

OFFERING MEMORANDUM

QUEEN FARM

AT FORMER HOOPER FARM

12219 SW 26th Street · Ocala, Florida 34481

81.84± ACRES · 68 STALLS · 3 BARNES · 2 DUPLEXES · 7 MILES TO WEC

ONLINE REAL ESTATE AUCTION

BIDDING ENDS THURSDAY, JUNE 18, 2026 AT 12:00 NOON ET

Bidding Open from \$1,000,000 · Confidential Reserve · \$10,000 Registration Deposit

PRESENTED BY CHRIS COX, CAI, AMM, AARE · FLORIDA REAL ESTATE AUCTIONS LLC

FloridaRealEstateAuctions.com/queen-farm

EXECUTIVE SUMMARY

Florida Real Estate Auctions, LLC is pleased to present Queen Farm, an 81.84-acre Thoroughbred breeding and training facility located at 12219 SW 26th Street in Ocala, Florida – the heart of Marion County's Thoroughbred industry. The property is offered for sale via online auction, with bidding ending Thursday, June 18, 2026 at 12:00 noon ET.

This is a once-in-a-generation acquisition opportunity. The 81-acre parcel was originally part of Fred Hooper's Circle H Farm – the foundational breeding operation that put Florida on the global Thoroughbred map. The property is the documented final resting place of thirteen Hooper champions and foundation sires, including 1945 Kentucky Derby winner Hoop Jr. and three-time Eclipse Award champion Susan's Girl. After Hooper retired, the parcel was sold directly to Harold and Evelyn Queen, who renamed it Queen Farm and used these acres to foal Big Drama – the 2010 Eclipse Award Champion Sprinter – and the broader Drama dynasty.

The Queen family is now downsizing, offering this turnkey operation to its next steward. The improvements include three large shedrow barns totaling 68 stalls, two duplex residences (four total units, built 2003), a round pen, hot walker, equipment storage, multiple paddocks, and adjacent access to the historic 1-mile Nelson Jones training track. The property carries Florida agricultural exemption status with annual taxes of approximately \$12,400. The Queens' groundskeeper of 20+ years is willing to remain with the new owner – providing rare operational continuity. Personal property (tractor, mower, utility vehicles) is available for additional purchase.

KEY FACTS

LAND AREA	81.84± Acres	STALLS	68 across 3 shedrow barns
RESIDENCES	4 units / 1,130 SF each / 4,520 SF total	TRAINING	Round pen, hot walker, 1-mi Nelson Jones track
SOIL	No. 8 Ocala Ridge limestone	ANNUAL TAXES	~\$12,400 (FL agricultural exemption)
DISTANCE TO WEC	7 miles	DISTANCE TO OBS	8 miles

INVESTMENT HIGHLIGHTS

- 1 UNREPLICABLE PROVENANCE**

The final resting place of 13 documented Thoroughbred champions and foundation sires, including 1945 Kentucky Derby winner Hoop Jr. and 3x Eclipse Award champion Susan's Girl – is intact within these 81 acres. No comparable parcel exists.
- 2 WORLD EQUESTRIAN CENTER ADJACENT**

Just 7 miles from the WEC, named to TIME's 2024 list of the World's Greatest Places. WEC adjacency commands premium pricing across Marion County and is a primary driver of sustained demand from international buyers.
- 3 PROVEN BREEDING SOIL**

In 2007, the Queens foaled Big Drama on this land – winner of the 2010 Breeders' Cup Sprint and Eclipse Award Champion Sprinter. The property's No. 8 Ocala Ridge limestone soil has produced multiple champions, validating the parcel's breeding capability.
- 4 TURNKEY OPERATION**

68 stalls across 3 shedrow barns, round pen, hot walker, 1-mile training track access, multiple paddocks, four residential units, equipment storage, wells/septic, fencing – ready for immediate breeding, training, or boarding operations.
- 5 OPERATIONAL CONTINUITY**

The Queens' groundskeeper of more than 20 years currently lives on-property and is willing to remain with the new owner – institutional knowledge intact, no staffing transition risk.
- 6 DIVERSIFIED INCOME POTENTIAL**

Four residential units provide income, staff housing, or guest quarters. The 68-stall capacity supports boarding, layup, training, or breeding operations. Ag exemption keeps annual carry cost at ~\$12,400.
- 7 FIRST-TIME-AT-AUCTION SCARCITY**

After nearly half a century of single-family ownership, this is the first time the parcel has been offered to the open market. Online auction format ensures price discovery from a global buyer pool.

THE PROPERTY



Queen Farm comprises 81.84 acres of premier Marion County limestone soil — the same calcium-carbonate-rich Ocala Ridge substrate widely credited with building stronger bone density and sounder feet in young Thoroughbreds than any soil in North America. The land is configured for an active breeding and training operation, with extensive perimeter and cross-fencing, paved interior roads, and multiple gated entry points.

Three large shedrow barns totaling 68 stalls are positioned for direct access to the adjacent historic 1-mile dirt training track. The barns have been continuously operated and maintained as a working Thoroughbred facility. A round pen and hot walker are available for training, and an equipment/storage building serves the operational needs of the farm. Multiple turn-out paddocks are arranged throughout the property.

Two residential duplexes (four total units, built in 2003) provide eight bedrooms and four bathrooms across the residential portion. Each unit features 2 bedrooms, 1 bath, a 2-car garage, and a private courtyard — ideal for staff housing, family residence, guest quarters, or income-producing rentals. The Queens' groundskeeper of more than 20 years currently occupies one unit and is willing to remain with the new owner.

BARN & TRAINING



The three shedrow barns offer 68 stalls in a configuration optimized for Thoroughbred operations. Center aisles, ample stall dimensions, and direct turnout access from each barn support efficient daily handling. The barns sit on the 1-mile training track perimeter, allowing seamless movement of horses to and from training sessions.

NELSON JONES TRAINING TRACK

The famed Nelson Jones one-mile dirt training track, considered one of the finest privately accessible tracks in Marion County, is adjacent to the property. Annual access is available for a fee of \$2,500/year. The track has been used to develop multiple champions over its operational history and offers a major operational advantage rarely available on private parcels of this size.

68

STALLS

3

SHEDROW BARN

1 MI

TRAINING TRACK

81.84

ACRES

RESIDENCES



Two residential duplexes were constructed in 2003 of concrete block / stucco construction, providing four total units across the property. Each unit features 1,130 sq ft of heated living space, 2 bedrooms, 1 bathroom, an attached 600 sq ft 2-car garage, and a private courtyard. Total residential living area across all four units is 4,520 sq ft. Heat pumps, ceramic/porcelain tile floors, drywall, monolithic slab, fiberglass-shingle hip roof. The duplex layout offers flexibility for staff housing, family use, guest accommodations, or income-producing rental. One unit is currently occupied by the Queens' long-time groundskeeper (20+ years), who is willing to remain with the new owner – a meaningful operational continuity asset for buyers seeking a turnkey acquisition.

HOOPER'S FLORIDA LEGACY

In 1945, Fred Hooper won the Kentucky Derby with Hoop Jr. — the moment that established Florida as a serious force in American Thoroughbred breeding. Hooper, an Alabama road builder who'd entered the Thoroughbred business in 1943, went on to breed or race the winners of more than 100 stakes races, lived to 102, and built Circle H Farm into an 1,100-acre Marion County operation that produced multiple generations of champions.

When Hoop Jr. ran his final race, he was buried on Hooper's Ocala soil. He was joined over the decades by twelve other champions and foundation sires — and the resulting final resting place of these legends remains intact within these 81 acres today.



Hoop Jr.'s Memorial
© Barbara Livingston

CHAMPIONS LAID TO REST AT HOOPER FARM — DOCUMENTED BURIALS

Source: Thoroughbred Heritage / Barbara Livingston via farm manager Milt Hendry

STALLIONS

Hoop Jr.	1942-1964	KY Derby Winner
Olympia	1946-1974	Foundation Sire
Crozier	1958-1985	Top Racehorse
Tri Jet	1969-1998	Major Sire
Copelan	1980-1994	Graded Stakes Winner
Education	1944-?	
Greek Game	1954-	Top 2YO
Alabama Bound	1960-	
If This Be So	1977-	
*Quibu	1942-1967	Argentinian Sire

BROODMARES

Susan's Girl	1969-1988	3x Eclipse Champion
Quaze	1957-	Susan's Girl Dam
Quaze Quilt	1971-	KY Oaks Winner

Hoop Jr. has the only marker. Susan's Girl — the first American filly to earn over \$1 million and three-time Eclipse Award champion — is buried complete to Hoop Jr.'s right.

QUEEN STEWARDSHIP & BIG DRAMA

In 2003, after Hooper retired and the original 1,100-acre Circle H Farm was subdivided, Harold and Evelyn Queen — Harold being a Pittsburgh businessman who had built and sold a successful billing company — purchased these 81 acres directly from Mr. Hooper. They renamed the property Queen Farm and built it into one of Florida's most respected boutique breeding and training operations.

In 2007, on this same Ocala Ridge limestone, the Queens foaled a colt by Montbrook out of Riveting Drama. They named him Big Drama. In 2010, Big Drama won the Breeders' Cup Sprint and earned the Eclipse Award as America's Champion Sprinter — the highest honor an American Thoroughbred can receive in his discipline.

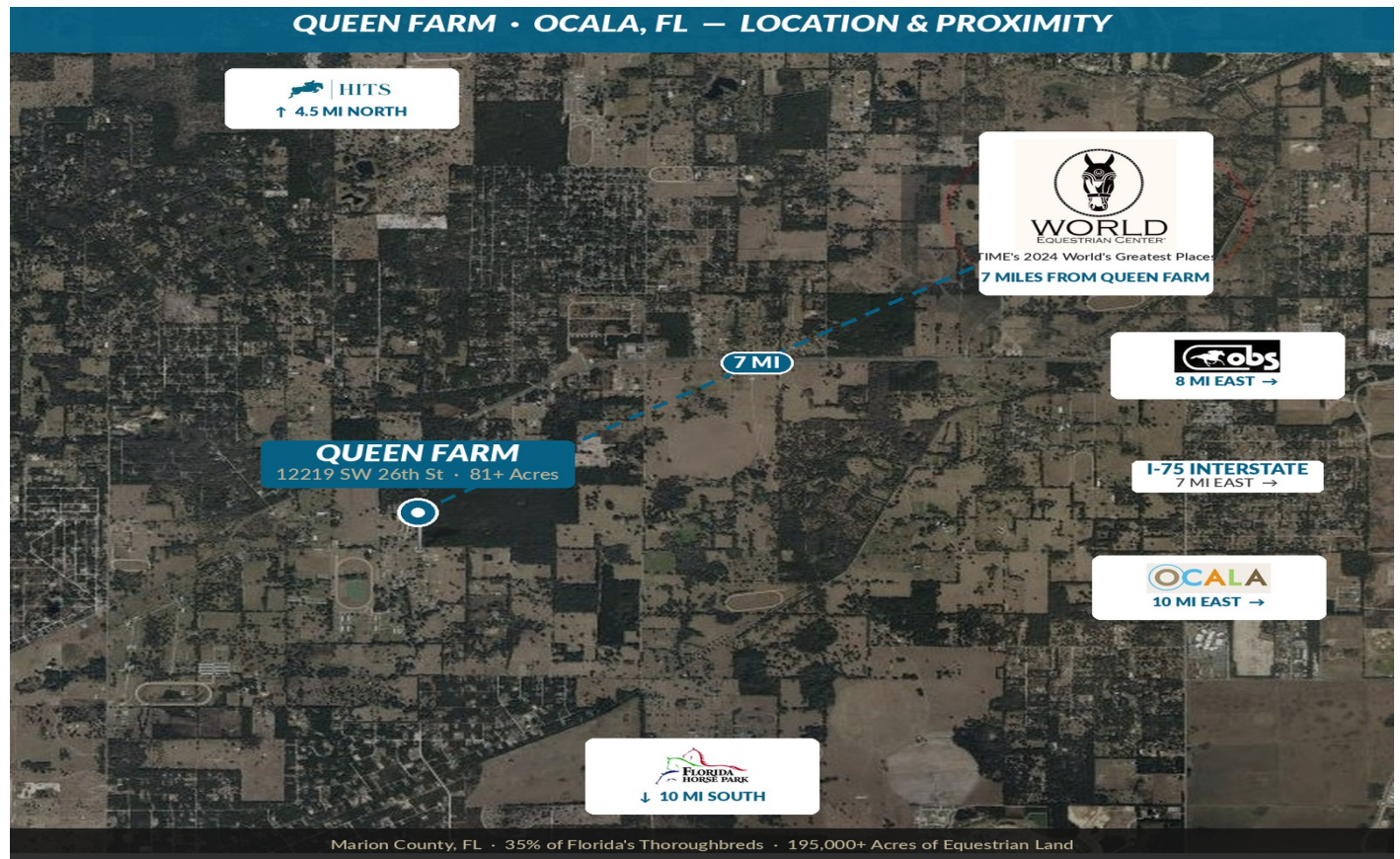
The same soil produced the broader Drama dynasty: Sheer Drama (multiple graded stakes winner, Breeders' Cup runner-up), Riveting Drama, Little Drama, and Queen Drama. The pasture had its address.

THE DRAMA DYNASTY · FOALED AT QUEEN FARM

Big Drama	2007	2010 Eclipse Award Champion Sprinter; 2010 Breeders' Cup Sprint winner
Sheer Drama		Multiple graded stakes winner; Breeders' Cup runner-up
Riveting Drama		Big Drama's dam; productive broodmare
Little Drama		Drama dynasty
Queen Drama		Drama dynasty

After decades of stewardship, the Queen family is now downsizing. For the first time, this parcel is offered to the next steward.

LOCATION & PROXIMITY



Queen Farm is positioned at the heart of Marion County's equestrian corridor. The property's primary value driver — proximity to the World Equestrian Center — is supported by adjacency to the broader equestrian infrastructure including OBS Sales, HITS Ocala, Florida Horse Park, and the Ocala International Airport. I-75 access is 7 miles east, providing fast connectivity to Gainesville (45 min north), Tampa (90 min south), and Orlando (75 min east).

MARION COUNTY EQUESTRIAN MARKET

Marion County, Florida is the documented horse capital of the United States. The county is home to 35% of Florida's horses, 46% of its Thoroughbreds, and more than 1,200 horse farms across 195,000+ acres of equestrian land. The county's No. 8 limestone soil – the same calcium-carbonate-rich substrate found at Queen Farm – has produced more Thoroughbred champions than any soil region in North America.

OCALA / MARION COUNTY THOROUGHBRED INDUSTRY

1,200+

HORSE FARMS

195K+

ACRES OF EQUESTRIAN LAND

35%

OF FL'S HORSES

46%

OF FL'S THOROUGHBREDS

The World Equestrian Center – TIME's 2024 World's Greatest Places – has accelerated Marion County's transformation into the premier global equestrian destination. WEC-adjacent land has commanded premium pricing since the venue's 2021 opening, with sustained demand from international buyers in racing, dressage, and show jumping. Queen Farm's 7-mile proximity places it directly within the WEC trade area while preserving the rural quiet characteristic of Hooper-era Florida horse farms.

AERIAL VIEWS



Aerial views illustrate the operation's scope: paddock layout, barn alignment with the training track, oak canopy throughout the residential area, and the property's integration into the broader Marion County equestrian landscape.

AUCTION TERMS

BIDDING ENDS THURSDAY, JUNE 18, 2026 AT 12:00 NOON ET

Online auction via Next Lot platform · 3-minute auto-extender

FORMAT	Online Auction (Next Lot)
BIDDING OPEN	From \$1,000,000
RESERVE	Confidential
BID INCREMENTS	\$10,000
REGISTRATION DEPOSIT	\$10,000 (refundable to non-winners within 48 hours)
WINNING BUYER DEPOSIT	10% wired by 5:00pm auction day (non-refundable)
BUYER'S PREMIUM	10% added to high bid
CLOSING	Within 30 days; Associates Title Inc., Columbus, OH
PROPERTY CONDITION	As-is, where-is; no contingencies
DEED	General warranty deed at closing
SHOWINGS	By appointment only — Chris Cox, 727-504-0562
TWILIGHT TOURS	Tuesday June 16 & Wednesday June 17 (5:00–7:00pm)

Buyer's agents welcome with qualified, registered bidders. Realtor cooperation per the Realtor Registration Form available with the bidder package. Information herein deemed reliable but not guaranteed; buyers should verify all material information independently prior to bidding.

PROPERTY GALLERY



DUE DILIGENCE MATERIALS

The following due-diligence materials are available to qualified registered bidders upon request, in addition to the public listing on FREA's auction site:

- **Auditor Property Record Card**
Marion County Property Appraiser parcel ID 21172-003-00
- **Realtor Registration Form**
Required for cooperating brokers prior to first showing
- **Sample Purchase Agreement**
Standard FREA auction purchase agreement
- **Land.ID Interactive Property Map**
Layered overlays — soil, parcel, floodplain
- **Soil Report**
Available on request
- **Listing Photos & Drone Imagery**
Full library of MLS and aerial photography
- **Personal Property Inventory**
Tractor, mower, utility vehicles available for additional purchase
- **Twilight Tour RSVP**
June 16 & 17 evenings; advance registration required

DISCLAIMERS & CONFIDENTIALITY

CONFIDENTIALITY STATEMENT

This Offering Memorandum has been prepared by Florida Real Estate Auctions, LLC for the use of qualified prospective purchasers in evaluating Queen Farm at 12219 SW 26th Street, Ocala, FL 34481. By accepting this Memorandum, the recipient agrees that all information contained herein, and any subsequent information furnished, will be held in strict confidence; will not be photocopied or duplicated without express written consent; and will be used solely for the purpose of evaluating this property.

DISCLAIMER

Information contained in the marketing and promotion of this property was obtained from sources deemed reliable. However, neither Florida Real Estate Auctions, LLC, the auctioneer, nor its agents shall be responsible for any errors or omissions in the information provided. Buyers should carefully verify all information and make their own determination as to its accuracy before relying upon it. The property is offered as-is, where-is, with no contingencies. All bidders are responsible for completing their own due diligence prior to the auction. All registered bidders agree to the terms and conditions of the auction as set forth in the Sample Purchase Agreement.

BASIC TERMS

A \$10,000 deposit into the Florida Real Estate Auctions LLC Trust account will be required in order to participate in bidding. All participants who do not win this auction will have their deposit returned within 48 hours of the end of the Auction. A 10% deposit will need to be wired into the Florida Real Estate Auctions LLC Trust account by no later than 5pm on Auction day and will become your non-refundable deposit. The real estate is sold As Is with no contingencies. All showings and/or inspections must be done prior to Auction. Close within 30 days. A 10% buyer's premium will be added to the high bid to obtain the final contract selling price. Short tax proration. Buyer pays all closing costs. General warranty deed given at closing with no liens or back taxes.

BROKERAGE DISCLOSURE

Florida Real Estate Auctions, LLC is a licensed Florida real estate brokerage. Chris Cox is a licensed Florida real estate professional and Florida Auctioneer. Buyer's agents are welcome with qualified, registered bidders per the Realtor Registration Form available with the bidder package.

SOURCE ATTRIBUTIONS

Burial roster source: Thoroughbred Heritage / Barbara Livingston via former farm manager Milt Hendry (tbheritage.com). Big Drama race record: Equibase, Breeders' Cup official records. Susan's Girl career and Eclipse Award history: The Jockey Club, Wikipedia, Ocala Style Magazine. Marion County demographic data: Marion County Property Appraiser, Florida Department of Agriculture.

CONTACT THE LEAD AUCTIONEER

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Going Once. Going Twice.

QUEEN FARM - ONLINE REAL ESTATE AUCTION

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