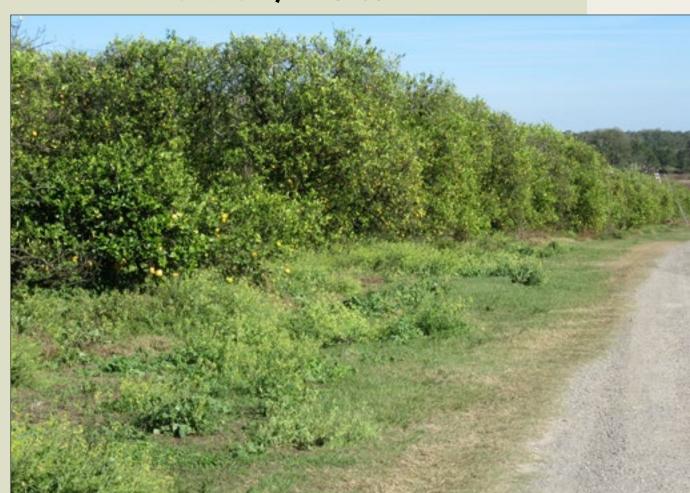


Dade City Citrus Grove & Nursery
Dade City, FL • Pasco County
54.78 +/- Acres







SREland.com/DadeGrove

For growers, this is a great opportunity for a turnkey operation. Suited for citrus growers, blueberry growers, ornamental/fruit/blueberry nursery growers, and farmers. The site is also perfect for an acreage estate home.

The property features five greenhouses, screenhouse, field nursery area, and beautiful rolling topography with elevations from 140' to 90'.

The property is contiguous to the SWFWMD Conservation Easements to the east.

Acreage: 54.78 +/- acres Will divide! Pease inquire!

Sale Price: \$1,550,000 Price per Acre: \$28,295

County: Pasco

Site Address: 10548 Singletary Road, Dade City, FL 33525

Road Frontage:

1,600 +/- feet on Singletary Road Unpaved - county maintained road Wells: (3) wells (see well schedule)

Water Use Permits: SWFWMD #20008984

Fencing: All fenced with field fence and barbed wire Soil Types: Lake Sand, 0 to 5 Percent Slopes, 44 acres; Candler Fine Sand, 5 to 8 Percent Slopes, 7 acres; Zolfo Fine

Sand, 4 Acres

Uplands/Wetlands: 100% uplands

Class of Grove: Producing grove and young grove (See

Attached Table)

Zoning: AC Agriculture One Dwelling Unit per 10 Acres

Future Land Use: AG/R Agriculture Rural

Improvements: Pole barns, office, greenhouses,

screenhouse (see tables)

Income Features: Producing orange grove and citrus

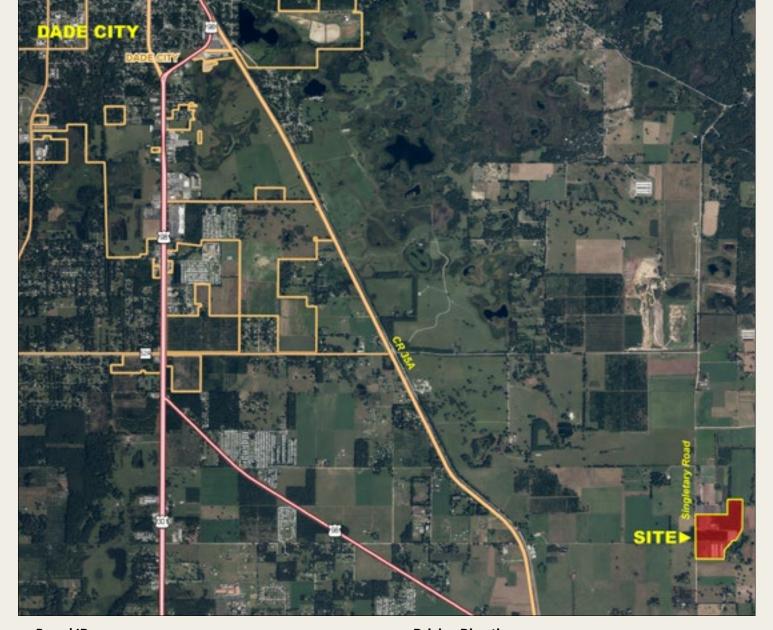
nursery

Structures: See tables Annual Taxes: \$6,872

Ideal Site for Citrus, Blueberry, Ornamental, Fruit, and Nursery Growers; and Farmers

Beautiful Rolling Topography Makes this a Perfect Site for an Acreage Estate Home





Parcel IDs:

17-25-22-0000-00100-0050 17-25-22-0000-00100-0060

GPS: Long/Lat 82.13043/28.31159

Showing Instructions:

- Advanced notice required due to guard dogs on property
- All visitors must be accompanied by listing agent



Driving Directions:

From US 98 and I-4 in Lakeland, drive north on us 98 approximately 19.2 Miles to Janmar Road

- Turn north onto Janmar Road for 0.6 mile to Messick Road
- Turn east onto Messick Road for 0.5 mile to Singletary Road
- Turn north onto Singletary Road for 0.6 mile to entrance

From US 98 and US 301 in Dade City, drive south on US 98 approximately 3.6 Miles to Janmar Road

- Turn north onto Janmar Road for 0.6 mile to Messick Road
- Turn east onto Messich Road for 0.5 miles to Singletary Road
- Turn north onto Singletary Road for 0.6 mile to entrance

6 +/- Miles to Dade City 20 +/- Miles to I-4

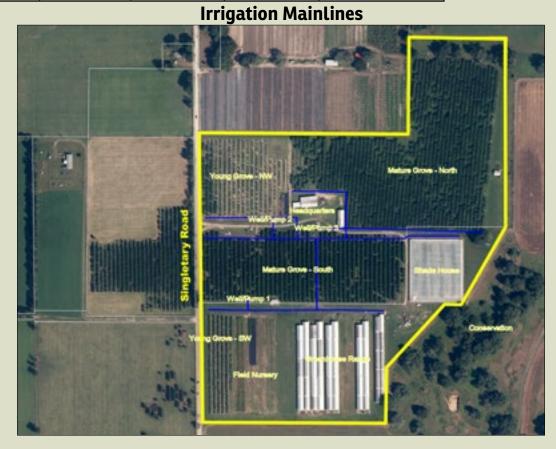
Well Schedule

Well #1	Well # 2	Well #3	Well #4				
District Number	1	2	3	4			
Location	NE of GH	Hdqtrs East	Hdqtrs West	N of GH			
Diameter (in)	10	10	12	4			
Depth/Cased (ft)	520/136	375/135	530/140	300			
Use	Irr Grove	Irr Grove	Irr Grove	Barn, Office			
Avg GPD	46,440	1,600	8,035	100 GPM			
Peak Month GPD	222,290	13,170	8,035				
Crop Protect GPD	2,500,000	92,400	N/A				
Engine	6-cyl Deutz	6-cyl Deutz	6-cyl Deutz	Elect Subm			
Tubo Charged	Yes	Yes	Yes				
Cooling	Air-Cooled	Air-Cooled	Air-Cooled				
Gearhead	Amarillo	Amarillo	Amarillo				
Pump	Turbine	Turbine	Turbine	Submerse			
Pump Brand	Goulds	Goulds	Goulds	300 Gal Press.			
Pump Lube	Water	Water	Water				
Filters	Screen	Screen	Screen				
Fuel	Diesel	Diesel	Diesel	Electric			
Fuel Tank	500 Gal Skid	500 Gal Skid	500 Gal Skid				
Roof	Galv Metal	Galv Metal	Galv Metal	None			
Construction	Wood Frame	Wood Frame	Wood Frame				
Floor	Concrete	Concrete	Concrete				
Size	14' x 16'	15' x 16'	13' x 25'				
Irrigation System	15 GPH Jets	15 GPH Jets	15 GPH Jets	incl. Hose Bibs			

Southwest Florida Water Management District

- Permit # 20 008984
- Expires 7/17/2028
- Acres Total 55
- Average GPD 56,075
- Peak GPD 243,495
- Max GPD 2,592,400

All irrigation systems and wells are interconnected for emergency back up.



Grove Production Table - Mature Acres - 25.1							
Variety	Hamlins	Hamlins	Hamlins	Hamlins			
Year	2017/18 Est	2016/17	2015/16	2014/15			
Boxes	5,000	4,000	3,100	6,000			
Boxes per Acre	199	159	124	239			
Solids per Box 5.0 5.0 5.0				5.0			
Total Solids 25,000 20,000 15,500 30,00							
Note: Heavy Topping and Hedging Affect on 2015/16 Crop							











Land Table	Acres	Scion	Root Stock	Plant Date	Spacing Rows Ft	Spacing In Line Ft	Irrigation
Mature Grove - North	15.5	Hamlin	Swingle	1988	20.0	10.0	15 GPH Micro Sprinklers
Mature Grove - South	9.6	Hamlin	Swingle	2001	24.0	12.0	15 GPH Micro Sprinklers
Young Grove - SW	1.6	See Notes*	Swingle	2012	23.0	10.0	15 GPH Micro Sprinklers
Field Nursery	2.9	Open Field			15.0	5.0	50x40 Gear Drive 5' Risers
Greenhouse Range	6.5						
Shade House Range	3.0						
Headquarters Area	1.6						
Roads, Open, Margins	14.3						
ALL	55.0						

*Notes - These are Salad Trees - Mostly Red Grapefruit, Minneola Tangelo, Navel, Valencia and Lemons

- Maxi-Jets Micro Sprinklers
- Toro Gear Drive Sprinklers

Block Map



Support Buildings							
Location	Hdqtrs	Hdqtrs	Hdqtrs	Hdqtrs	Hdqtrs	NE	GH Support
Description	Pole barn 1	Pole barn 2	Office Bld	Wash Rack	Wash Rack	Old Bld	Break room
Use #1	Equipment	Equipment	3 Offices	Wash Equip	Wash Equip	Storage	Employees
Use #2	Shop Maint.	Storage	Bathroom	Mainten.	Mainten.	Poor Condit.	Storage
Construction	Post/Frame	Post/Frame	Wood Frame	Concrete	Concrete	Wood Frame	Wood Frame
Roof	Galv Metal	Galv Metal	Galv Metal			Galv Metal	Galv Metal
High Clear (ft)	11	8.5	8.5				
Length	86	61	32	41	29	30	39
Width	56	35	38	16	20	24	21
Square Feet	4,816	2,135	1,216	656	580	720	819
Bays	7	6	Common Area				
Floor	Concrete	Dirt	Concrete	Concrete	Concrete	Wood	Concrete
Power*	Single Phase	Single Phase	Single Phase				Single Phase
Roof Constr.	Rafters	Trusses	Trusses			Trusses	Trusses/Rafters
Interior			Finished			No Finish	Portion Finished
Exterior			Wood Siding			Lap Siding	Galv Metal
Air Condition			Yes				Yes - Portion

- *Three Phase Power Along Singletary Road Frontage
 Misc. Sanitizing Station Located at Front Entrance
- Build Dates Mostly 1987 2007
- NE Storage Building Built in 1950's as a Church Social Hall. Moved to this Site during the 1980's



















Turnkey Operation! Buildings and Structure in Place

Greenhouse Schedule							
DPI Number	1	2	3	4	5	Combined All	
Brand	Atlas	Atlas	Atlas	Atlas	Atlas		
Cover	Aluminet Screen						
Length	450	450	450	450	450	2,250	
Width	60	60	60	60	50	290	
Square Feet	27,000	27,000	27,000	27,000	22,500	130,500	
GH Entrance							
Length	30	30	30	30	25	145	
Width	20	20	20	20	20	100	
Square Feet	600	600	600	600	500	2,900	
All Sq Feet	27,600	27,600	27,600	27,600	23,000	133,400	
All Acres	0.63	0.63	0.63	0.63	0.53	3.06	

All Greenhouses - Pre-Engineered					
Irrigation	Overhead				
Sprinklers	Wobblers 15' OC				
Power	Single Phase				
Trusses - Galv Metal	12' OC				
Truss Span	30'				
Spans	2				
Post - Galv Metal	12' In-Line In Concrete				
In Ground Irrigation	Drip and Micro Sprinklers				
Sidewall	Skirted, Aluminet Screen				
Pads and Fans	Positive Force Fans in Entry Area of Greenhouses				
Shape	Double Quonset				
Build Date	2006 - 2008				

Post and Cable Screen House Schedule					
Location	Main SE	at Hdqtrs			
Brand Pre-Engineered	Professional Built	Professional Built			
Length	345	41			
Width	290	25			
Square Feet	100,050	1,025			
Acres	2.3				
Post - Wood	6" - 8"	6" - 8"			
Cover	Aluminet	Aluminet			
Sidewalls	Aluminet	Aluminet			
Irrigation	Micro Sprinklers	None			
Use	Growing House	Holding House			















Wells and Irrigation in Place for a **Turnkey Operation**

Income-Producing Grove Fruit Groves Container Nursery Farming Blueberries **Acreage Estate Homesite**



863.648.1528

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

Dade City Citrus Grove & Nursery Dade City, FL • Pasco County

54.78 +/- Acres Will Divide! Turnkey Citrus & Nursery Operation! **Income-Producing Grove**

Ideal Site for Citrus, Blueberry, Ornamental, Fruit, and Nursery Growers • Farmers Beautiful Rolling Topography Makes this a Perfect Site for an Acreage Estate Homesite

SREland.com/DadeGrove





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

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