

Haywood Grove Road

NOTE: Map is Not to Scale

Gray's Airport Road

Smitty Road



- A) Administration Office
- B) Air Conditioned Stalls
- C) Oak Room
- D) The Bistro Restaurant & Bar
- E) Future Event Space
- F) Barn & Restrooms
- G) Oak Courtyard
- H) Spirit Courtyard
- I) Competitors' Parking
- J) Covered Arena
- K) Pavilion Barn
- L) Hill Top Clubhouse
- M) Bridge Room
- N) Show Barn & Show Office

- ★★★★ Estate Houses
- ★★ Cottages/Lodging
- ★ Cottages with Stabling

← To Hwy. 441/27 The Villages

Griffin Avenue



*A Unique
Development Opportunity*

For the residential real estate investor, Grand Oaks is perfectly positioned to take advantage of the state's skyrocketing real estate market. Strategically located in the nexus of Florida's equine, entertainment, and leisure sectors, Grand Oaks is adjacent to The Villages and mere minutes from World Equestrian Center, yet it feels a world apart. And a window of opportunity exists to provide the right investor with an impressive return by developing merely a portion of the property.



*Don't Risk
Comfortable Inaction*

Read more about this truly remarkable investment opportunity, and schedule a private tour of Grand Oaks Resort & Saddle Club at your very earliest convenience.



**GRAND OAKS RESORT
& SADDLE CLUB**

A Boutique Equestrian Experience

352.427.8000

3000 Marion County Road • Weirsdale, Florida 32195



THE AMENITIES

In Place

No other investment property offers the extraordinary collection of equestrian and sport amenities that Grand Oaks Resort & Saddle Club already has in place. Situated in a serene park-like setting in the heart of Florida's horse country, the property features comfortable accommodations and a "bucket list" of outdoor sport activities where residents, competitors and guests alike can relax and recharge with like-minded people in a private club atmosphere. Plus the property is mere minutes from hundreds of restaurants and shops found in The Villages, making Grand Oaks Resort & Saddle Club a faraway place that's not far away.

A Truly Unparalleled Property:

- Remarkable 350+/- acre resort with truly beautiful grounds and a wide range of sports facilities and activities;
- \$5 million 55,000-square-foot steel covered arena;
- Three \$250,000 oversized competition fiber arenas;
- Renowned cross-country course designed by Clayton Fredericks and Fredericks Equestrian International;
- 5/8-mile exercise track, plus arena polo field and instructional center;
- World-class schooling arena created by Captain Mark Phillips with more than \$250,000 of uniquely designed jumps;
- More than 200 premium stalls (*including specially-designed indoor air-conditioned stalls*) with full on-site equine care;
- Equestrian instruction from renowned trainers and national champions in every USEF discipline;



- Scores of well-appointed cottages and estate homes;
- Complete commercial kitchen, restaurant and sports bar with indoor and outdoor seating that features weekend entertainment, card rooms and executive meeting space;
- Charming chapel for weddings, religious services or other special gatherings;
- Flexible 44,000-square-foot corporate office and event space;
- 60-space RV park with swimming pool, clubhouse and rolling views across the property;
- Stocked and managed fly fishing ponds with fly casting and tying instruction;
- 40,000-square-foot chipping and putting course, driving range and “19th Hole” bar;
- Approved for skeet and trap performance course for shotgun sport enthusiasts; and
- FAA certificated general aviation heliport.

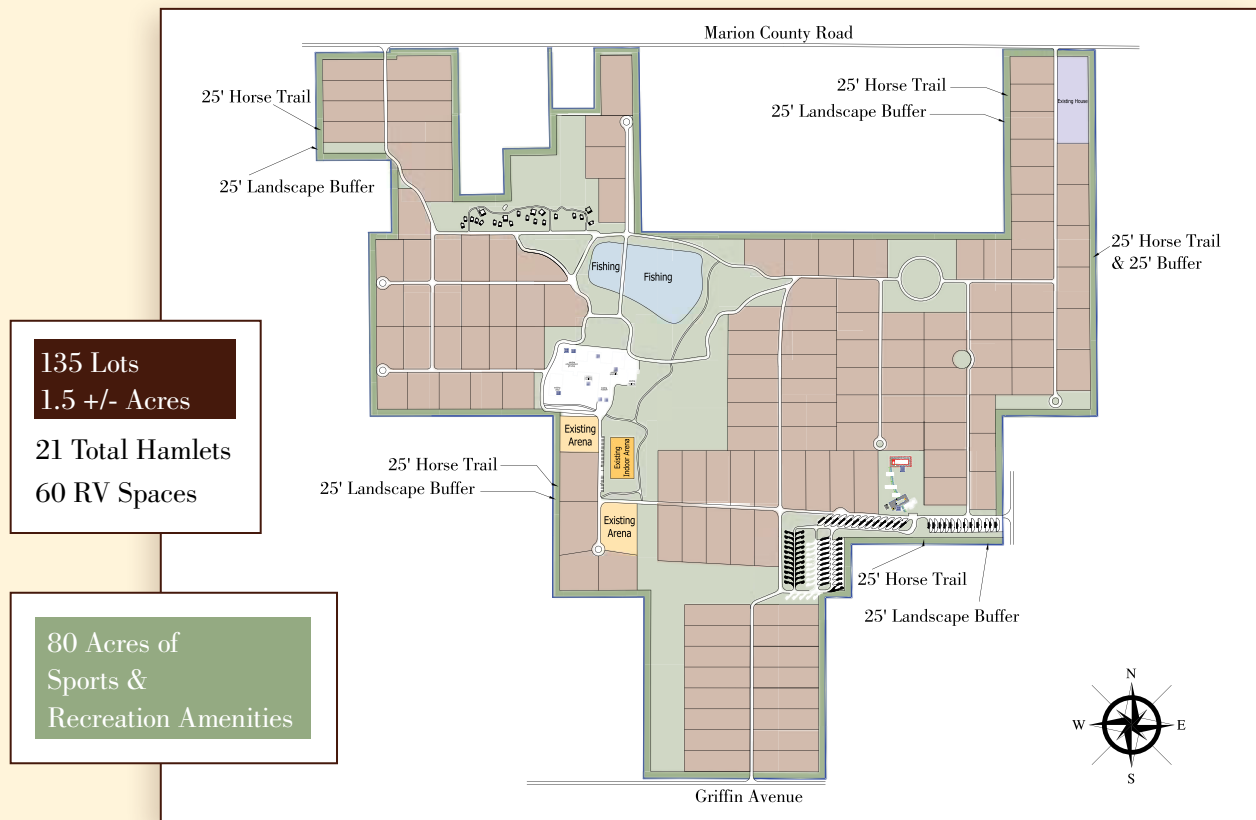
In short, a home or leisure time spent at Grand Oaks Resort & Saddle Club has its privileges — and is uniquely tailored to the equestrian and sporting lifestyle.



PLANNING

For Growth

Long a destination for a select few, Grand Oaks Resort & Saddle Club promises a significant return on investment from its continued expansion. In addition to present value of the assets in place, further development of the grounds would offer residents or guests a luxurious lifestyle seldom found anywhere. And the initial planning has already been accomplished to make this a reality:



PRESENT VALUE — *Without Improvements*

- Arenas, Buildings, Restaurants, Stalls & Tracks
- 18 Estate & Vacation Homes
- 21 Hamlet Cottages (*Completed in 2020*)
- 40 Hamlet Lots (*Awaiting Construction*)
- 60 RV Spaces (*Plus Pool & Clubhouse*)
- 80 Acres of Recreation Land

Sub-Total = **\$44,550,000**

ADDITIONAL VALUE — *With Improvements*

- 135 Estate Homesites (*Anticipated*)
- 120 Additional RV Sites (*Planned*)

Sub-Total = **\$51,250,000**

Total = **\$95,800,000**

SCHEDULE

A Private Tour

Experience Grand Oaks Resort & Saddle Club for yourself. Come visit the scenic grounds, the distinctive amenities, and the unbridled potential of this unique property, and discuss how it can fit in your sporting life or investment portfolio.



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