



*Productive Citrus Grove
Excellent Investment*



*Grove was
planted in
1990-91*



*Tenant House
Pole Barn*



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*New Price
Will Divide*

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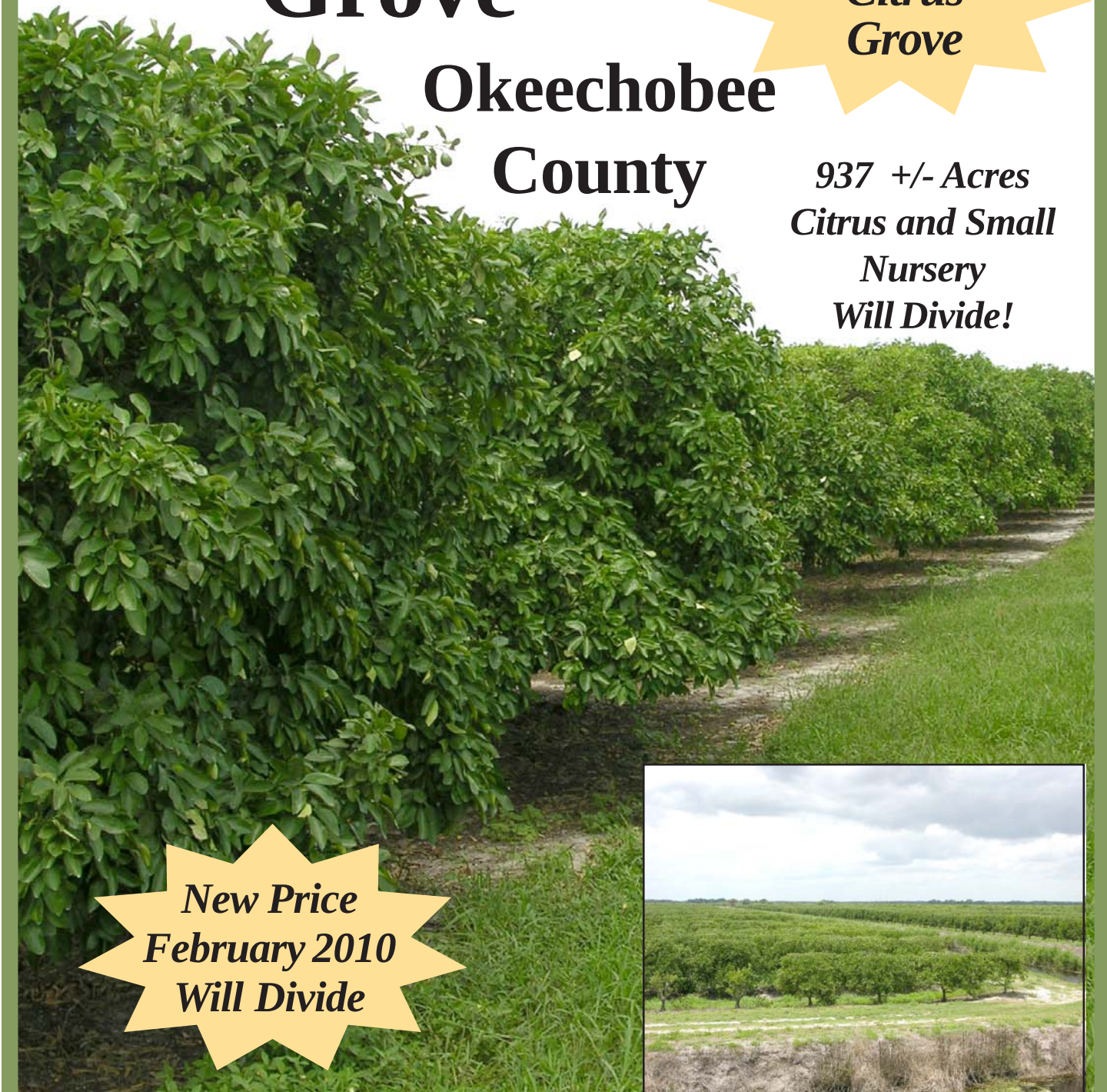
*937 +/- Acres
Citrus and Nursery
Will Divide!
Okeechobee County*

Grassy Island Grove

Okeechobee County

*Productive
Citrus
Grove*

*937 +/- Acres
Citrus and Small
Nursery
Will Divide!*



*New Price
February 2010
Will Divide*

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SAUNDERS
REAL ESTATE

Grassy Island Grove, Ft. Drum • Okeechobee County

**Will
Divide**

Acres: 937 +/- Total Acres - Will Divide
555 acres Citrus Trees
68 acres Ornamental Nursery
314 acres Roads, Canals, Reservoirs,
Hammocks

Price: ~~\$10,000~~ per acre
NEW PRICE: \$6,800 per acre

Location:
1000 N 272 Street
Ft. Drum, FL 34974; Okeechobee County

Nearest Intersection:
US 441 and SR 68

Current Use:
Agriculture

Future Use:
Agriculture; 1 unit to 10 acres

Water:
Wells

Natural/Man-made Water:
Reservoirs and canals

Uplands/Wetlands:
700 +/- acres uplands

Road Frontage:
N. 272 Street

STR #:
S 15, 22,27, 28, 33, 34; T 34; R 36

Property Description:
Citrus Grove, Reservoirs, Hammocks

Irrigation:
Ven-Mar Design
Microjet - one per tree
Surface water source
Six irrigation systems
Power - diesel, PTO, Electric

Utilities:
FPL - 3 Phase Power

Improvements:
Tenant house (25' x 45')
Pole Barn (30' x 40')

Water Use Permit/Surface Water Permit:
47-00023-W and 47-00236-S

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Grove was planted in
1990 and 1991

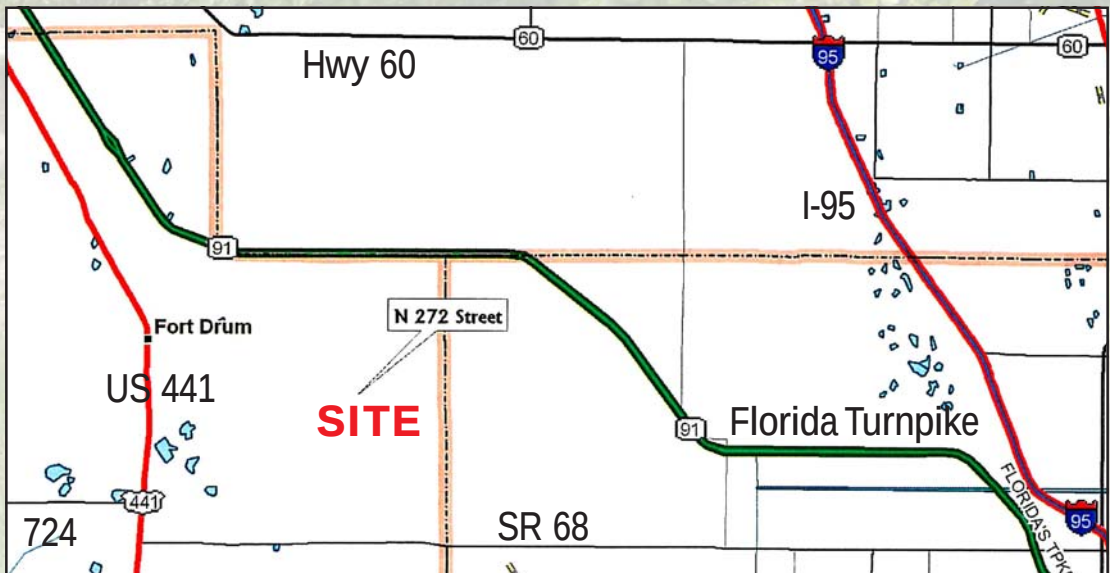
Member of Grassy Island
Owners Association



PRODUCTION INFORMATION

Modern 2-Row Bed Design with Microjet Irrigation - Average Spacing is 15' x 23'

VARIETY	2005/06	2006/07	2007/08	EST (BRB)
	BOXES	BOXES	BOXES	2008/09 BOXES
FLAME GFT (131 ac)	14,742	41,733	30,414	40,000
per Acre	113	319	232	305
MINNEOLA (32 ac)	405	1,339	1,000	1,300
per Acre	13	42	31	41
NAVEL (78 ac)	11,233	12,854	25,533	25,000
per Acre	144	165	328	321
O.TANGELO (0.7 ac)	147	36	207	200
per Acre	210	51	296	286
SUNBURST (11 ac)	972	252	1,467	1,400
per Acre	85	22	129	123
VALENCIA (176 ac)	30,533	45,716	38,900	45,000
per Acre	173	259	221	255
W. GFT (126 ac)	27,570	55,026	58,804	58,000
per Acre	219	437	467	461
ALL VARIETIES (555 ac)	85,602	156,956	156,325	170,900
per Acre	154	283	282	308



To get to Ft. Drum US 441/ NE 304th St:
From Ft. Pierce - Proceed West on SR 68 to US 441. Proceed North on US 441 for 5.1 miles
From Yee Haw Junction US 441/SR 60/Florida Turnpike - Go South on US 441 for 13.8 miles.
From Okeechobee US 441 and SR 70 - Proceed North on US 441 for 19.5 miles.

From Ft. Drum at US 441 and NE 304th St (also C-15-C). Turn East on NE 304th St. Proceed 1.9 miles to Hilolo Road. Turn South on Hilolo and proceed 1.0 miles to N272 Street (also Evans Road). Turn East on N272 Street and proceed 2.8 miles to gate

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