

**NURSERY FOR SALE**

# **NORTH CENTRAL FLORIDA PROPAGATION NURSERY**

**3025 SE 171ST STREET**  
Hawthorne, FL 32640

**LISTED BY:**

**CARSON FUTCH**

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**ZEB GRIFFIN**

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#### SALE PRICE

**\$2,498,758**

#### OFFERING SUMMARY

ACREAGE:	35 ± Acres
CITY:	Hawthorne
COUNTY:	Alachua
PROPERTY TYPE:	Nursery

#### PROPERTY OVERVIEW

North Central Florida Propagation Nursery is a 35-acre, turn-key operation east of Gainesville located in an ECONOMIC OPORTUNITY ZONE. This Nursery has produced millions of top-quality rooted clones for over 30 years. There is over 100K SF of covered greenhouse space with over 50% Dutch aluminum rolling benches with a water recycling process. The property has three 4-inch wells, ample electric and a 100KW backup generator, 15,000 gallon propane tank plumbed to all greenhouses, most of the irrigation water is recaptured and reused on-site. In addition to the greenhouse space, the property includes a concrete block office/home, tiny home and a 2/2 manufactured home. This is a C Corp Stock and Real Estate sale. Current owners/managers are available to assist with continued operations.

Located in Hawthorne, Florida, just a quick 20-minute drive to Gainesville, this nursery operation has everything in place to start your own operation. Call the listing agents to schedule a showing appointment.





## SPECIFICATIONS & FEATURES

LAND TYPES:	Farms & Nurseries Properties
UPLANDS / WETLANDS:	29.9 ± Upland Acres / 4.3 ± Wetlands Acres
SOIL TYPES:	<ul style="list-style-type: none"> <li>• Lochloosa</li> <li>• Plummer</li> <li>• Millhopper</li> <li>• Newman</li> <li>• Pomona</li> <li>• Surrency</li> <li>• Sparr Fine Sands</li> </ul>
ZONING / FLU:	Agriculture
WATER SOURCE & UTILITIES:	Three 4 inch Wells, Electric and Back Up Generator
ROAD FRONTAGE:	700 ± FT on SE 171st Street and 50 ± FT on SE 24th Avenue
CURRENT USE:	Propagation Nursery
LAND COVER:	Greenhouse Nursery Operation
STRUCTURES & YEAR BUILT:	<ul style="list-style-type: none"> <li>• 100K ± SF of Covered Greenhouses</li> <li>• Concrete Block Office/Home</li> <li>• Tiny House</li> <li>• Mobile Home</li> </ul>
SURVEY OR SITE TESTING REPORTS:	Upon Request













## LOCATION & DRIVING DIRECTIONS

### PARCEL:

Parcel ID - 19240-008-000; 001; 002 and 19240-009-002

### GPS:

29.6251509, -82.1362152

### DRIVING DIRECTIONS:

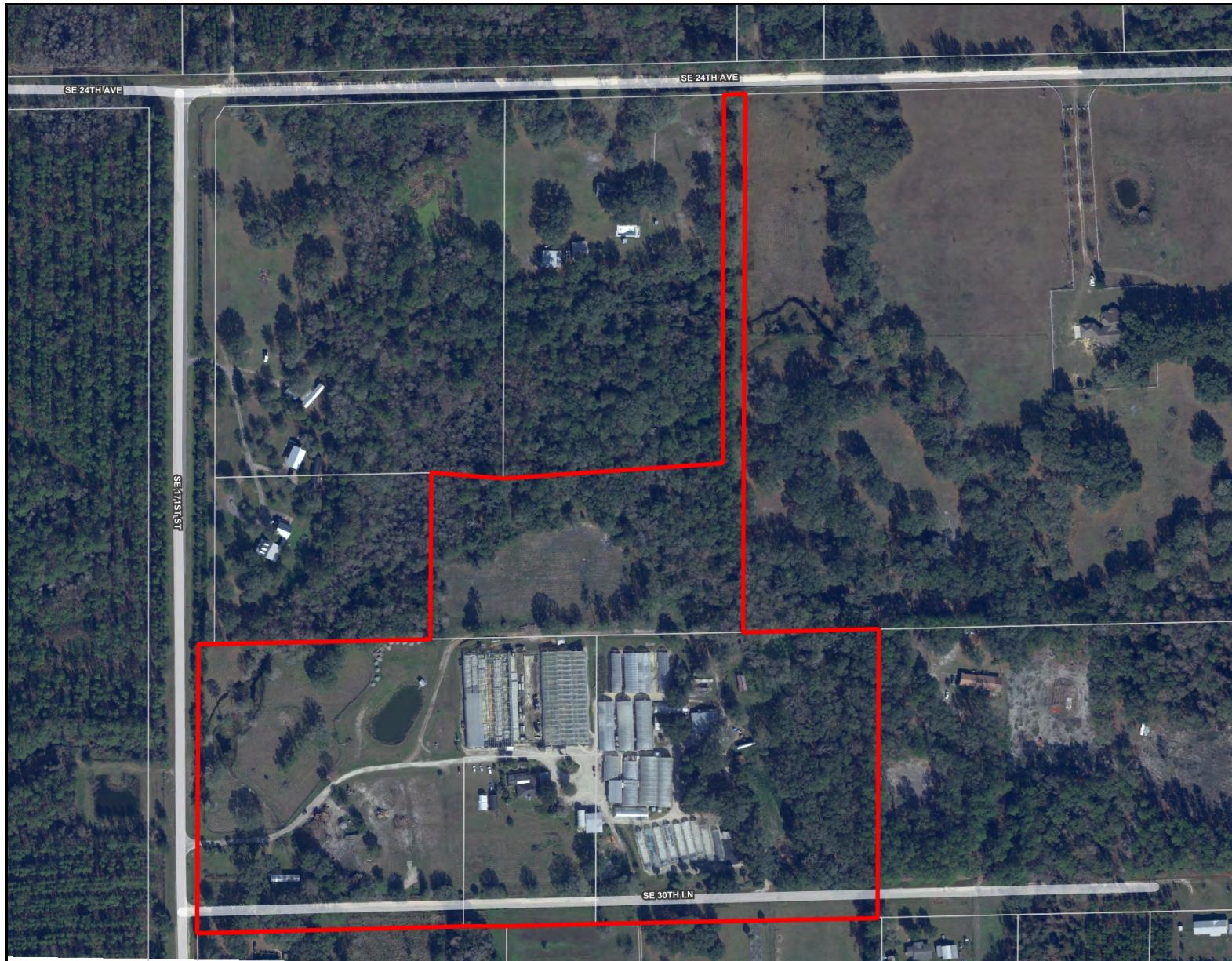
From Hawthorne - From US 301 Take SR 20 West 3.2 miles to SE 171st Street then go North for 1.6 miles to Nursery Entrance

### SHOWING INSTRUCTIONS:

By Appointment Only  
Call Carson Futch or Zeb Griffin

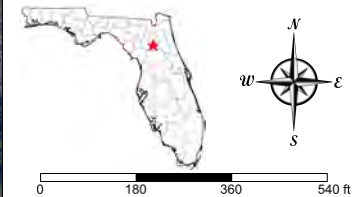






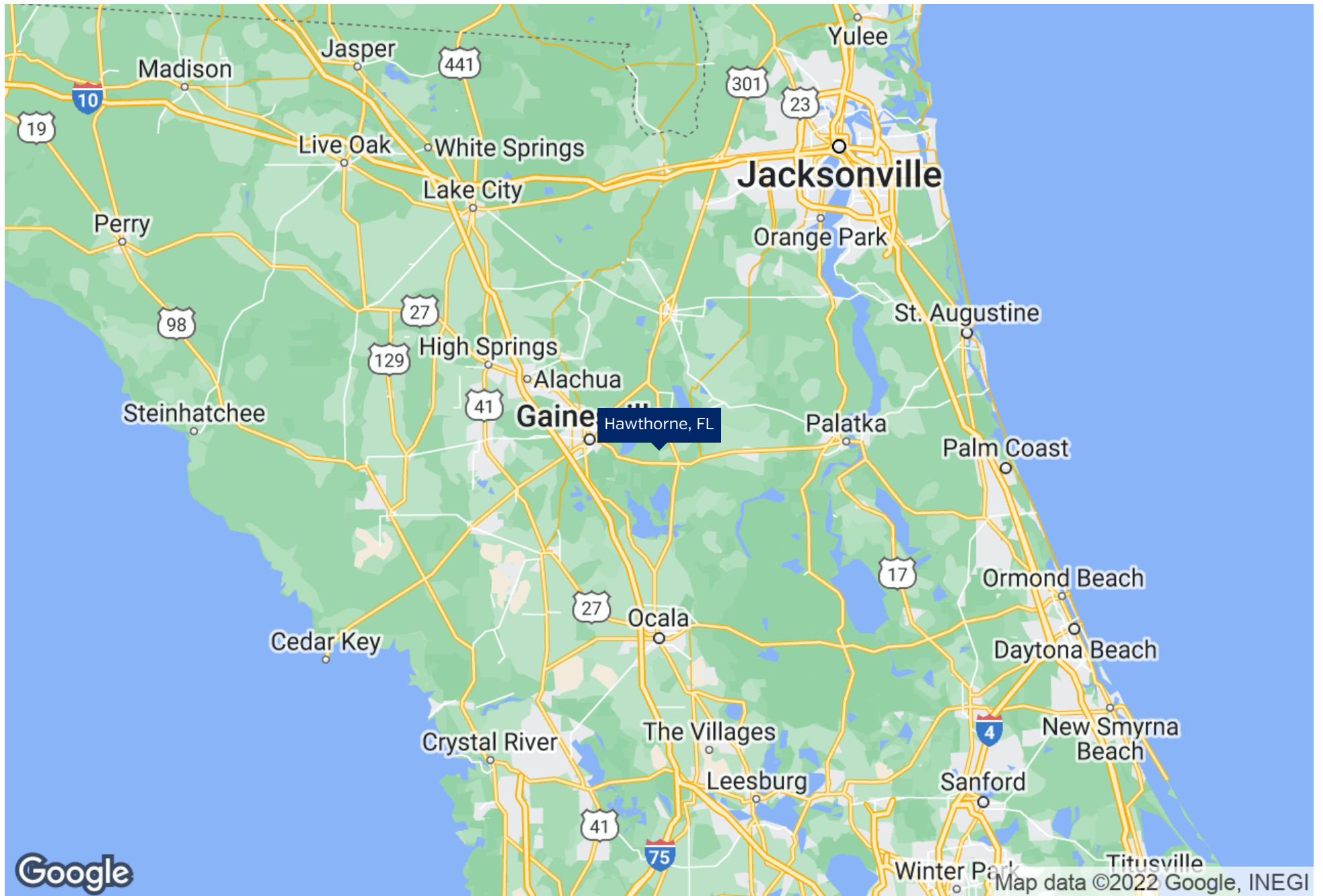
## ROBRICK 4 PARCELS 35 ACRES

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



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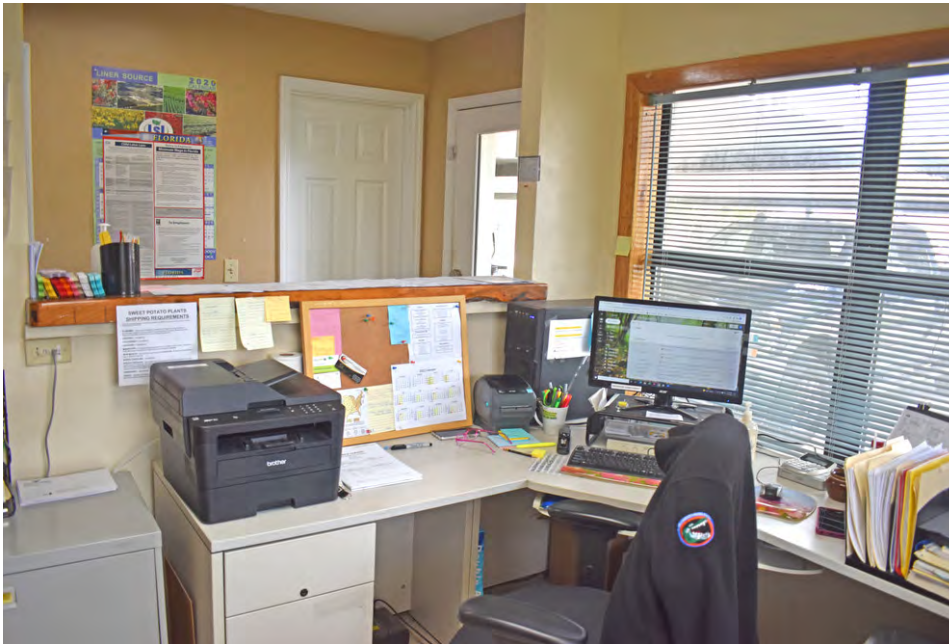
















## CARSON FUTCH

Senior Advisor

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**Direct:** 863.648.1528 | **Cell:** 863.559.0800

## PROFESSIONAL BACKGROUND

Carson Futch is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida and is licensed in both Florida and Georgia.

Carson is a 6th-generation Floridian and a Plant City, FL native, where he grew up on a working cattle ranch and citrus operation. He has been an owner and manager of businesses involved in real estate sales and development, production agriculture, harvesting, marketing, and agritourism during the 41 years of his career. Carson now resides in Clarkesville Georgia and will continue to work with land buyers and sellers.

Carson has a diverse working knowledge of Agricultural businesses and can help you to evaluate your sale or purchase opportunity.

While here at SVN Saunders Ralston Dantzler, Carson has accumulated over \$40+ million in sales since 2015 representing 5,000 + acres. He has represented Buyers and Sellers of plant nursery operations, cattle ranches, hunting, and recreational properties, citrus groves and nurseries, citrus groves and ranches converting to solar farms, strawberry, vegetable and tree farms, fish farms, commercial properties, and medical marijuana and hemp facilities.

Disciplines:

- Farmland
- Ranchland
- Hunting/Recreational Land
- Medical Marijuana Facilities (Growing, Processing, and Dispensing)
- Hemp (Growing, Manufacturing, Processing)
- Plant, Citrus and Foliage Nursery Operations
- Solar Farms
- Commercial & Residential Development Tracts

## EDUCATION

University of Florida, BSA 1981

## MEMBERSHIPS

Florida Farm Bureau, Florida Association of Agri Tourism, Florida Nursey Growers and Landscapers Association, Florida Strawberry Growers Association





## ZEB GRIFFIN

Advisor

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**Direct:** 863.648.1528 | **Cell:** 352.630.7547

## PROFESSIONAL BACKGROUND

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

Zeb Griffin is a sales associate who specializes in ranch lands, hunting/recreation lands, and agricultural properties throughout the state of Florida.

Zeb believes that in order to best serve our clients we must first comprehensively understand the land and all operations that take place on it.

Zeb holds a Bachelor of Science degree in Diversified Agriculture with a minor in Ag Business from Abraham Baldwin Agricultural College (ABAC). During his years at college, Zeb worked at a hay and cattle operation as well as a chemical and fertilizer company in South Georgia. At ABAC he was very active and held leadership positions in Alpha Gamma Rho professional agricultural fraternity as well as regularly attended the Collegiate Cattleman's Association on campus.

While at school Zeb became AI certified [Artificial Insemination], BQA certified [Beef Quality Assurance], and a Certified Hay Sampler. Zeb also did summer internships on commercial and purebred cattle operations back home in Florida during his summers in college.

Zeb is a native Floridian who has a passion for the wildlife, agriculture, and native landscapes of old Florida. He grew up working, hunting, and fishing outdoors which has given him a great appreciation for the land and instilled in him a passion to care for natural resources.

Disciplines:

Ranch land

Hunting and recreational properties

Agricultural properties





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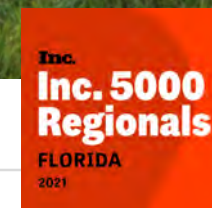
APEX 2020 Top  
National Producer



Most Influential  
Business Leaders



Largest Commercial  
Real Estate Brokers  
in Tampa Bay



Ranked 210 on Inc.  
5000 Regional List





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