



Fischbach
Land Company

**Gentlemen's Ranch
& Blueberry Farm**

Duette, FL

152 +/- Acres

FischbachLandCompany.com/Duette152

510 Vonderburg Dr., Suite 302, Brandon, FL 33511

813-540-1000

Gentlemen's Ranch & Blueberry Farm, Duette, FL

*Experience total serenity and wide open spaces surrounded by
hundreds of acres of farmland and pasture!*

Enjoy the scenic view from the wraparound porch of the charming 5 BR/2BA farmhouse.

This desirable ranch of 152 +/- acres of high and dry land, located in north Manatee County, offers multiple possibilities for recreation and/or income generation. There are 18 +/- net acres of producing blueberry farmland consisting of 50/50 Jewel and Emerald blueberry plants.

A great farmland investment, it features (1) 10-inch well, (1) 5-inch well, and (1) 4-inch well; and a water use permit with 322,000 avg. GPD and 15,510,300 gallons of freeze protection. Property is also permitted for four additional 16-inch wells!

Located just around the corner from Moody Branch Wildlife Preserve and Duette Preserve, the largest in Manatee County!

Property Details

Property Type: Pasture, Cattle Ranch, Producing Farm

Size/Acreage: 152 +/- acres

Sale Price: \$1,596,000

Price per Acre: \$10,500

County: Manatee

Property Address: 30902 Taylor Grade Road, Duette, FL 34219

Nearest Intersection: Taylor Grade Road & 305th Ave E

GPS: 27.609944, -82.223920

Road Frontage: 269 +/- feet on Taylor Grade Road

Water On Site: Small pond

Water Provided By: 3 wells (10-, 5-, and 4-inch wells with permits for 4 additional 16-inch wells)

Soil Types: Predominately Pomello & Waveland fine sands

Grass Types: Improved pasture and Bahia mix

Utilities:

- Septic on site
- Electric by Peace River Electric Cooperative
- Water via 3 existing wells on site

Zoning: A (General Agriculture)

Future Land Use: AG-R (Agricultural/Rural)

Property Uses: Pasture, cattle, retreat, farmland

S-T-R: 08-33-21

Folio/PIN: 123900059, 123900109, 128401007

Property Taxes: \$5,400

Site Improvements:

- 1994 single family home, 2,660 SF heated, 5 BR/2 BA
- Equipment Barn
- Pole barn
- Mobile home

18 +/- Acres Blueberry Crops
134 +/- Acres Pasture, Cattle Ranch
Close to Conservation Lands
Recreation, Income Potential



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50/50 Jewel and Emerald Blueberry Plants
10 +/- acres are 3 Years Old
8 +/- Acres are 1 Year Old



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Irrigation:

30 x 30 risers, Maxi Wobblers

Pump:

Deutz Diesel Pump

Water Use Permit #:

12971.001

Avg GPD:

322,000

Permitted for 4

Additional 16-inch Wells

Wells & Sizes:

10-inch (Blueberry Patch)

- 1,080 ft Total Depth
- 500 ft Casing Depth

5-inch (House)

- 600 ft Total Depth
- 200 ft Casing Depth

4-inch (Barn)

- 425 ft Total Depth
- 250 ft Casing Depth



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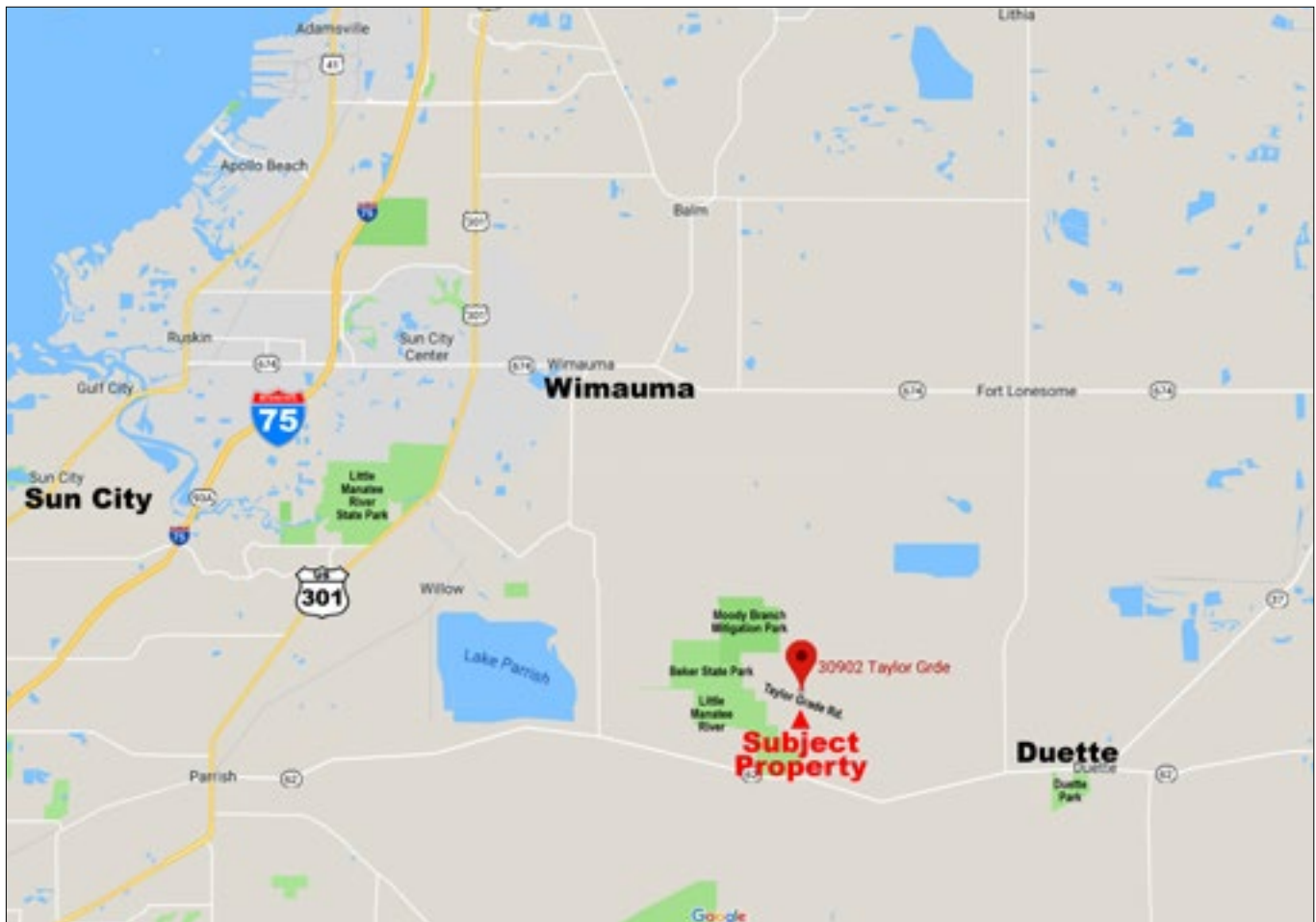
Gentlemen's Ranch & Blueberry Farm, Duette, FL

Location

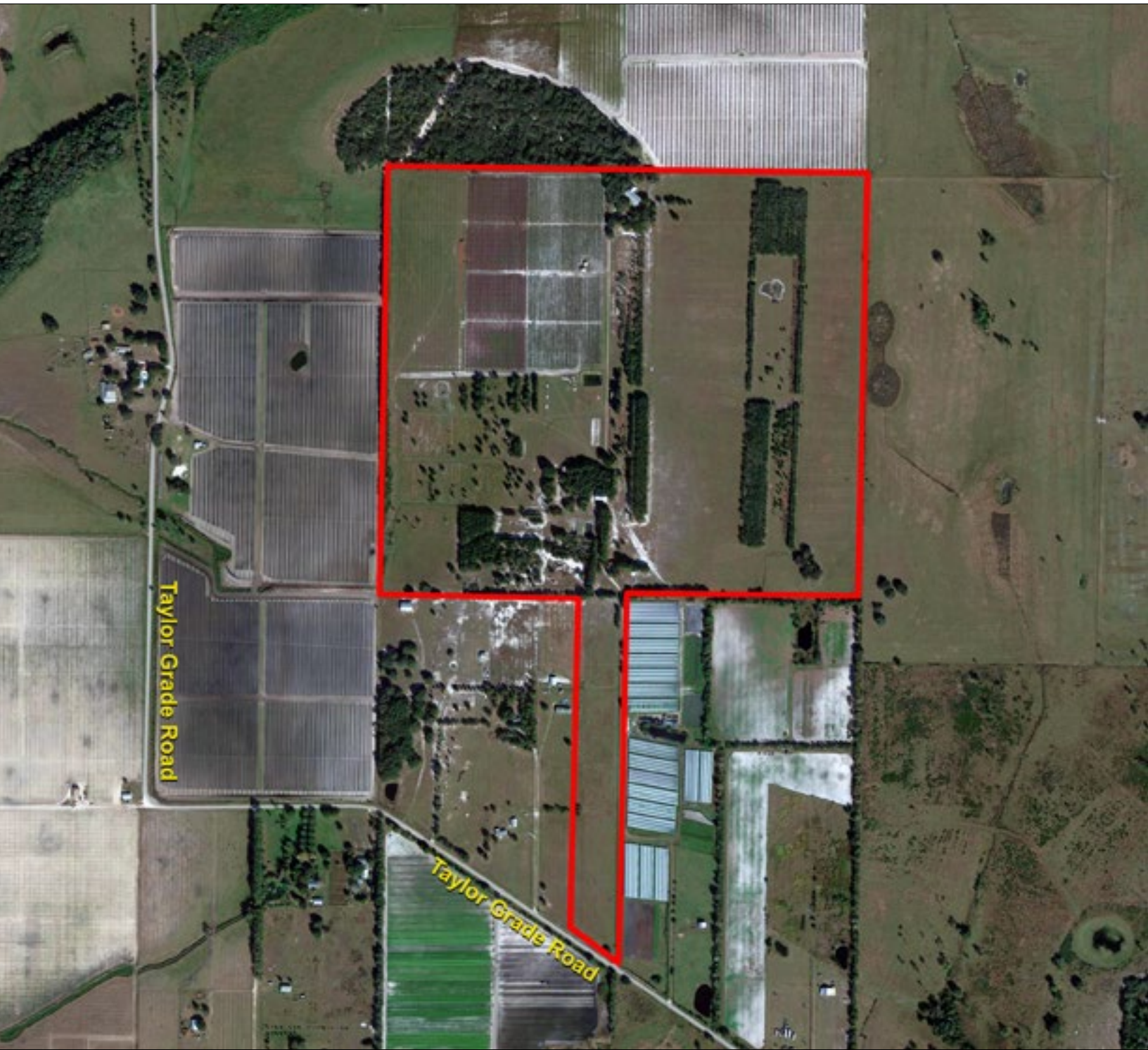
GPS: 27°36'37.40"N 82°13'28.10"W

Driving Directions from I-75:

- Take exit 240 for SR-674 East toward Wimauma
- Turn right onto Grange Hall Loop (9 mi)
- Turn left to stay on Grange Hall Loop (0.5 mi)
- Turn right onto Keene Road (2.5 mi)
- Road name changes to Taylor Grade Road (2.9 mi)
- Property will be on left, look for Lyna Berry Farm sign



Near I-75 and US 301!



Aerial

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152 +/- Acres

- *18 +/- Acre Blueberry Farm*
- *134 +/- Acre Pasture & Cattle Ranch*
- *5 BR/2 BA Farmhouse*
- *Equipment Barn, Storage, Mobile Home*
- *3 Wells, Irrigation*
- *Peaceful Farming Neighborhood*
- *Recreation, Income Generation*

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