

DIAMOND Z RANCH

1,422 +/- Acres

Myakka City, Florida • Manatee County

Farm Property

Located in East Manatee County

Just Minutes to I-75



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S.T.R.: Section(s) 1, 2, 11 & 12, Township 37, Range 21

ID/APN #: 2396.0006/9, 2392.0000/9, 2346.0000/5, 2350.0000/7

Important Note:

The Diamond Z is an on-going farming operation and for safety reasons is shown by appointment only.

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Property Details

\$7,820,000 • \$5,500 per acre

Property Description: The Diamond Z Ranch is an on-going farming operation located near the community of Myakka City in eastern Manatee County. The farm is currently permitted for growing spring and fall tomatoes, strawberries and potatoes. Included in the 1,023 net acres of irrigated farmland is 200 acres which is an irrigated tree farm growing oaks and palms. The Diamond Z is owned by a 3rd generation farming family and this type of property does not come up for sale often.

Total Acreage: 1,422 +/- acres

- 1,023 +/- net acres of irrigated farmland includes 200 +/- acres as an irrigated nursery (oaks & palm trees)
- 150 +/- acres of uplands pastureland suitable to be converted to farmland
- 249 +/- acres of low/depressional areas

Property Address: 37801 Clay Gully Road, Myakka City, FL 34251, Manatee County

Nearest Intersection: Clay Gully Road and MJ Road

Current Use: Farmland, tree nursery, cattle grazing

Zoning: Agriculture (A), allows 1 dwelling unit per 5 acres

Future Land Use Map Designation: Agriculture-Rural (AG-R)

Uses: Farmland, Nursery (Tree Farm), Cattle grazing

Permitted Uses:

- 120.9 acres Spring Tomatoes
- 129.9 acres Strawberries
- 453.2 acres Potatoes
- 120.9 acres Fall Tomatoes

Road Frontage: The farm has approximately 1.5 miles of road frontage along the northern right of way for Clay Gully Road. Clay Gully is a county maintained paved road

Soil Types: Primarily Myakka Fine Sand, 0 to 2 percent slopes

Grass Types: Bahia

Land Cover: Farmland

Fencing: Fenced & cross fenced

Uplands/Wetlands: 82.5% Uplands soils & 17.5% low/depressional areas

Natural/Man-made Water on Site: Two ponds with pump stations to irrigate the tree farm. The tree farm utilizes a computerized irrigation system which operates two electric pumps.

Water Provided by: Three 10" wells with diesel power units. Existing permits for two additional farm wells proposed 10" & 12" wells.

Water Use Permit:

- Average GPD 1,338,600
- Peak GPD 2,902,600
- Maximum GPD 18,720,000

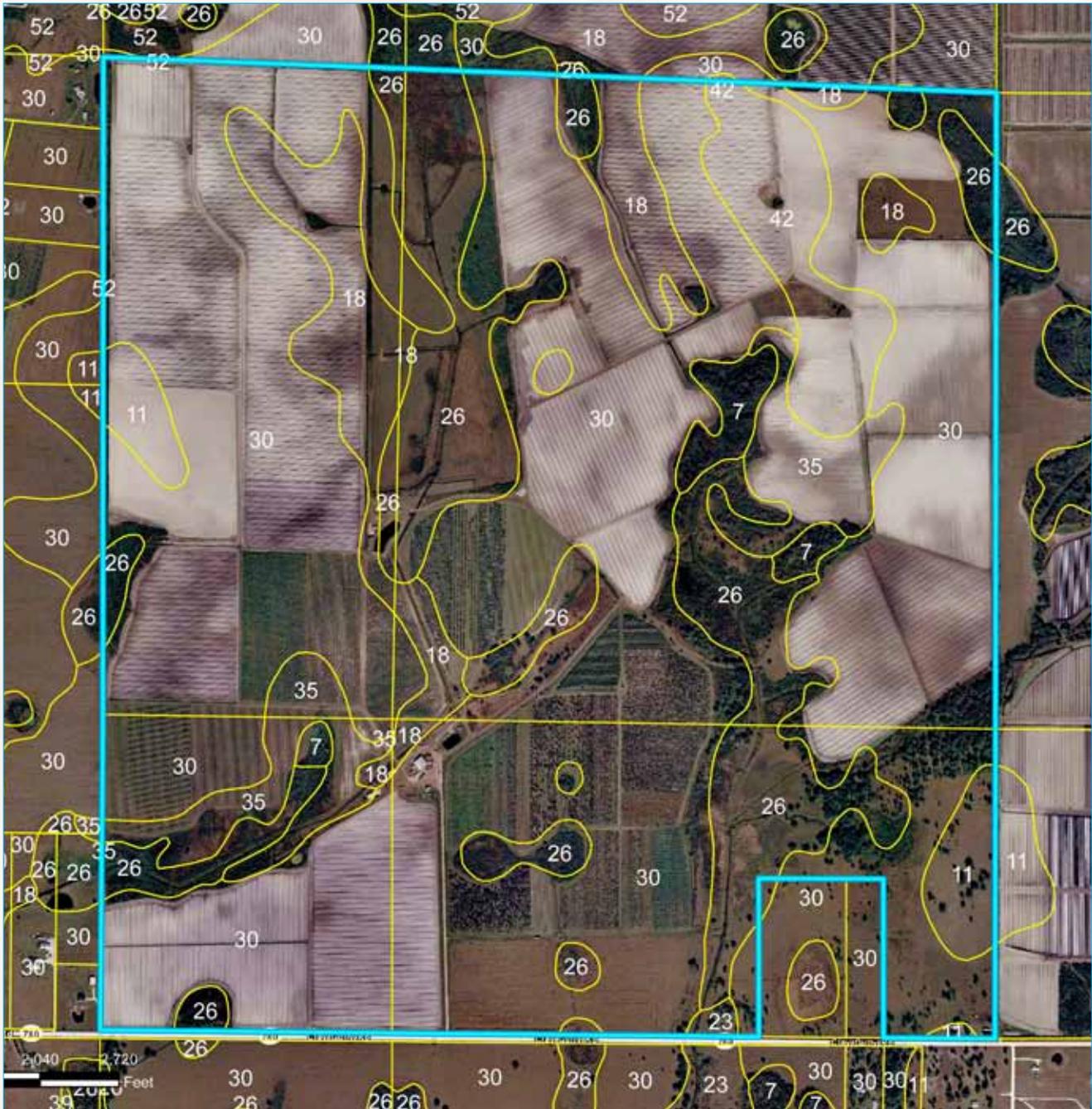
Utilities Provided by: Electricity and telephone services available

Buildings: Packing shed, pre-engineered steel building, open sides, 75 ft x 100 ft equipment barn, mobile home, single family house



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Soils

| SOIL | ACRES |
|------------------------------------|-------|
| 30 MYAKKA FINE SAND | 942.0 |
| 26 FLORIDANA, IMMOKALEE, OKEELANTA | 215.9 |
| 18 DELRAY POMONA COMPLEX | 94.91 |
| 35 ONA FINE SAND | 65.04 |
| 42 POMELLO FINE SAND | 50.97 |
| 11 CASSIA FINE SAND | 30.68 |
| 7 CANOVA, ANCLOTE, OKEELANTA | 18.4 |
| 23 FELDA PALMETTO COMPLEX | 2.38 |
| 52 WAVELAND FINE SAND | 0.04 |

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Topography
5 Foot Contours

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Location Maps

Driving Directions:

- From Bradenton on I-75, exit on SR 70
- Go east on SR 70 for approximately 20 miles to Myakka City
- Continue east on SR 70, crossing the Myakka River, to MJ Road
- Turn right and go north on MJ Road for approximately 5.9 miles where MJ Road terminates at Clay Gully Road
- Turn left on Clay Gully Road and go east approximately 1 mile to the southwest corner of the property



3,000 ft. Grass Airstrip

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