



CITRUS COUNTY BLUEBERRY FARMS

DUNNELLON, FL 34433

Zeb Griffin, ALC

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Property Overview



Sale Price

\$5,420,000

OFFERING SUMMARY

Acreage:	185 Acres
Price / Acre:	\$29,297
City:	Dunnellon
County:	Citrus
Property Type:	Land: Blueberry, Farms & Nurseries Properties

PROPERTY OVERVIEW

The Citrus County Blueberry Farms listing is comprised of two well designed and separate turnkey farms that are less than a mile from each other as the crow flies. Combined, these farms give a grower and/or investor a unique purchasing opportunity.

The South Farm is an established operation with middle aged plants and multiple varieties including Emeralds, Chickadees, Avanti, Colossus, Spring High, Jewels, and Primadonna. This farm also has roughly 20+/- acres of vacant land that could be used for expansion. A large equipment barn and other various agricultural structures are located on this site. This farm would be an excellent opportunity for a grower or investor looking for a turn-key operation that still has room for expansion.

The North Farm has been set up and laid out with efficiency and practicality in mind. The entirety of the North Farm is in production and features some of the newest and most well sought after varieties. Optimus, Colossus, Sentinel, Primadonnas, Avanti, Chickadees and Emeralds are some of the varieties that can be found on the North farm. The majority of the plants on this farm are less than 2 years old and are just coming into production. This farm should provide significant revenue increases for years to come. This farm is laid out for machine harvesting and includes a large equipment barn with a built in office that is centrally located.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	• Blueberry • Farms & Nurseries Properties
Uplands / Wetlands:	100% uplands 0% wetlands
Soil Types:	Astatula Fine Sand and Apopka Fine Sand
Taxes & Tax Year:	2024-\$1,709.50 & \$1,88.70
Zoning / FLU:	Zoning: North Farm- Agricultural (MH Allowed) South Farm- Rural Residential (MH Allowed) North Farm 5120+/- square foot equipment barn with an office This structure was built in 2021.
Structures & Year Built:	South Farm- 5800+/- square foot equipment barn 1500+/- square foot pole barn Other smaller various ag structures The equipment barn and pole barn were both recently built in 2021.
Wells Information:	North Farm- [1] 8" well, [1] 4" well, and [1] 2" well South Farm- [1] 12' well
Water use Permits:	North Farm-SWFWMD WUP#6965 South Farm- SWFWMD WUP #20406
Crop Yield / Income:	Reach out to listing agent for production records.
Equipment in the Sale:	Equipment also included if a buyer purchases both farms. Contact listing agent for equipment list and further details.

Location



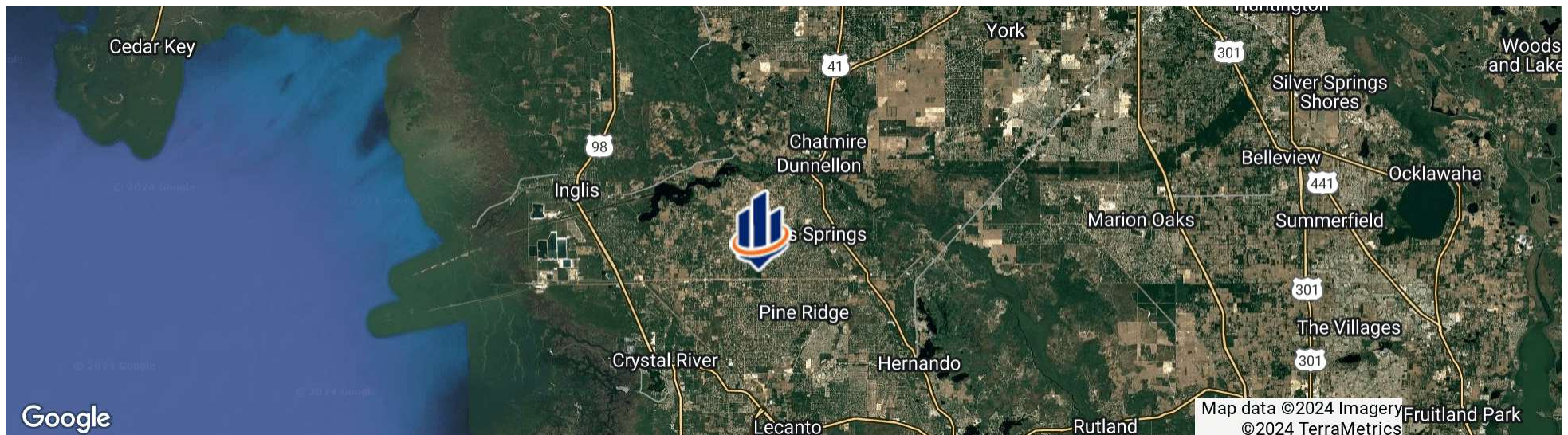
LOCATION & DRIVING DIRECTIONS

Parcel: 18E17S17 31100

GPS: 28.9978941, -82.5110258

Driving Directions:

Showing Instructions: Contact Zeb Griffin to set up a time to view the farm at [352] 630 7547.







North Farm



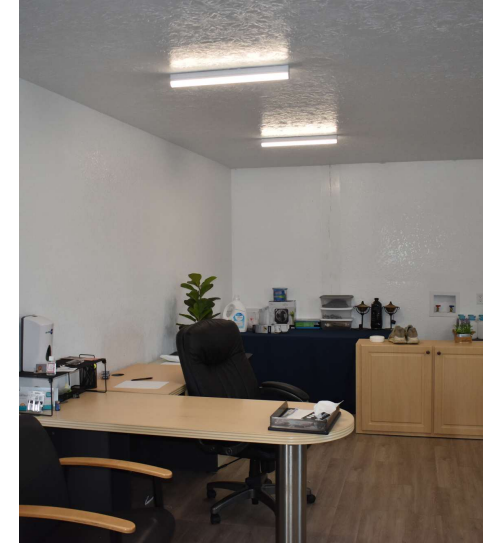








Additional Photos









For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
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