

ST. JOHNS OAKS - VINEYARD/FARM

109± acres

Putnam County, FL



VINEYARD - CUT FOLIAGE - PEACHES - FARM

Not a blade of grass is out of place! This vineyard and farm has been designed, operated and managed with the utmost of care and with attention to agricultural diversification in mind. If this operation were to change hands today, this property would be fully turn-key. This farm is profitable and has tremendous income potential for the future.

Owner has stated that he would be willing to assist new buyer with management after closing. This arrangement would be based on a management fee for a period of time to be negotiated by seller and buyer. In addition, seller would also consider seller financing. Terms to be negotiated.



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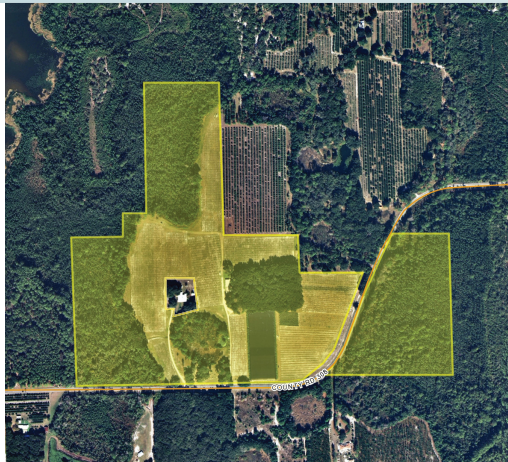
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



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LOCATION

Putnam County, Florida - west of Crescent City on Hwy 308 (approximately 5.5 miles)

SIZE

109± acres

PRICE

\$1,500,000 or \$13,761/acre – BRING OFFERS!
Owner financing available. Submit terms to be negotiated.

ROAD FRONTAGE

3,120± feet on Hwy 308

IRRIGATION

4" well at barn area (elec. 1.5HP submersible pump); 4" well east of shade house. Irrigation is zoned throughout property, controlled by RainBird electronic system; Fertigation system; Electric pump with 5HP submersible.

STRUCTURES/AMENITIES

"Three-in-one" structure with metal barn, pole barn with full kitchen, enclosed metal barn. Add'l structures/amenities: pole barn, dog kennels, walk in-cooler, pond.

DESCRIPTION

Seller open to possibility of providing farm management services post-closing for the new buyer. Current agriculture operations: vineyard, Magnolia cut foliage, fernery, peaches, shade house (berries/peppers). Production numbers coming soon.

PARCEL IDs

20-12-27-0000-0060-0040; 20-12-27-0000-0060-0020;
20-12-27-0000-0060-0000; 20-12-27-0000-0010-0050

Offering subject to errors, omission, prior sale or withdrawal without notice.

LAND FOR SALE

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VINEYARD

- Planted in 2006, 2007 – Approx 22 total acres
- 14± acres of Nobel Grapes
- 8± acres of Carlos
- 10' x 20' sets with single cordon
- 22 grape bins go with sale of property
- Grapes sold/marketed through Lake Ridge Winery
- Irrigated

MAGNOLIA CUT FOLIAGE

- Planted in 2005 and 2006 – Approx 5 total acres
- D.D. Blanchard Magnolia Trees for Cut Foliage (variety)
- 2,500± trees
- Owner looking to plant an additional 1± acre of Magnolia trees (approx. 750 trees)
- Irrigated
- Bunches sold for cut foliage in flower arrangements

FERNERY

- Approx 4 total acres
- Variety: Tree Fern
- Approx 30,000 bunches cut this harvest year
- Shaded by Oak Grove
- Irrigated separately by 4 foot overhead PVC from pond – 4" well with V8 1966 Dodge Engine – runs well

PEACHES

- Approx 4 total acres
- 2± acres of UF Sun variety – Planted in 2009
- 2± acres of UF Beauty variety – Planted in 2011
- 20' x 6' sets
- MicroJet irrigation

SHADE HOUSE

- Currently producing blackberries, blueberries, strawberries and peppers. Has produced landscape plants in past and can produce a large variety of product.
- 30% shade
- Approximately 1 acre in shade house
- Irrigated

STRUCTURES

A "Three-in-One" structure comprised of:

1. 40' x 30' Metal Barn with drive in garage, office space, bathroom and workshop.
2. 60' x 30' Pole Barn – Has three drive in bays for tractors, trucks, and other equipment/purposes. A full kitchen (sink, fridge, stove top, oven, and cooking space) is under this area. Perfect for entertaining.
3. 30' x 18' – Enclosed metal barn – houses supplies and other farm tools/equipment.

ADDITIONAL STRUCTURES/AMENITIES

1. 15' x 40' x 13' covered, drive in/through pole barn for boat/trailer/RV
2. Dog Kennels: 3 chain link fenced bays (water and cover available)
3. Walk-in Cooler: placed on property to harvest peaches, blueberries and other perishable goods produced on farm
4. Small pond

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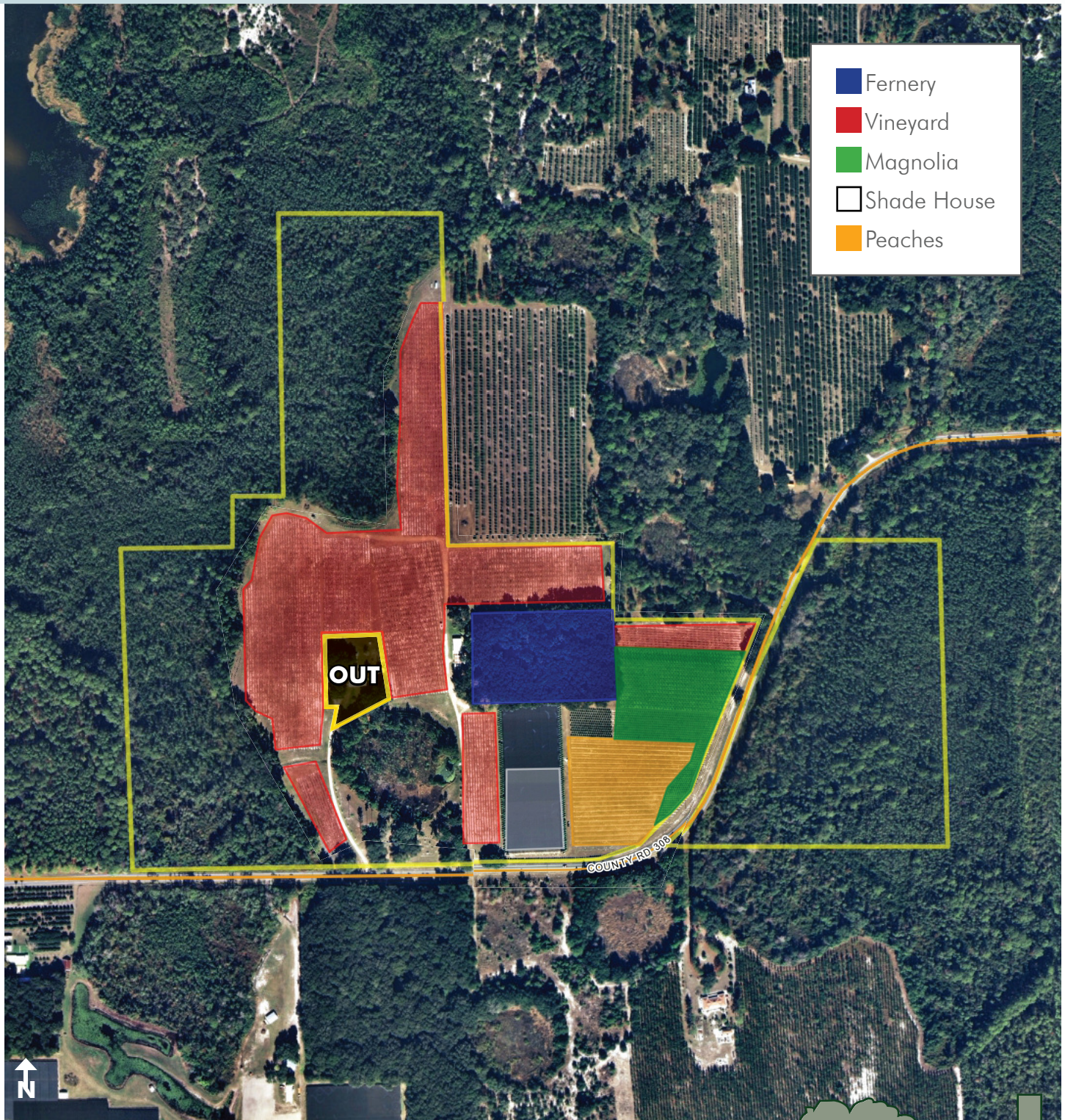
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PROPERTY MAP

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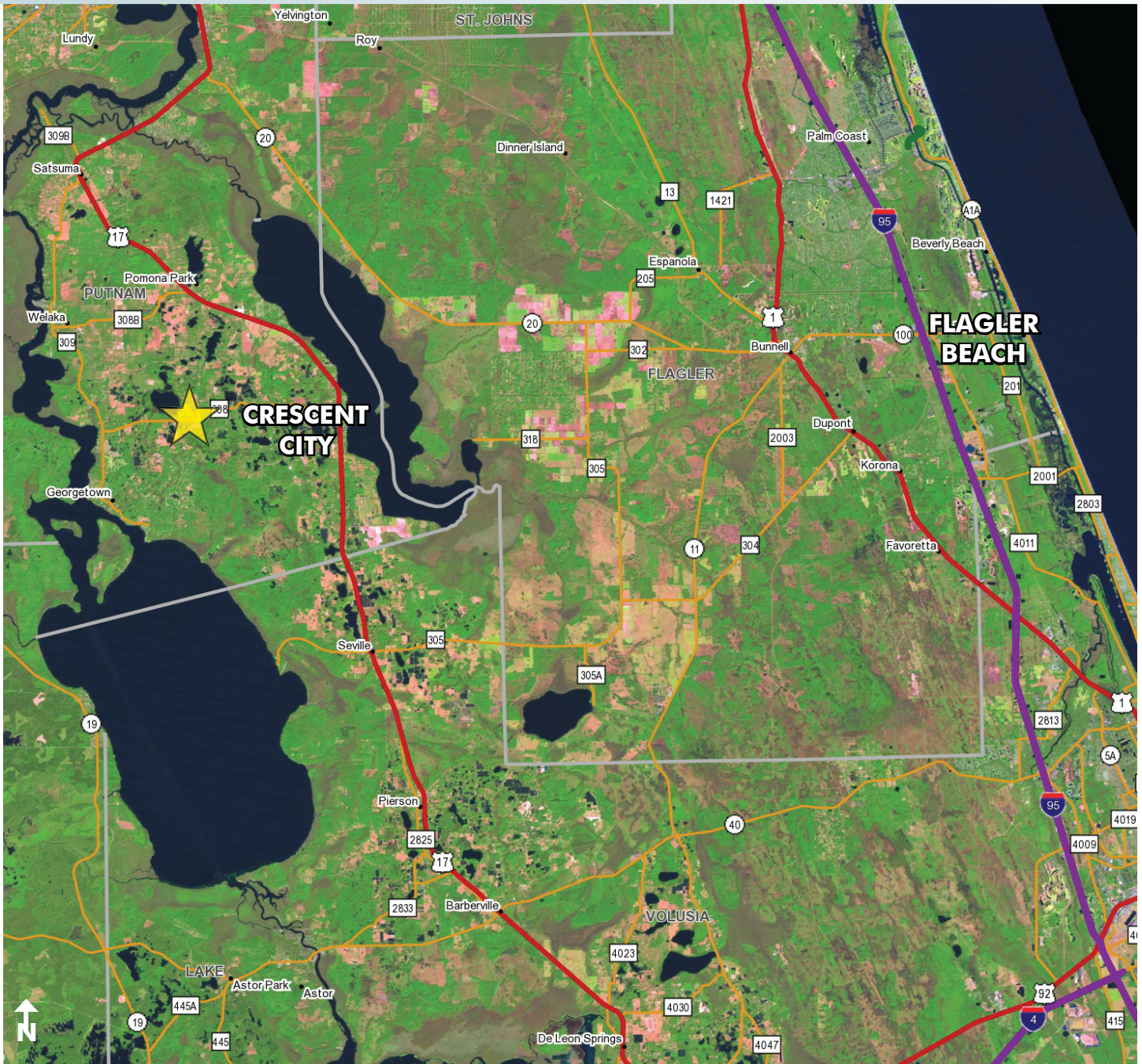
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LOCATION MAP

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