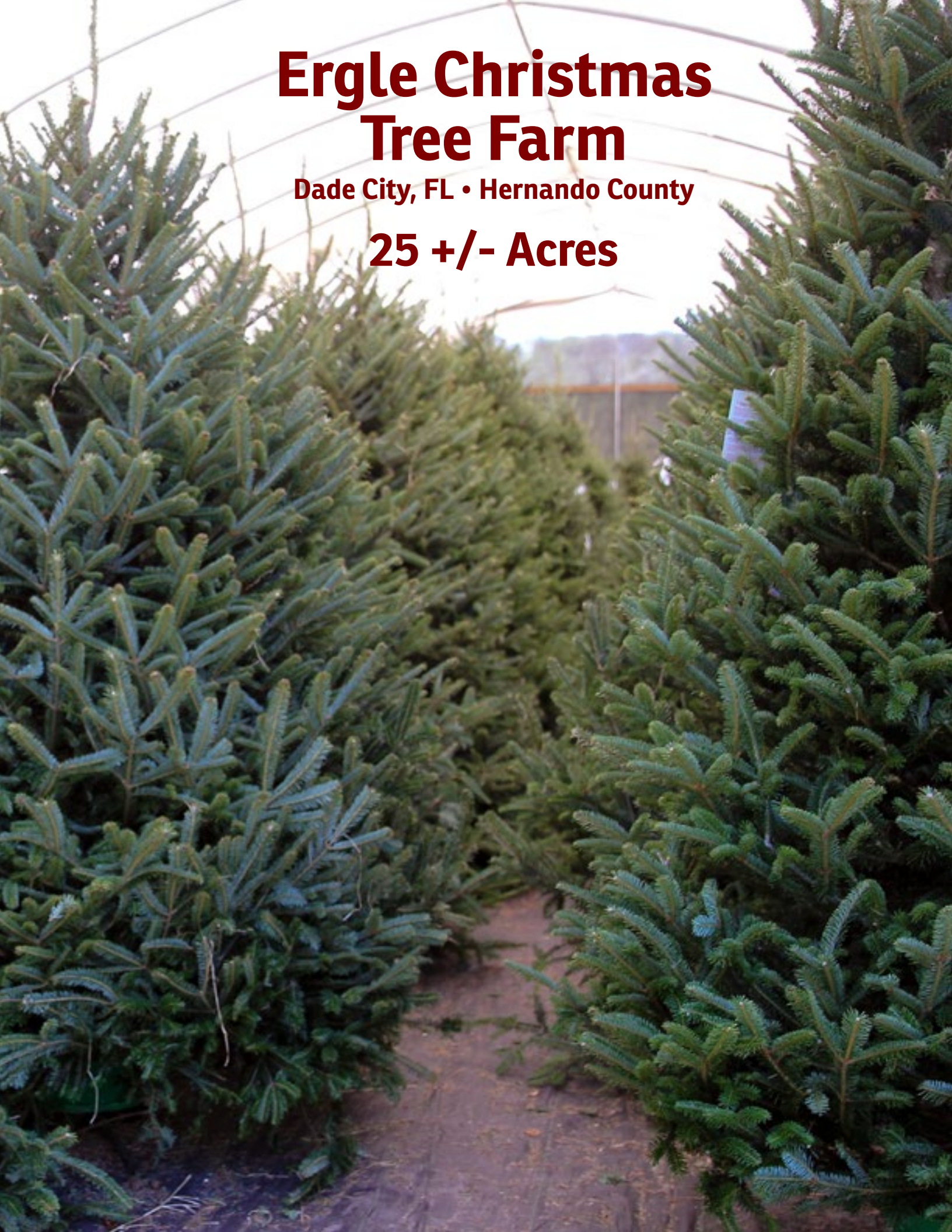


Ergle Christmas Tree Farm

Dade City, FL • Hernando County

25 +/- Acres





Ergle Christmas Tree Farm

Dade City, FL • Hernando County

For almost 30 years, Ergle Christmas Tree Farm has been a holiday tradition for Central Florida families.

Ergle Christmas Tree Farm offers a variety of fresh trees (cut your own, potted, and pre-cut), fresh wreaths, and Christmas Cactus. Work goes on year-round to provide the most beautiful fresh trees at the best price. The "choose & cut" varieties include Cedar, Sand Pine, and Carolina Sapphire.

The farm is proud to have been invited numerous times over the past thirty years to present the Governors' Christmas Tree on behalf of the Florida Christmas Tree Association.

The farm is a fun experience for the entire family with seasonal Christmas trees, wreaths, Christmas Train, pumpkin patch, and berries; such as strawberries, blueberries, and blackberries.

And don't forget the concession stand with yummy snacks and to visit the barnyard animals with the kids!

Seasonal Offerings:

- Christmas Trees
- Wreaths
- Santa's Workshop with Decorations
- Christmas Cactus Plants
- Christmas Train for the Kids
- Pumpkin Patch
- U-pick Berries
- Farm Animals
- Concession Stand for Snacks
- Fruit and Vegetable Stand
- And more!

You Can Purchase the Complete Business Package Branded Well-Known Name, Website, Mailing Lists, Equipment, Inventory



www.SREland.com/Christmas



Ergle Christmas Tree Farm

Dade City, FL • Hernando County

You are Purchasing a Turnkey, Exceptional Business that Offers 30 Years of Loyal Customers and Successful Branding!

Everything is in place for a turnkey business. The Ergle website (www.ErgleTrees.com) and the proprietary mailing list of over 7,000 loyal customers that has been accumulated over the last 30 years of business is included in the sale.

Most importantly, you retain the strong, loyal customer base that is in place for the new owner. The business name, Ergle Christmas Tree Farm is a high-value feature of the sale and is included.

All farm infrastructure, equipment, inventory, homes, barns, irrigation systems, and more...sets you up for business with minimal start-up time!

Acreage: 25 +/- acres includes:

- 12 +/- acres of Florida Christmas trees
- 6 +/- acres of blueberry fields

Sale Price: \$1,395,000

County: Hernando

Site Address: 3325 Treiman Blvd., Dade City, FL 33523

Road Frontage:

- 765 +/- FT on Treiman Blvd./US 301
- 1386 +/- FT on Johnny B Road

Irrigation: Low volume sprinklers and overhead for frost and freeze protection

Wells: 4 wells; each 4-inch well with 5 HP Submersible Electric Pumps

Utilities: Electric

Fencing: Frontage on Treiman Blvd./US 301 is fenced

Soil Types: Predominately Candler Fine Sand

Wetlands/Uplands:

- 25 +/- acres uplands

FLU/Zoning: AGR

Current Use: Christmas tree business, blueberry farm, and pumpkin patch

Income: Financial documents can be disclosed after confidentiality agreement is signed

Taxes: \$7568.01 (2016)

Equipment in the Sale: Small tractor, sprayers, Christmas Train Structures:

- 4,530 SF Executive Custom-built Home, 4BR/4BA
- 15,000 SF metal hoop shade house
- Stacker Growing System (30K containers), fertigation system
- 6 single-wide mobile homes with septic and wells
- Pole barn with animal pen
- Large barn for pumpkin patch
- Farm stand
- 1,300 SF home built in the 50s with septic and well

Income Features: Christmas trees, pumpkins, blueberries, Stacker System fruits or veggies



4,530 SF Executive Custom-built Home

4 bedrooms, 4 baths, 10-FT ceilings, tile floors, fireplaces, upstairs bonus room, large screened pool and deck.



Ergle Christmas Tree Farm

Dade City, FL • Hernando County



Parcel IDs:

- R42321140000001600000, 1600020, 2200000, 1500000, 0900000, 1100000
- R1232114102000000570, 560, 550, 540.

GPS: 28.483473, -82.176645

Driving Directions:

- **From Dade City**, take US 301/98 North (Treiman Blvd.) for 8.5 miles and farm is on the west side of the US 301
- **From I-75**, take US 98/SR 50 and go east to US 301, turn south and go 2 miles - the farm is on the west side of US 301

Showing Instructions:

By appointment only with listing agent

**Ergle Christmas Tree Farm
Business Website**
www.ErgleTrees.com

Successful 30-year income-producing, turnkey Christmas tree and blueberry farm business that includes a beautiful executive home overlooking the farm.

Ergle Christmas Tree Farm is renowned for furnishing a Christmas tree for the Florida Governors Mansion for many Christmases.

The sale includes all you need to continue this legacy and popular farm.



This is a Christmas Tree Farm.
Feel Free to Breathe Deeply!

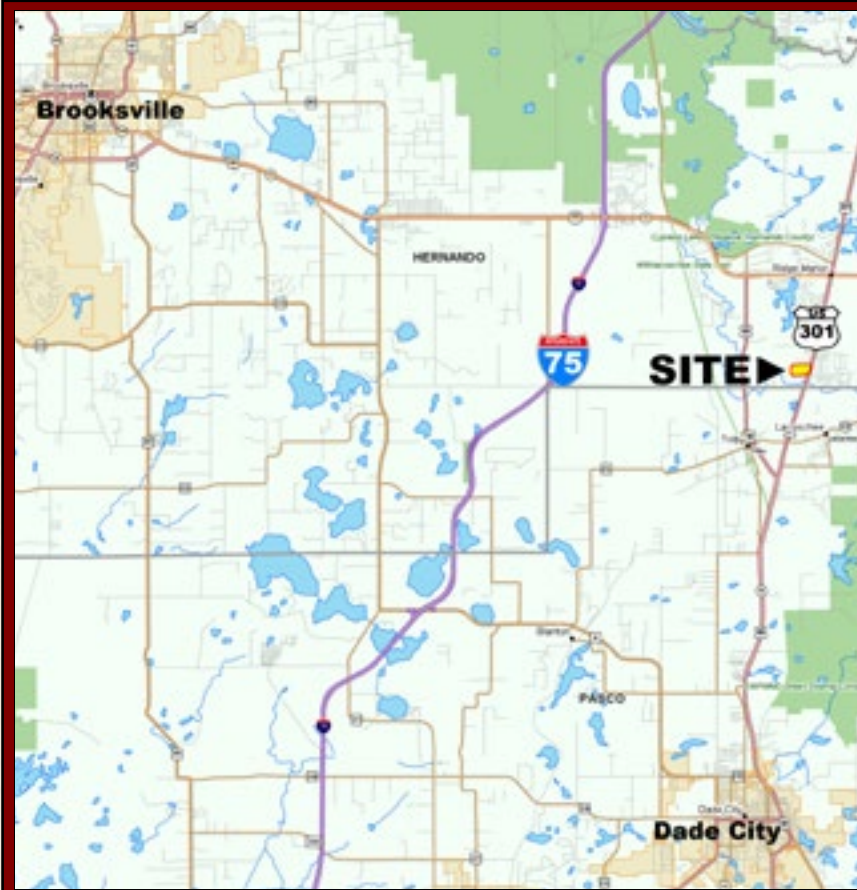
Use a Natural Tree Every Christmas So This Plantation Can Keep on Making Clean Air!

Great Location!
Only 6 +/- Miles from I-75
9 +/- Miles North of Dade City

www.SREland.com/Christmas

Ergle Christmas Tree Farm

Dade City, FL • Hernando County



Turnkey, Fun, Happy Business!

Keep 30-years of Loyal Customers

Renowned Fun Family Experience

Christmas Trees, Santa's Workshop, Wreaths, Christmas Train,
Pumpkin Patch, Blueberries, Barnyard Animal Farm, and More!

Purchase the Whole Business Package

Branded Well-Known Name, Website, Mailing Lists, Equipment, Inventory

Easy Access to Business from I-75 or US 301!



LAKELAND OFFICE
114 N. Tennessee Ave., 3rd Fl
Lakeland, FL 33801
863.648.1528 - Main Office

www.SREland.com

HIGH SPRINGS OFFICE
P.O. Box 809 (32655)
18622 NW US 441
High Springs, FL 32643

Carson Futch
Associate Broker
863.216.5913
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www.SREland.com/Christmas

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