

DeSoto Grove

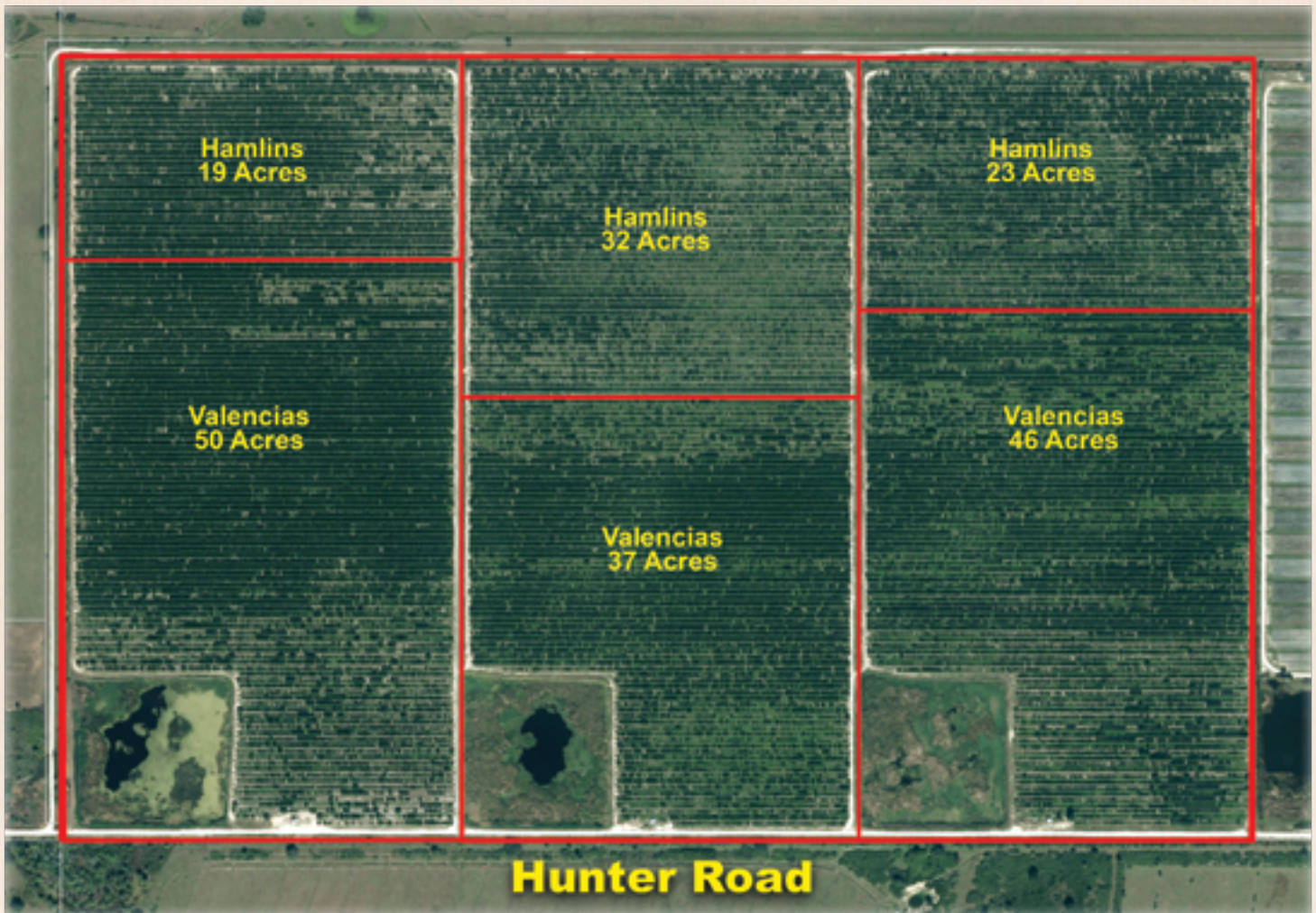
Arcadia, FL • DeSoto County

240 +/- Acres

Includes 207 +/- Net Tree Acres

Hamlin & Valencia Oranges • Healthy Income-producing Citrus Grove!





Parcel IDs:

- 17-39-26-0000-0030-0000
- 17-39-26-0000-0040-0000

GPS: -81.73740, 27.08203

Driving Directions:

- From SR 17 and SR 31 in Arcadia, travel south on SR 31 for 8.8 miles to Pine Island Road
- Turn east on Pine Island Street for 2 miles then south on Pine Island Street for 0.6 miles
- Turn east on Hunter Road and travel 1.3 miles to grove

Showing Instructions: Must be accompanied by agent

14 +/- Miles to Arcadia
13 +/- Miles to US 17

Grove Table			
Variety	Root Stock	Tree Spaces	Set
Oranges, Hamlin	Carrizo	74 Net Tree Acres	8' x 20'
Oranges, Valencia	Carrizo	133 Net Tree Acres	8' x 20'

2015-2016 Boxes / lb Solids		
Variety	Boxes	lb Solids
Oranges, Hamlin	8,026	50,262
Oranges, Valencia	12,615	78,994
Total	20,641	129,256

DeSoto Grove

Arcadia, FL • DeSoto County

Healthy citrus grove with 207 +/- net tree acres on Carrizo root stock; high-density, double-row beds. Income-producing with Hamlin and Valencia Oranges. Sale price does not include 2016/17 crop, but crop is negotiable.

Acreage:

- 240 +/- acres
- Includes 207 +/- net citrus tree acres

Sale Price: \$1,800,000

Price per Acre: \$7,500

County: DeSoto

Site Address: Hunter Road SE, Arcadia, FL 34265

Road Frontage: 0.75 +/- Mile on Hunter Road

Irrigation/Wells: (3) 12-inch, 1,500 FT deep cased 540 to 620 FT

Water Use Permits: SWFWMD 20008287.005

Water Features on Site: (3) Reservoirs, 15.4 +/- acres

Soil Types: Predominately Farmton, Basinger, Valkaria, and Immokalee Fine Sands

Uplands/Wetlands:

- Uplands 225.6 +/- acres
- Wetlands 15.4 +/- acres

Zoning/FLU: Agriculture; 1 dwelling unit per 10 acres

Improvements: Citrus grove, 3 wells, 3 engines/gearheads/turbine pumps

Class of Grove: Healthy/productive

Annual Taxes: \$8,320 (2015)





Saunders
REAL ESTATE

863.648.1528

114 North Tennessee Ave.
3rd Floor
Lakeland, FL 33801

240 +/- Acres Total • 207 +/- Net Tree Acres
Healthy Florida Income-producing Citrus Property
High Density and Double-row Beds

DeSoto Grove
Arcadia, FL • DeSoto County
240 +/- Acres

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