



CITRUS COUNTY BLUEBERRY FARMS- NORTH

4249 W OXFORD STREET
DUNELLON, FL 34433

Zeb Griffin, ALC
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Property Overview



Sale Price	\$3,305,000
OFFERING SUMMARY	
Acreage:	103 Acres
Price / Acre:	\$32,087
City:	Dunellon
County:	Citrus
Property Type:	Land: Blueberry, Farms & Nurseries Properties

PROPERTY OVERVIEW

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 also laid out for machine harvesting and there is an equipment barn with a built in office that is centrally located. This farm would be an excellent opportunity for a grower or investor looking for a turnkey operation with outstanding varieties and many years of productivity yet to come. This farm can be purchased individually or as package with the South Farm as well.

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. See attached soil maps.

Taxes & Tax Year:

2024-\$1,709.50

Zoning / FLU:

Zoning- Agricultural (MH allowed)

Current Use:

Blueberry Farm

Structures & Year Built:

5120+/- square foot equipment barn with an office. This structure was built in 2021.

Wells Information:

[1] 8" well, [1] 4" well, and [1] 2" well.

Water use Permits:

SWFWMD WUP#6965

Location



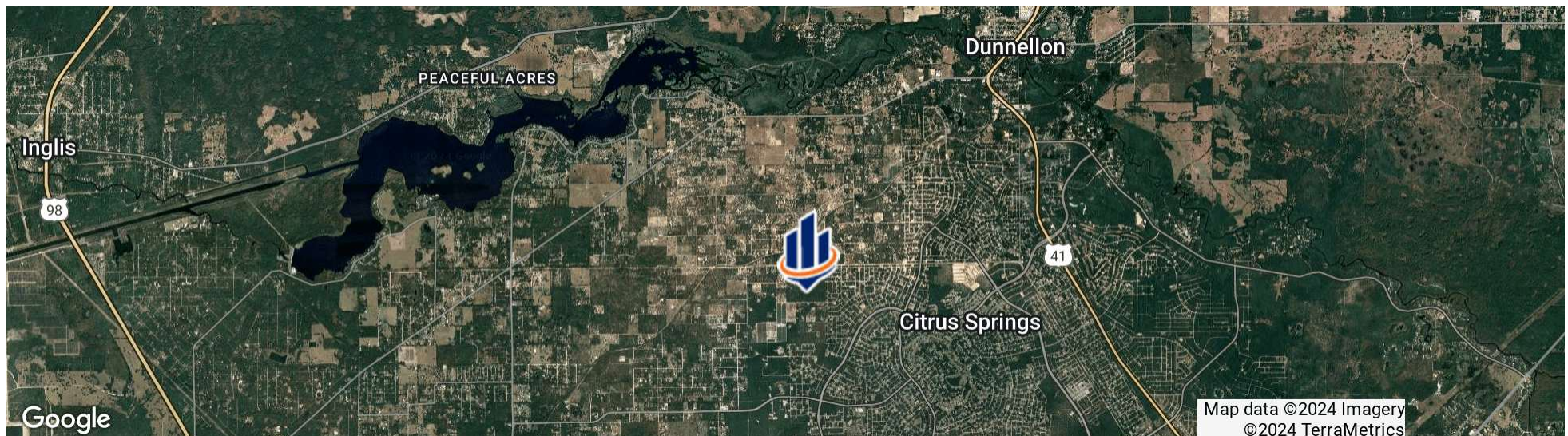
LOCATION & DRIVING DIRECTIONS

Parcel:

GPS: 29.0100268, -82.505558

Driving Directions:

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













For more information visit www.SVNsaunders.com

HEADQUARTERS

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Lakeland, FL 33801
863.648.1528

ORLANDO

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GEORGIA

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