



LAND FOR SALE

Myakka River Grove

M J ROAD

Myakka City, FL 34251

PRESENTED BY:

DANIEL LANIER

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,187,500
PRICE PER ACRE:	\$15,000
LOT SIZE:	212.5 Acres
PRICE / ACRE:	\$15,000
ZONING:	ARR
APN:	214920159

PROPERTY OVERVIEW

This well-maintained citrus grove is located just outside Myakka City, across the street from the Myakka River in Manatee County, just minutes away from Bradenton and Sarasota. Its location, along with the 1,650 feet of hard road frontage on M J Road, makes this a prime candidate for rural ranchette-style development. The grove is currently planted with citrus in a high-density setting of 311 trees per planted acre. This creates high yield potentials earlier than most groves. With its internal road and canal system and two 16" wells, this property is set up for any agricultural production. It would be a perfect addition to any citrus operation or easily converted to a strawberry, vegetable, hemp, or bamboo farm.

PROPERTY HIGHLIGHTS

- High-Density Citrus Grove
- Two 16" Wells
- 1,650 ± of Hard Road Frontage
- Excellent Ag Property

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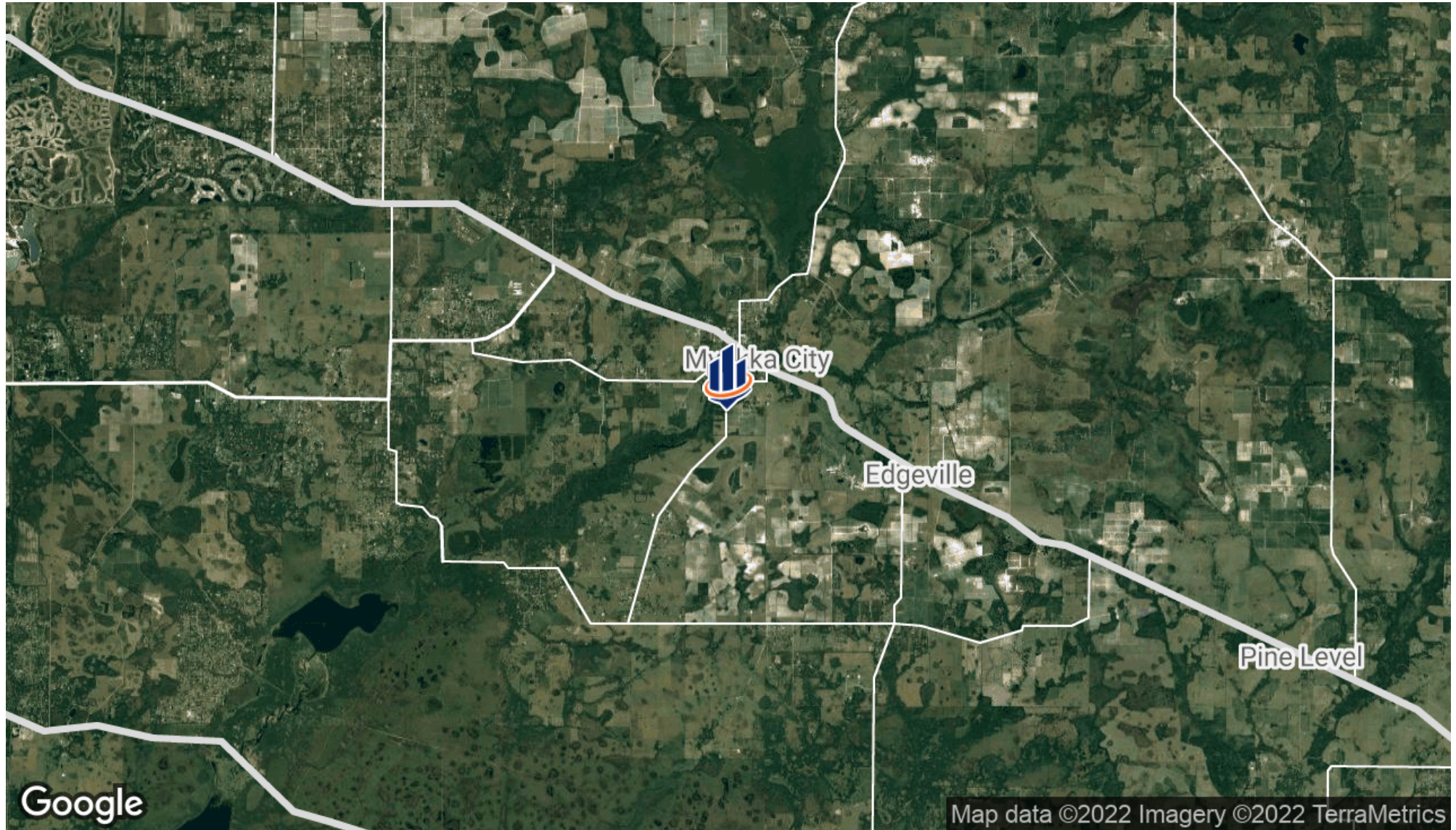
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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

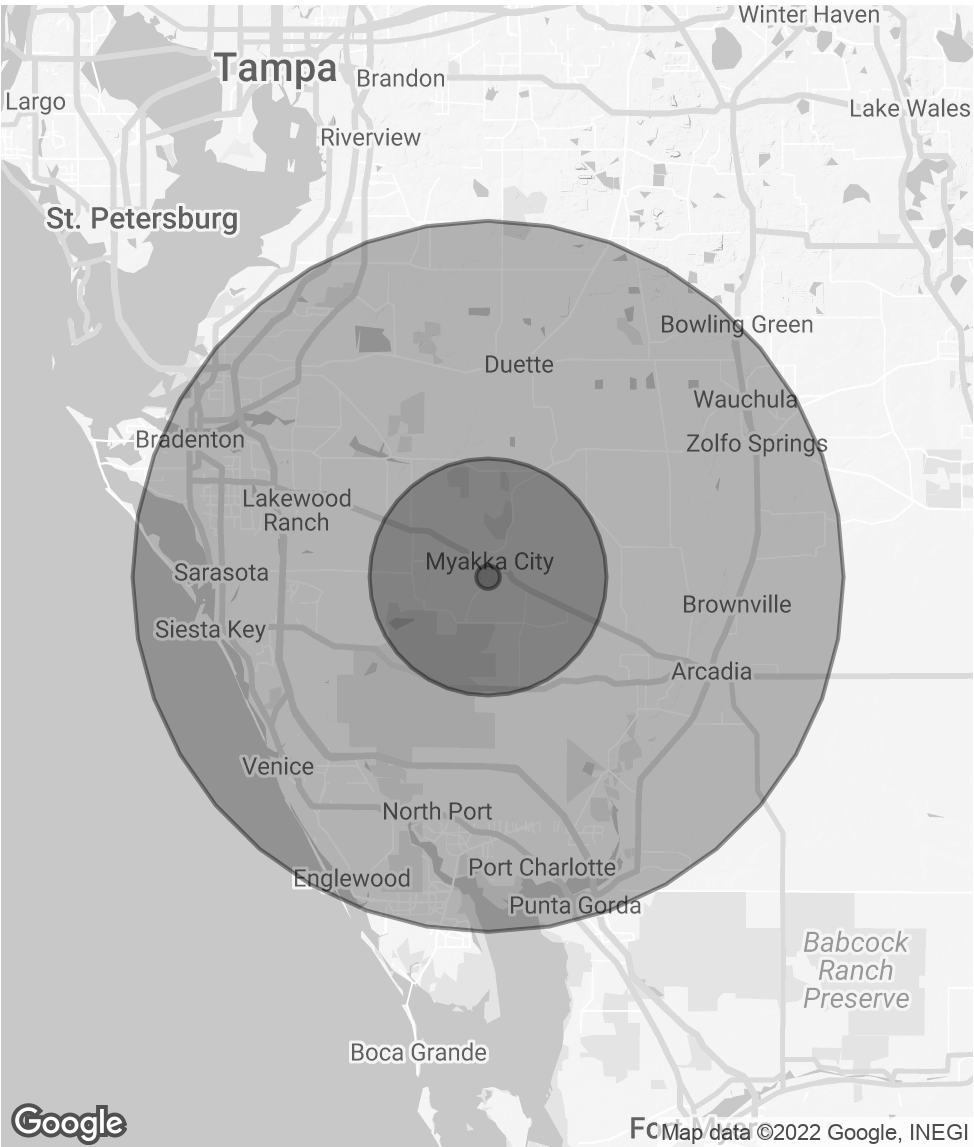
POPULATION 1 MILE 10 MILES 30 MILES

TOTAL POPULATION	56	6,944	861,829
AVERAGE AGE	39.3	41.5	48.5
AVERAGE AGE (MALE)	37.8	40.4	47.6
AVERAGE AGE (FEMALE)	42.8	44.1	49.5

HOUSEHOLDS & INCOME 1 MILE 10 MILES 30 MILES

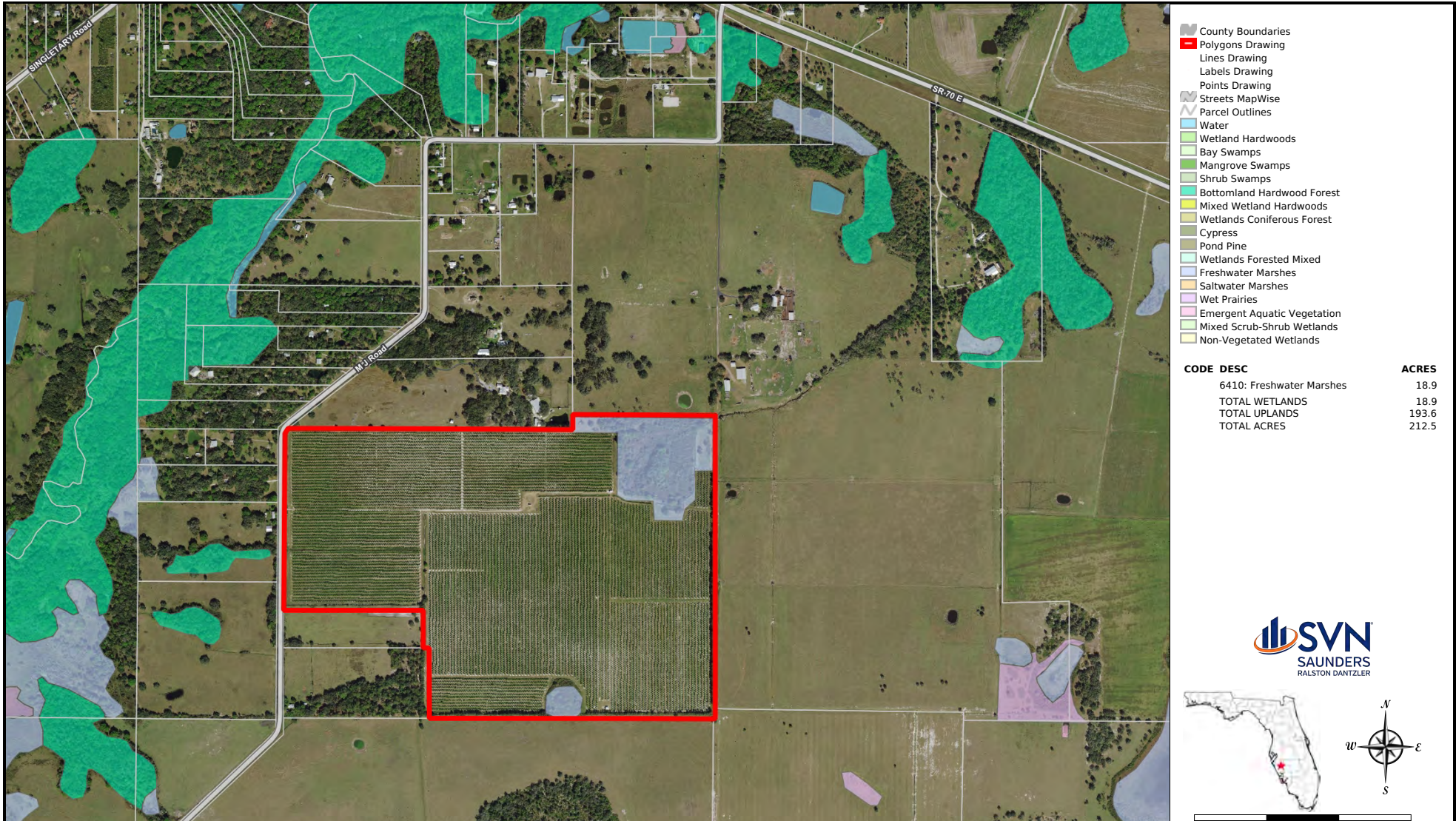
TOTAL HOUSEHOLDS	17	2,254	368,516
# OF PERSONS PER HH	3.3	3.1	2.3
AVERAGE HH INCOME	\$70,380	\$82,631	\$65,229
AVERAGE HOUSE VALUE	\$454,533	\$490,433	\$284,483

* Demographic data derived from 2010 US Census



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AERIAL MAP - WETLANDS

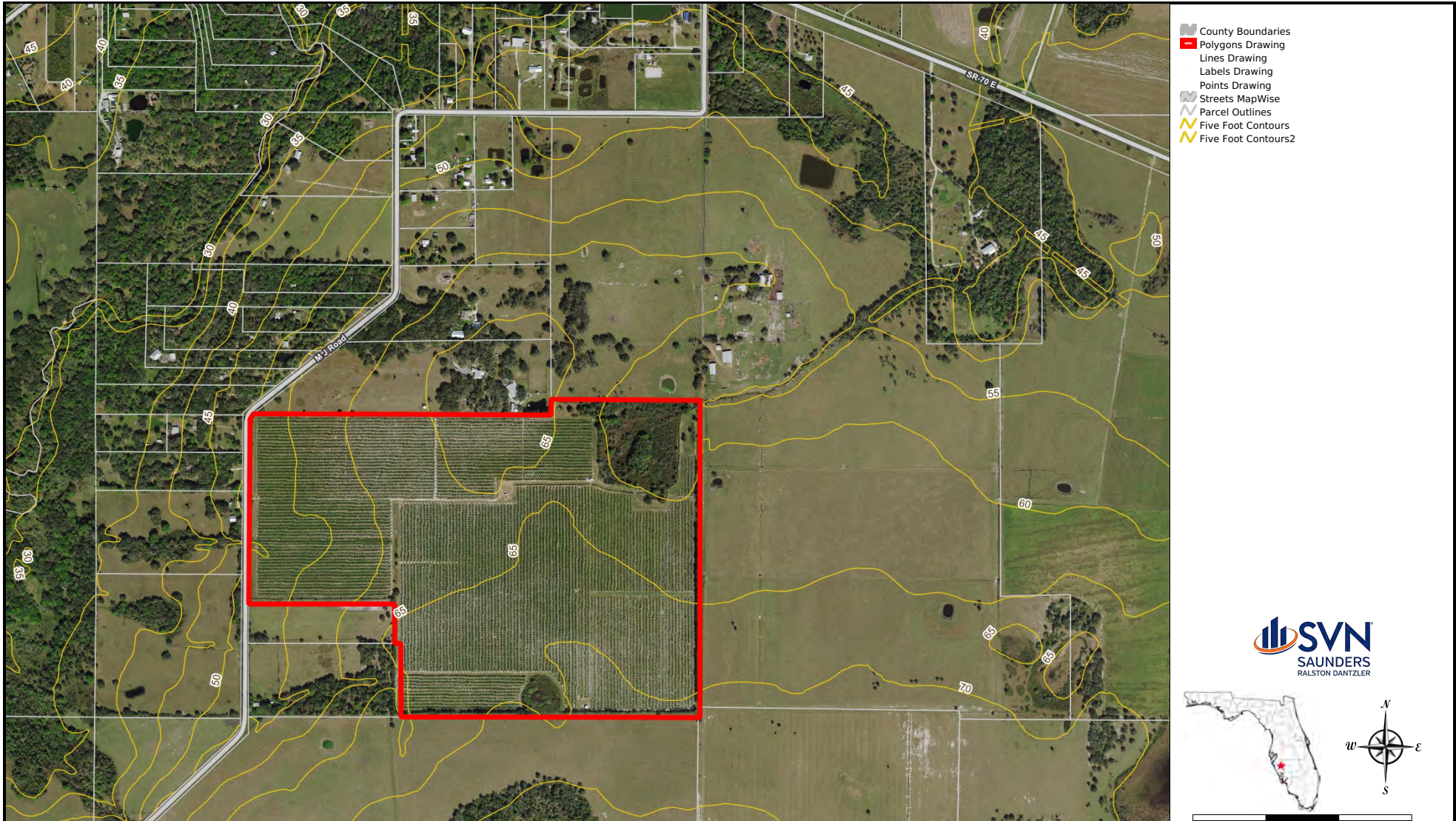


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SVN | SAUNDERS RALSTON DANTZLER 8

AERIAL MAP



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ADVISOR BIOGRAPHY



DANIEL LANIER

Senior Advisor

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PROFESSIONAL BACKGROUND

Daniel Lanier is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Daniel was a founder and managing partner of Sawmill Citrus Nursery for six years. He has knowledge and experience in commercial beef cattle, citrus, nursery, and row crop farming.

Started a career in crop insurance over 10 years ago as an adjuster, currently working as a crop insurance agent for Carden and Associates.

He is very active in industry organizations including:

- Previously highly active in FFA where he received the Nursery Operations Proficiency Award and was a finalist for State Star Farmer in 2006
- Recently on the Florida Farm Bureau State Young Farmers and Ranchers Leadership Group (2016-2018)
- Current Chair of the Polk County Farm Bureau Young Farmers and Ranchers Committee
- Current member of the Polk County Farm Bureau board
- Newly elected to the Polk County Soil and Water Conservation District
- Member of Florida Cattlemen’s Association and National Cattlemen’s Beef Association
- 6th generation Floridian, 5th generation in Polk County.
- Has been a realtor for 15 years.

Daniel is a graduate of Fort Meade High School and South Florida State College. He and his wife, Randi, have been married for six years and have one son and one daughter.

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