



DIXIE COUNTY FARMLAND

SE 557TH STREET
OLD TOWN, FL 32680

David Hitchcock ALC, CCIM
O: 863.272.7155 | C: 863.557.0082
david.hitchcock@svn.com

Shea R. Booster
O: 541.771.1177 | C: 541.771.1177
shea.booster@svn.com

Property Overview



Sale Price

\$5,488,000

OFFERING SUMMARY

Acreage:	784 Acres
Price / Acre:	\$7,000
City:	Old Town
County:	Dixie
Property Type:	Farm / Agronomics
Video:	View Here

PROPERTY OVERVIEW

If you are looking to add more than a section of beautiful, productive, and irrigated farm ground to your agricultural operation in Florida, look no further. In recent years, this approximate 784 acre farm has yielded successful crops of peanuts, corn, earlage, green beans and more.

Almost every acre of this property is under center pivot irrigation, thanks to well maintained 2012 Valley Pivots. The five center pivots each have a covered well, pump, and electrical transformer box at the center of each station. Low points in the fields are not a problem for these pivots as pivot bridges have been constructed to maximize the effectiveness of these irrigation systems. The property has an active water permit through 2032 from the Suwannee River Water Management District. The farmland includes one 8-inch well, three 10-inch wells, and one 12-inch well.

The farm has a good internal road system that connects entry points on both the west and east side of the property for access from either end. This farm has a terrific and accessible location. It is only thirty minutes from the Gulf of Mexico and sixty minutes from Gainesville.

Productive and income producing agricultural ground in this area rarely hits the market. Don't miss your chance to own a prime piece of Florida agriculture.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Agronomics
- Farms & Nurseries Properties
- Land Investment
- Vegetables

Uplands / Wetlands:

776.9 ± Upland Acres / 9.8 ± Wetland Acres

Soil Types:

Penney-Wadley Complex; Mandarin-Lutterloh; Ortega-Blanton Complex

Taxes & Tax Year:

\$4,758 for 2022

Zoning / FLU:

Ag-Moderate Density & Ag Very Low Density

Water Source & Utilities:

There are five (5) large wells on the property

Road Frontage:

2330 Feet on SE 57th St & 775 Feet on SE 175th Ave

Fencing:

Surrounds the property

Current Use:

Farm

Well And Pivot Information



Well Number	1	2	3	4	5
Pivot Manufacturer	Valley	Valley	Valley	Valley	Valley
Pivot Model	8000	8000	8000	8000	8000
Pivot Length	1,839'	1,079'	1,419'	1,297'	640'
GPM	1,900	1,000	1,200	1,250	800
Well Size	12"	10"	10"	10"	8"

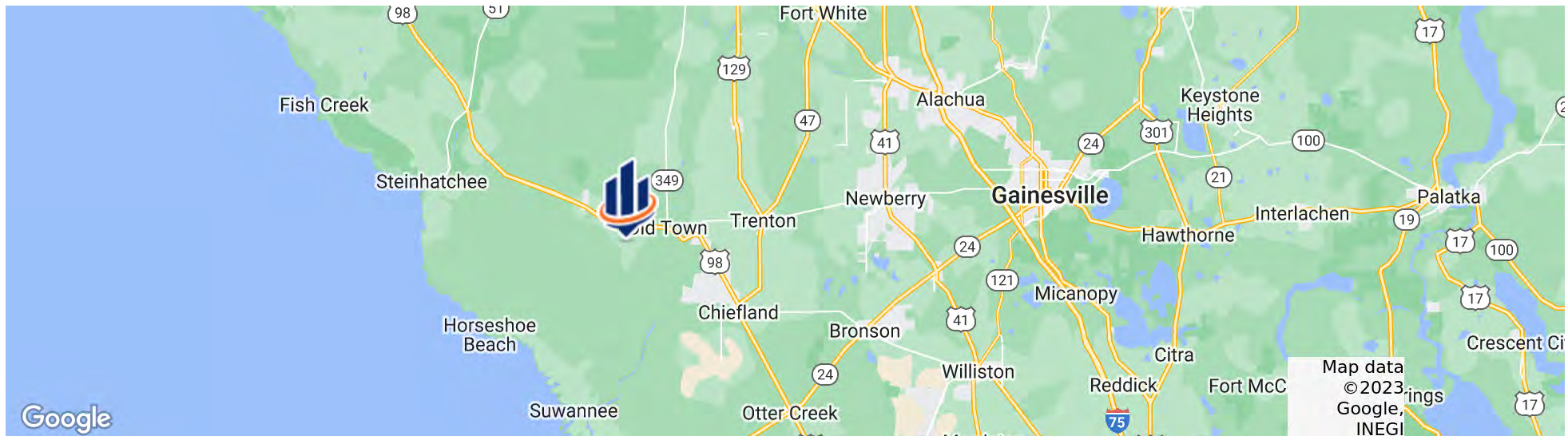
*Permit from the Suwannee River Water Management District is valid until 2032

Location



LOCATION & DRIVING DIRECTIONS

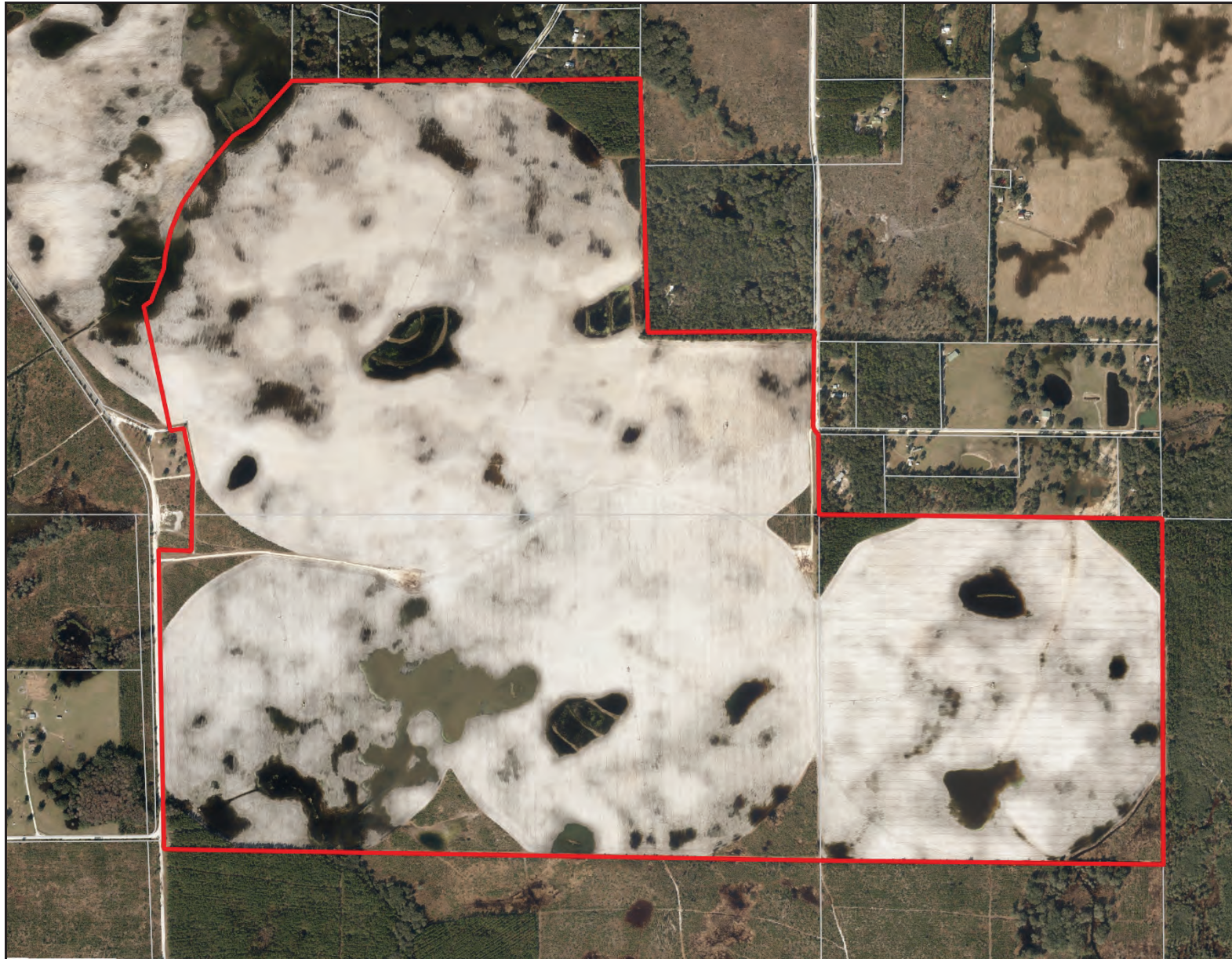
Parcel:	Multiple in Dixie County
GPS:	29.5763952, -83.0484771
Driving Directions:	From Old Town take US 27A west 4.4 miles to SE 552nd St; Take a left & go south 1.1 ± miles to SR 55A; Take a slight left & go on SE 557th St for 1.1 miles; Property will be on the left
Showing Instructions:	Call Listing Agents



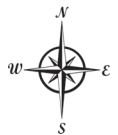
Photos





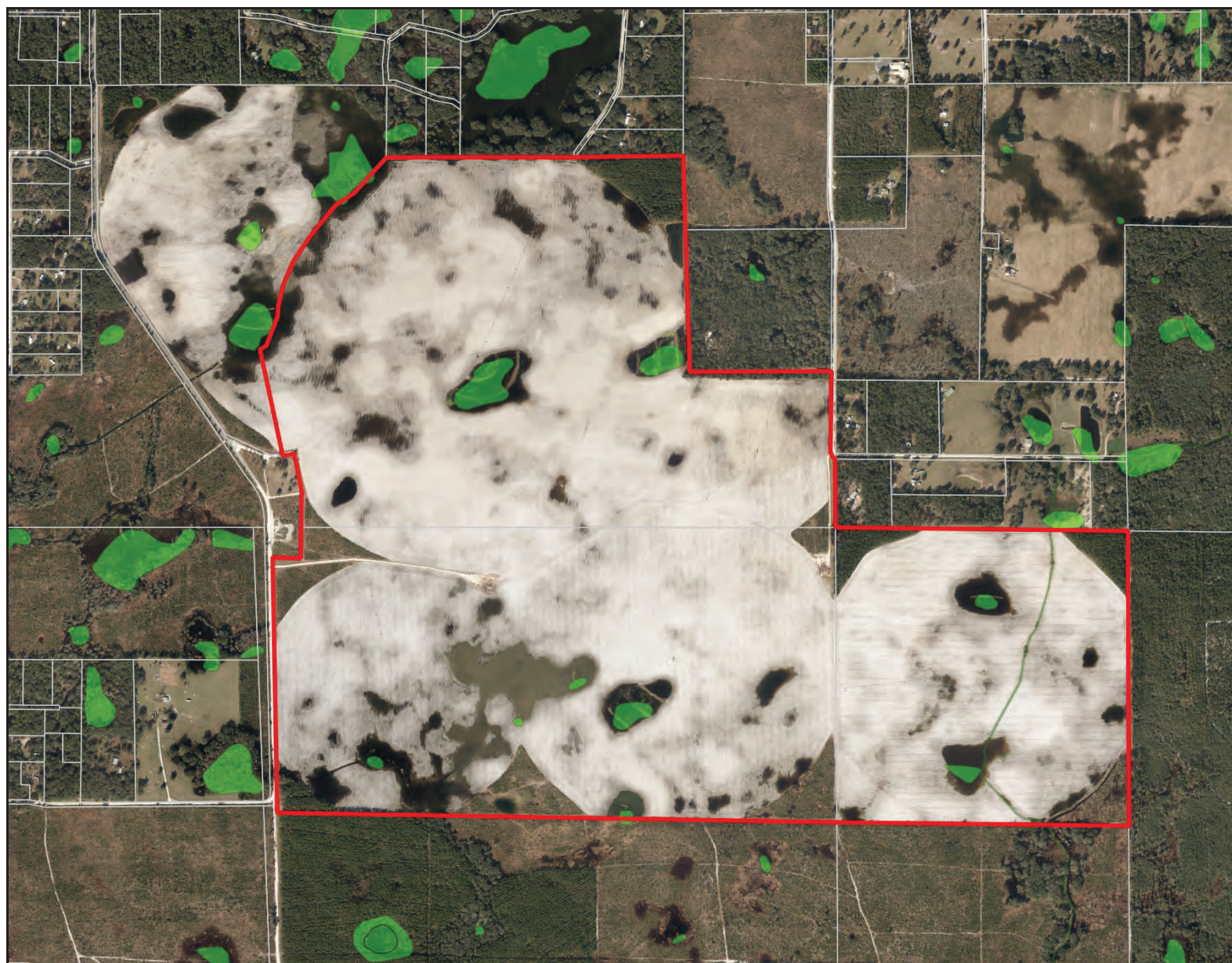


- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines



0 590 1180 1770 ft

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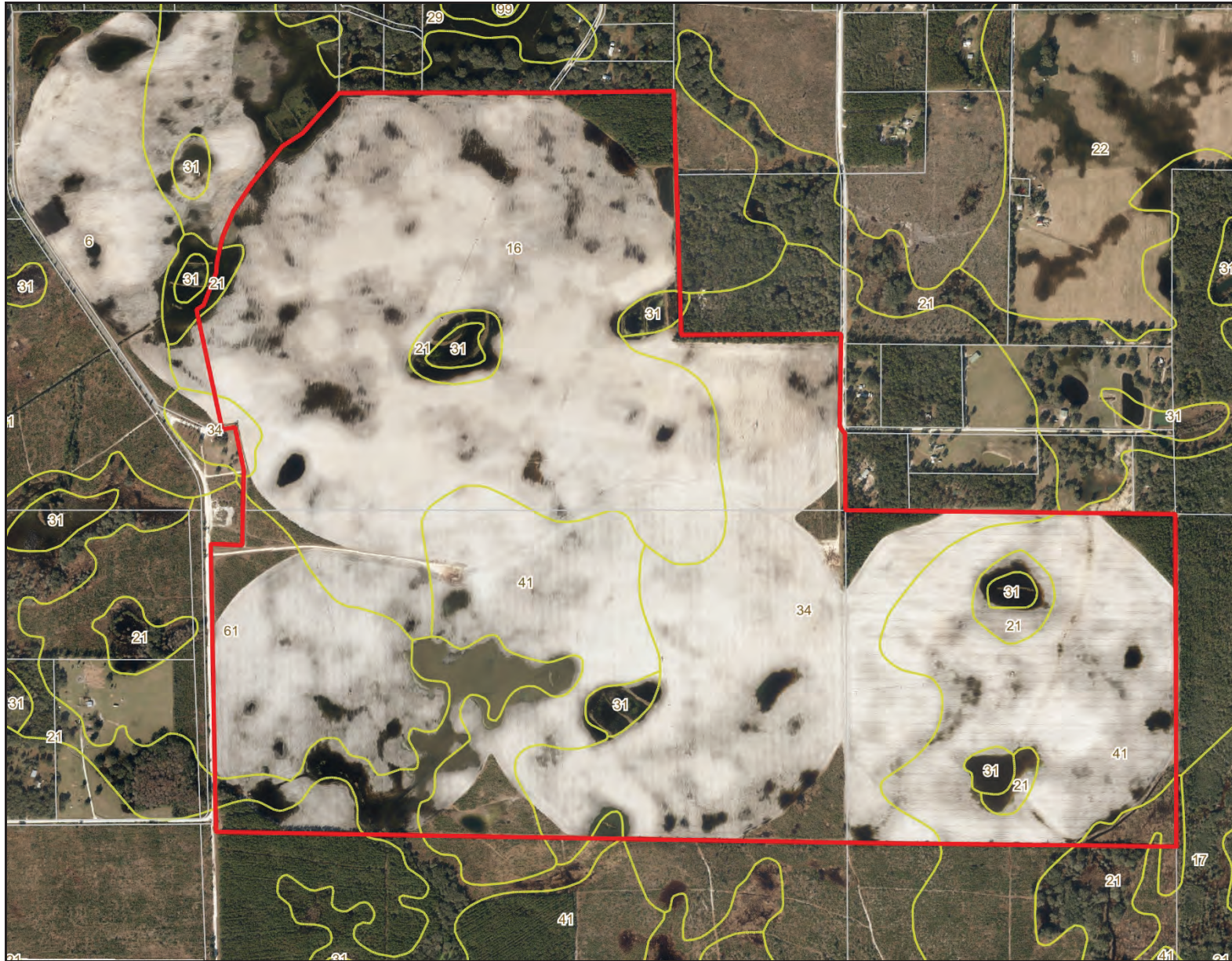


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- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
PEM1F	Freshwater Emergent Wetland	6.8
PEM1C	Freshwater Emergent Wetland	1.4
R5UBFx	Riverine	.9
PEM1A	Freshwater Emergent Wetland	.7
TOTAL WETLANDS		9.8
TOTAL UPLANDS		776.9
TOTAL ACRES		786.7

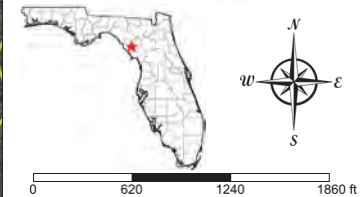


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- County Boundaries
- Polygons Drawing
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- Labels Drawing
- Points Drawing
- Parcel Outlines
- Soils Boundaries

CODE	DESC	ACRES
16	Penney-Wadley Complex, 0 To 5 Percent Slopes	288
41	Mandarin-Lutterloh, Limestone Substratum Complex	188
34	Ortega-Blanton Complex, 0 To 5 Percent Slopes	186
61	Mandarin Sand	61
21	Meadowbrook Fine Sand	50
31	Clara Sand, Occasionally Pondered	15
17	Leon-Leon, Depressional Complex	0
		TOTAL = 786.74571507594 acres



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DAVID HITCHCOCK ALC, CCIM

Senior Advisor

david.hitchcock@svn.com

Direct: 863.272.7155 | **Cell:** 863.557.0082

PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a Bachelor of Science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and Co-Captain of the 1973 Gator Football Team. David is also an active bicyclist, both in road and mountain biking. He is married, a father of two daughters, and a grandfather of six.

David specializes in:

- Central and South Florida Agricultural Properties
- Agriculture Transitional Properties [Transition-To-Next-Use]
- Residential Development Properties

EDUCATION

- 2021 SVN® Partner Award
- 2020 - SVN® Achiever Award
- 2015, 2010 - CBC Circle of Distinction - SILVER
- 2013 - RLI "Peer to Peer" Award
- 2012 - CBC Circle of Distinction - BRONZE



SHEA R. BOOSTER

Associate Advisor

shea.booster@svn.com

Direct: 541.771.1177 | **Cell:** 541.771.1177

PROFESSIONAL BACKGROUND

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

Shea believes that the quality of a deal is directly related to the quality of relationships he can build with his clients. Plainly speaking, he puts “People First.”

Shea holds a Bachelor of Science degree in Agricultural Education and Communication with minors in Leadership and International Studies from the University of Florida. During his time in the “Swamp,” Shea was extremely involved on campus. He was President of the University of Florida’s Collegiate Farm Bureau Chapter, sat on multiple advisory boards, held various leadership roles in his professional agriculture fraternity, Alpha Gamma Rho, and is a member of Florida Blue Key.

Prior to his time in Florida, Shea served as a National FFA Officer for the National FFA Organization. As the 2018-2019 Western Region National Vice President, Shea traveled over 100,000 miles across the country and internationally, advocating for ranchers, farmers, and agriculturalists at conventions, in boardrooms, and the U.S Capitol. His time in this role led him to Florida.

In addition to his work at SVN, Shea also owns and operates a leadership development company, People First Leadership Solutions LLC, that provides leadership development training and programming for various companies and universities across the country.

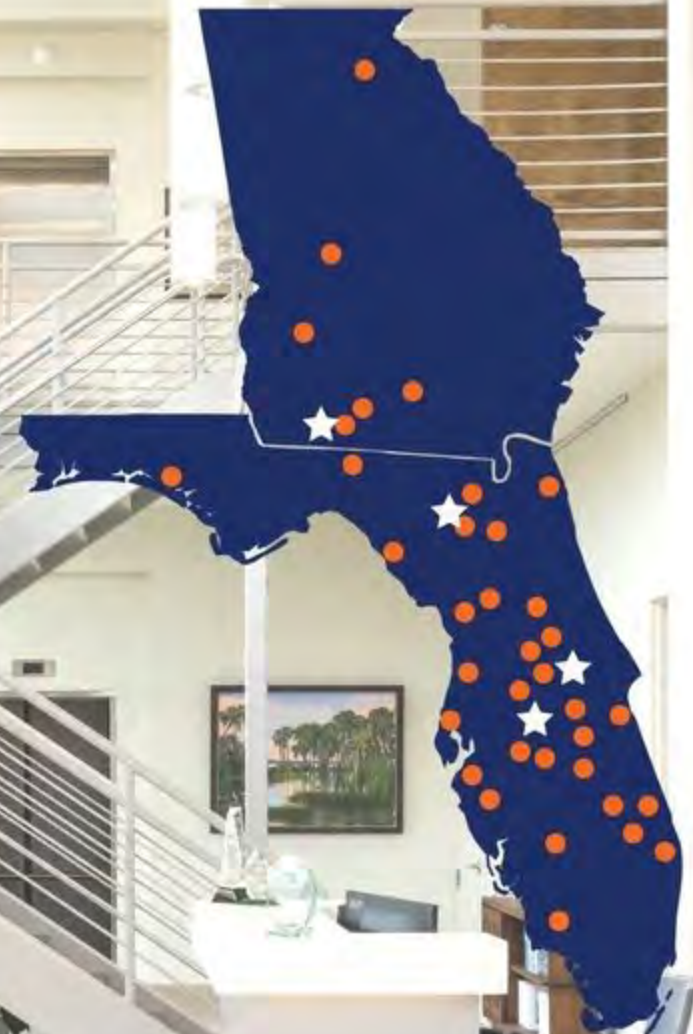
Shea was born and raised in the High Desert region of Central Oregon. Although he is an Oregonian by birth, he is a Floridian by choice. He has a deep passion for agriculture, native landscapes, and people. In his free time, Shea enjoys hunting, traveling, and going to the movie theater with his fiancé, Kourtney.

Shea specializes in:

- Agriculture and Ranch Land
- Conservation Easements
- Hunting and Recreation tracts
- 1031 Tax-Free Exchanges

Advisor & Office **LOCATIONS**

Our company includes over 70 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 11 Certified Commercial Investment Member (CCIM) designees and 9 Accredited Land Consultant (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.



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1723 Bartow Road
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863.648.1528

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605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

★ **NORTH FLORIDA**

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

★ **GEORGIA**

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Thomasville, Georgia 31792
229.299.8600



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One of America's
Best Brokerages



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Business Leaders**
Dean Saunders,
ALC, CCIM



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For more information visit SVNsaunders.com

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