

Sprawling ±49 Acre Horse Farm with Home for Sale in Oxford, FL



SALE PRICE: \$2,800,000



**AVISON
YOUNG**

Executive summary

2756 CR 204
OXFORD, FL 34484

Avison Young is pleased to exclusively offer for sale **2756 CR 204 (“the Property”)**, a **±49.85 acre horse farm with a 4 bedroom, 4.5 bath, 2-car carport home located in Oxford, (Sumter County) Florida.**

Situated in the heart of Central Florida, **Sumter County is widely recognized for its rich agricultural heritage**, with expansive tracts of fertile soil well-suited for cattle, hay, row crops and specialty farming. The region benefits from a favorable climate with a long growing season, abundant sunshine, and reliable rainfall – key advantages for consistent agricultural output.

Accessibility is a major asset. Sumter County is **intersected by major transportation corridors, including Interstate 75 and the Florida Turnpike**, providing efficient **connectivity to major markets such as Orlando, Tampa and Ocala**. This central positioning enhances both **distribution logistics and future development prospects**.

The county is also home to the northern expansion of **The Villages, one of the fastest-growing master-planned communities in the United States**. This proximity introduces **strong upside potential**, as continued **population growth drives demand for land, infrastructure, and complementary uses**.

Large parcels in Sumter County often feature a mix of improved pasture, natural landscapes, and water resources, offering versatility for agricultural operations, recreational use, or long-term land banking. With relatively favorable property taxes and a supportive agricultural environment, the area remains attractive for both working farms and investment holdings. Whether for immediate agricultural use or future appreciation, Sumter County represents a **compelling opportunity in one of Florida’s most dynamic growth corridors**.

Property Stats

Property Address:	2756 CR 204 Oxford, FL 34484
Parcel ID:	C12-033
Land Size (Acres):	±49.85 AC
Home Size (Square Feet):	2,724 SF (4 bed, 4.5 bath, 2-car carport)
Year Built:	1964
Zoning:	AG (Agriculture)
Sale Price:	\$2,800,000

Demographics

	3 Mile	5 Mile
Population	13,206	50,415
Households	6,425	25,943
Median Age	59	63
Average HH Income	\$93,715	\$95,076
Total Business	570	1,479
Total Daytime Employees	3,404	9,112



[Learn More About Sumter County](#)

Panama City

Location

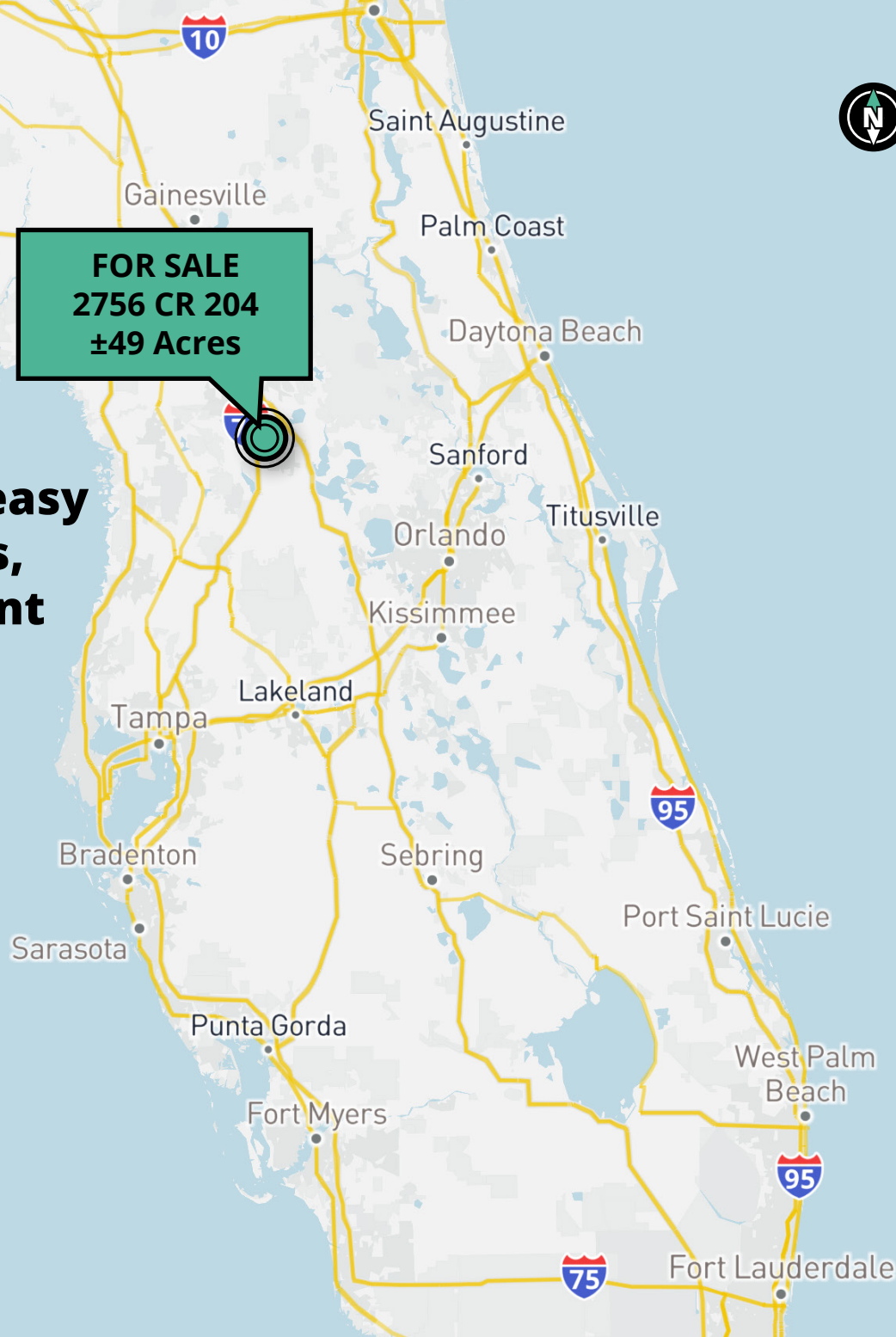


FOR SALE
2756 CR 204
±49 Acres

Located in the heart of Central Florida, the Property provides easy connectivity to major highways, shopping, dining, and the vibrant community of The Villages.

Travel Times

Tampa	1 hr 15 min via I-75 N
Lakeland	1 hr 37 min via SR 471 N
Orlando	1 hr via FL Turnpike
Ocala	35 min via U.S.-301 S



Underground water and electric throughout property

±49 Acres

204

209



Compelling opportunity in one of Florida's most dynamic growth corridors



The Villages

Tavares





2,724 SF | 4 Bed | 4.5 Bath
2-Car Carport | Built in 1993

Photo Courtesy of Sumter County Property Appraiser

If you would like more information on this offering please get in touch.

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