

RUST GROVES

MOORE HAVEN, FL | GLADES COUNTY

72.53 ± AC TOTAL

PRICED REDUCED BY
\$1,000 PER AC!





SPECIFICATIONS & FEATURES

Acreage: 72.53 ± AC

Sale Price: \$579,471

****The fruit crop goes with the property***

Price per Acre: \$7,989.40

Site Address: Williams Road, Moore Haven, FL 33471

County: Glades County

Road Frontage:

- 1,000 FT on Ortona Road
- 1,300 FT on Williams Road

Predominant Soil Types: Chobee Loamy Fine Sand, Malabar Fine Sand, and Pople Fine Sand

Uplands/Wetlands:

- 68.92 ± AC uplands
- 3.61 ± AC wetlands

Irrigation/Wells: Surface water well

Taxes: \$2,092.68 - 2020

Zoning: 9910 - MKT.VAL.AG

Rust Groves is 72 acres that have been in production for over 40 years. This well-maintained grove has historically good production numbers. The property is a mix of majority mature trees with some replants throughout the property.

Rust Groves has 1,000 FT of frontage on Ortona Road and 1,300 FT on Williams Road, with only 3.61 acres of wetlands. A water retention pond provides irrigation. Along with good production numbers, this grove is located across the street from the Ortona Locks North Boat Ramp and Caloosahatchee Canal, adding to the property's value.

Lake Frontage/Water Features: Water retention pond used for irrigating the grove

Water Use Permits: Surface water rights

Fencing: Exterior fencing



YEAR	# VALENCIA BOXES	PS
2001-2002	30,697	6.02
2002-2003	23,031	6.05
2003-2004	37,840	5.85
2004-2005	22,845	6.03
2005-2006	24,717	6.47
2006-2007	32,225	6.74
2007-2008	31,148	6.51
2008-2009	33,984	6.64
2009-2010	16,245	6.35
2010-2011	31,356	6.5
2011-2012	20,932	6.64
2012-2013	27,662	6.46
2013-2014	16,250	6.88
2014-2015	14,422	PS not available
2015-2016	15,050	PS not available
2016-2017	16,004	PS not available
2017-2018	5,383	PS not available
2018-2019	12,020	Sold by box
2019-2020	8,981	6.07





LOCATION & DRIVING DIRECTIONS

Parcel IDs: A27-42-30-A00-001C-0010

GPS Location: -81.30791, 26.793375

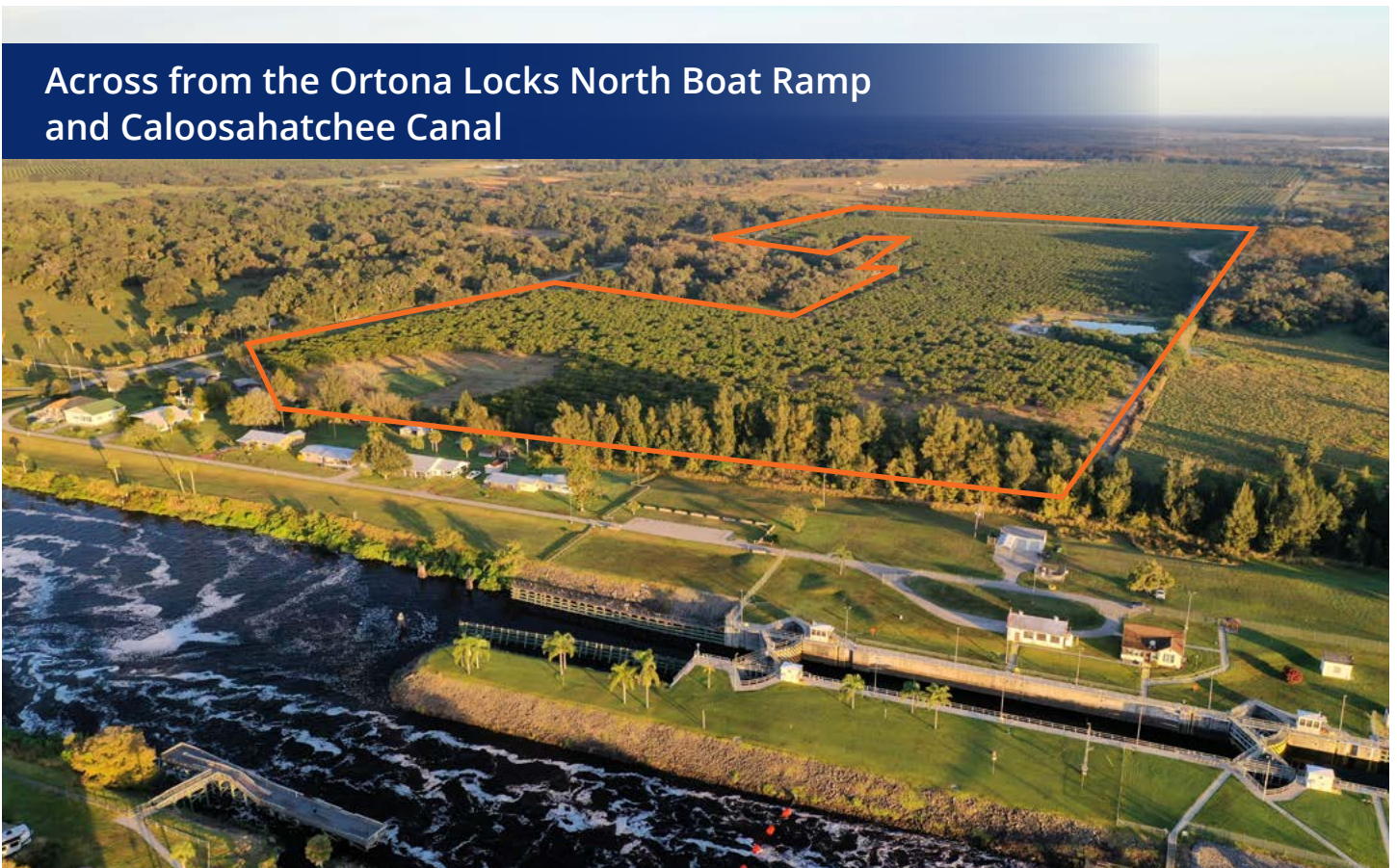
Driving Directions:

- From 78, turn south on Ortona Lock Road
- Continue for 1.4 miles
- The road will turn into Williams road
- Continue straight and the property will be on the left.

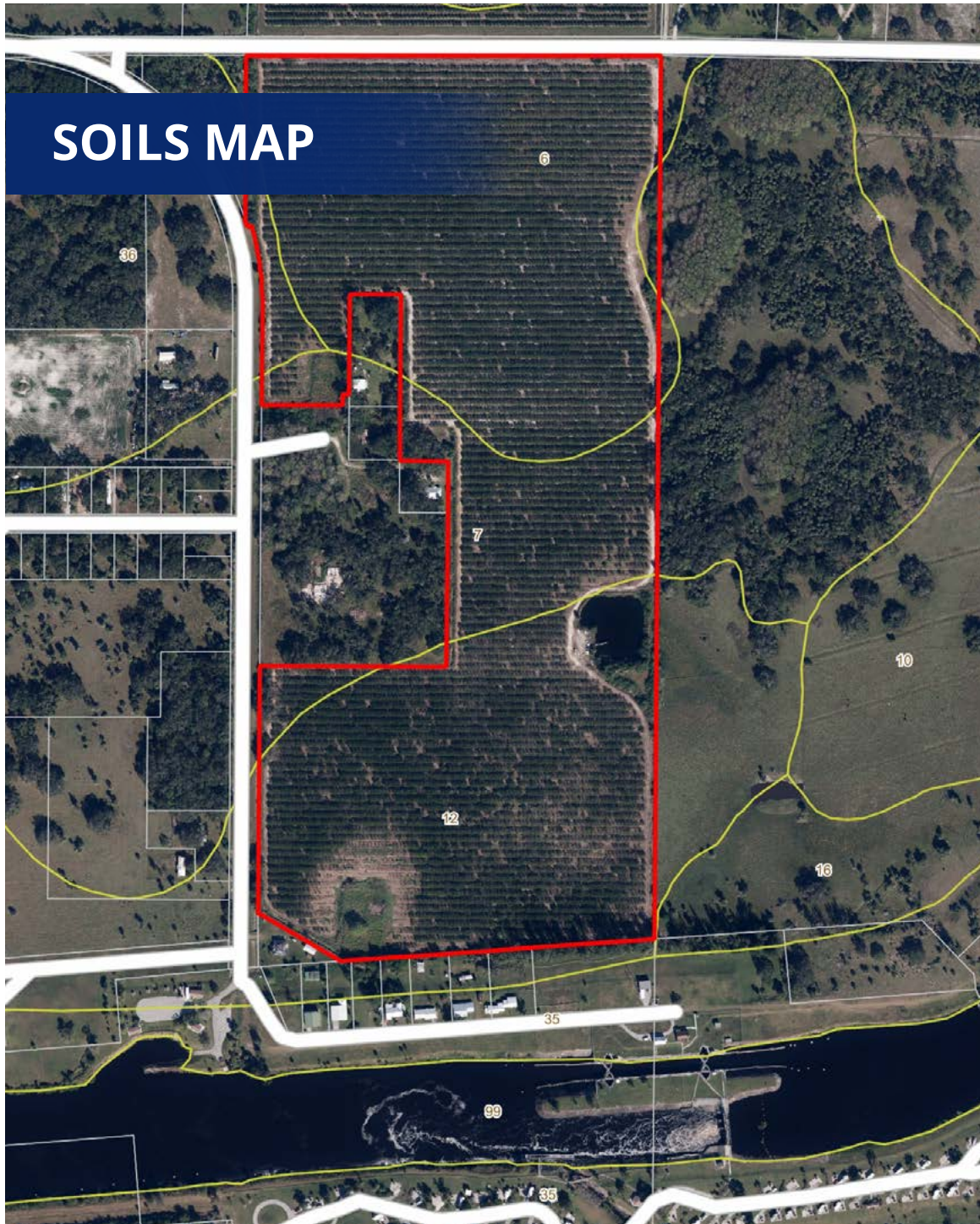
Showing Instructions: Contact the listing agent, Trent Saunders, 863.640.0390 for more information.

1,000 FT road frontage
on Ortona Road
1,300 FT on Williams Road

Across from the Ortona Locks North Boat Ramp
and Caloosahatchee Canal



SOILS MAP



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets OSM
- Streets MapWise
- Parcel Outlines
- Soils Boundaries

CODEDESC

6	Malabar Fine Sand	31
12	Chobee Loamy Fine Sand, Depressional	28
7	Pople Fine Sand	12
36	Malabar Fine Sand, High	2
TOTAL = 72.4965137901641 acres		

ACRES



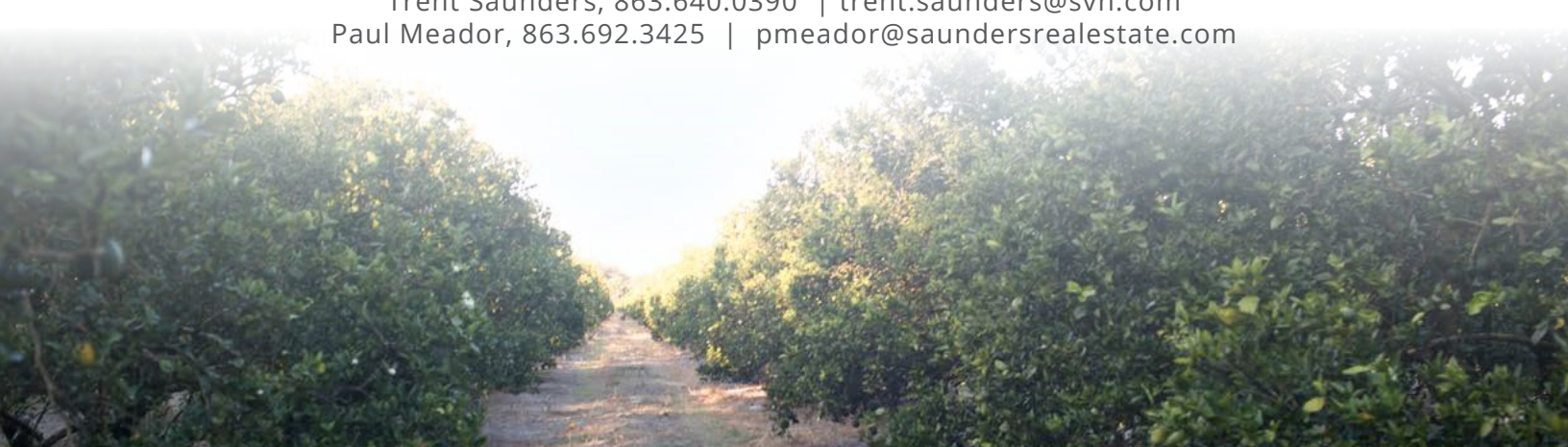




72.53 ± AC • Well-maintained grove with historically good production numbers
Mix of majority mature trees with some replants throughout the property
Across from the Ortona Locks North Boat Ramp and Caloosahatchee Canal

Visit SVNsaunders.com and search for: **Rust Groves**

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