

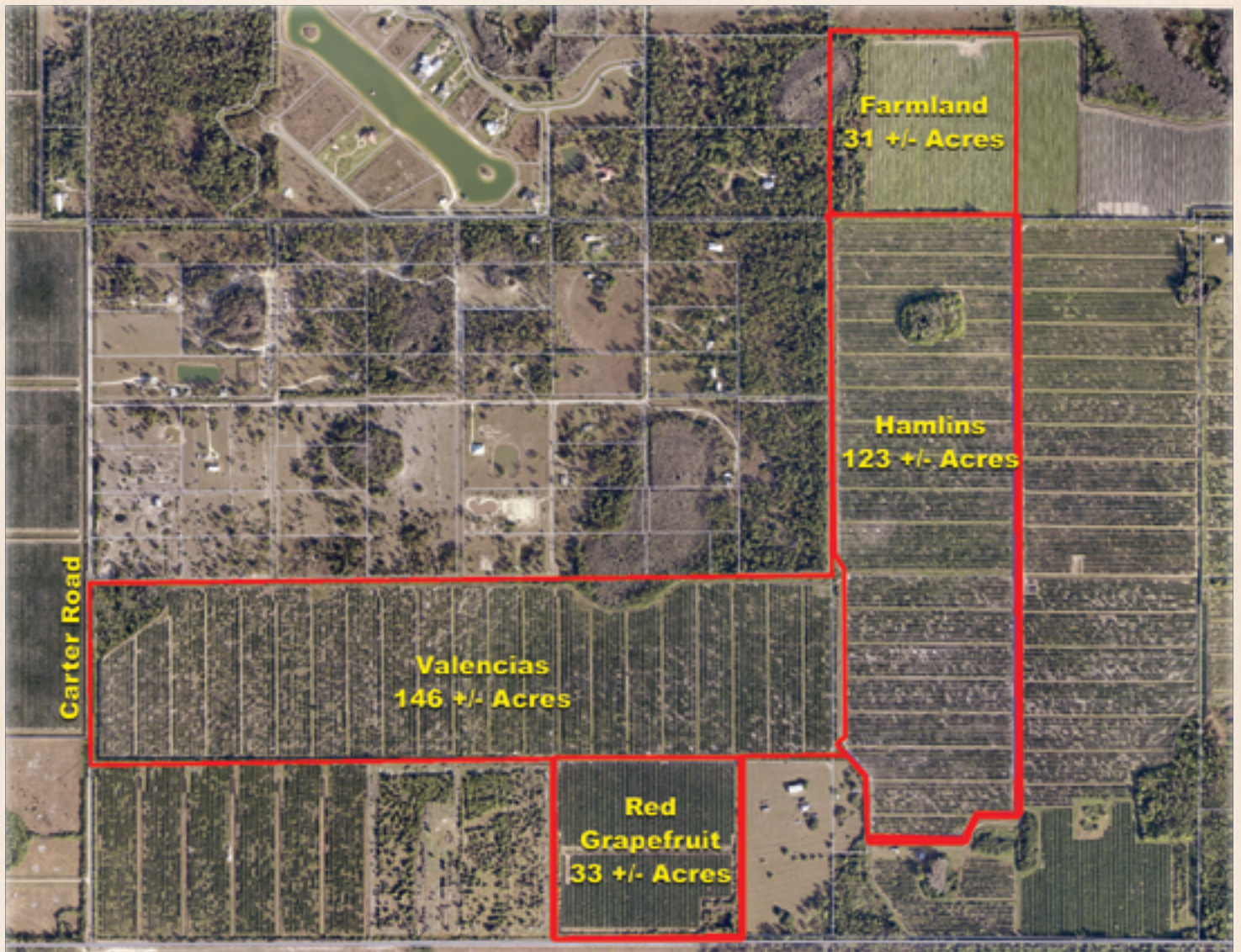
Lee Grove

Estero, FL • Lee County
Citrus Groves & Farmland

373.40 +/- Acres

Includes 31 +/- Net Acres of Tillable Farmland





GPS: -81.60876, 26.42817

Driving Directions:

From I-75 and Corkscrew Road at Estero, travel east on Corkscrew Road 11.7 miles to TPI Road

- Turn south on TPI Road for 1.0 Mile to first limerock road on west side of TPI Road
- Travel west on lime rock road 0.8 miles to property

From SR 29 and SR 82 north of Immokalee, travel west 5.4 miles on SR 82 to CR 850

- Turn South on CR 850 and travel 3.7 miles to Corkscrew Road
- Proceed south and west on Corkscrew Road for 3.4 miles to TPI Road
- Turn South on TPI Road for 1.0 Mile to first limerock road on West side of TPI Road
- Travel west on lime rock road 0.8 miles to property

Lee Grove

Estero, FL • Lee County

Lee grove consists of citrus groves and with 31 +/- net acres of tillable farmland. Sale Price does not include 2016/17 crop, but is negotiable.

Acreage:

- 373.40 +/- Gross Acres
- Includes 31 +/- net acres of tillable farmland

Sale Price: \$2,000,000 *(Sale Price does not include 2016/17 crop, but is negotiable).*

Price per Acre: \$5,356

County: Lee

Site Address: 21601 Carter Road, Estero, FL 33928

Road Frontage: 1,320 +/- feet on Carter Road

Irrigation/Wells:

- 2- 10" X 200' x 1400 GPM Wells Cased to 100 feet
- 1- 6" x 45' x 200 GPM Well Cased to 30 feet
- 1- 6" x 30' x 550 GPM Well Cased to 25 feet
- 1- 6" x 110' x 550 GPM Well Cased to 30 feet
- 1 - 6" x 125' x 750 GPM Well Cased to 30 feet
- 2 - 6" x 45' X 750 GPM Well Cased to 30 feet

Water Use Permits: SFWMD 36-07002-W

Soil Types: Predominately Immokalee Sand and Myakka Fine Sand

Uplands/Wetlands:

- Uplands 366 +/- Acres
- Wetlands 7 +/- Acres

Zoning/FLU: AG-2

Class of Grove: Fair

Annual Taxes: \$7,057



Grove Table			
Variety	Root Stock	Tree Spaces	Set
Oranges, Hamlin	Carrizo	123 Net Tree Acres	15 x 25+
Oranges, Valencia	Carrizo	146 Net Tree Acres	15 x 25+
Grapefruit, Red	Swingle	33 Net Tree Acres	15 x 25

2015-2016 Boxes / lb Solids		
Variety	Boxes	lb Solids
Oranges, Hamlin	8,529	54,413
Oranges, Valencia	3,125	18,962
Grapefruit, Red	5,415	25,667
Total	17,069	99,042

Parcel IDs:

- 27462700000020030
- 34462700000010010
- 33462700000020000
- 33462700000012000

Showing Instructions:

Must be accompanied by Brian Beasley or Paul Meador

11 +/- Miles to I-75

13 +/- Miles to Estero & US 41



Saunders
REAL ESTATE

863.648.1528

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

373.40 +/- Gross Acres Total • Includes 31 +/- Acres Farmland
Valencia & Hamlin Oranges • Red Grapefruit • 8 Wells

Lee Grove

Estero, FL • Lee County

Citrus Groves & Farmland

373.40 +/- Acres Includes 31 +/- Net Acres of Tillable Farmland

Coldwell Banker Commercial

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