



Turn-Key Agri-Estate 215± Acres
Arcadia, FL

Fischbach
LAND COMPANY



Discover a unique agricultural investment opportunity in Arcadia, FL. A sprawling 215-acre farm with 200± acres fully irrigated, designed for productivity, expansion, and versatility.

Currently, 40± acres are in active production with mature dragon fruit plants ranging from 3 to 7 years old, supported by a microjet and overhead wobbler irrigation system. The remaining 160± acres are primed for crop diversification or expansion of the existing dragon fruit operation, complete with mainlines already in place. Water supply is abundant with 5 wells ranging from 2-inch to 8-inch, supported by an approved water use permit allowing an average of 508,100 gallons per day.

The property includes three residences ideal for owner-operators, managers, or farm employees: a spacious 4,528 sq ft ranch-style home, a 1,698 sq ft wood-frame house, and an 1,824 sq ft mobile home. Additionally, the farm is equipped with essential operational infrastructure, including an 8,000 sq ft packing house featuring a 760 sq ft cooler and a 570 sq ft box storage area with potential to expand cooling capacity, as well as a workshop with an air-conditioned office, bathroom, and shower, which is connected to a 20-stall livestock barn, providing flexibility for livestock operations.

With road frontage on three county-maintained roads, access is convenient for shipping, service providers, or future development. Whether you’re looking to expand a specialty crop operation or capitalize on the existing income-producing dragon fruit acreage, this property offers a rare blend of ready-to-operate farmland, infrastructure, and future potential.

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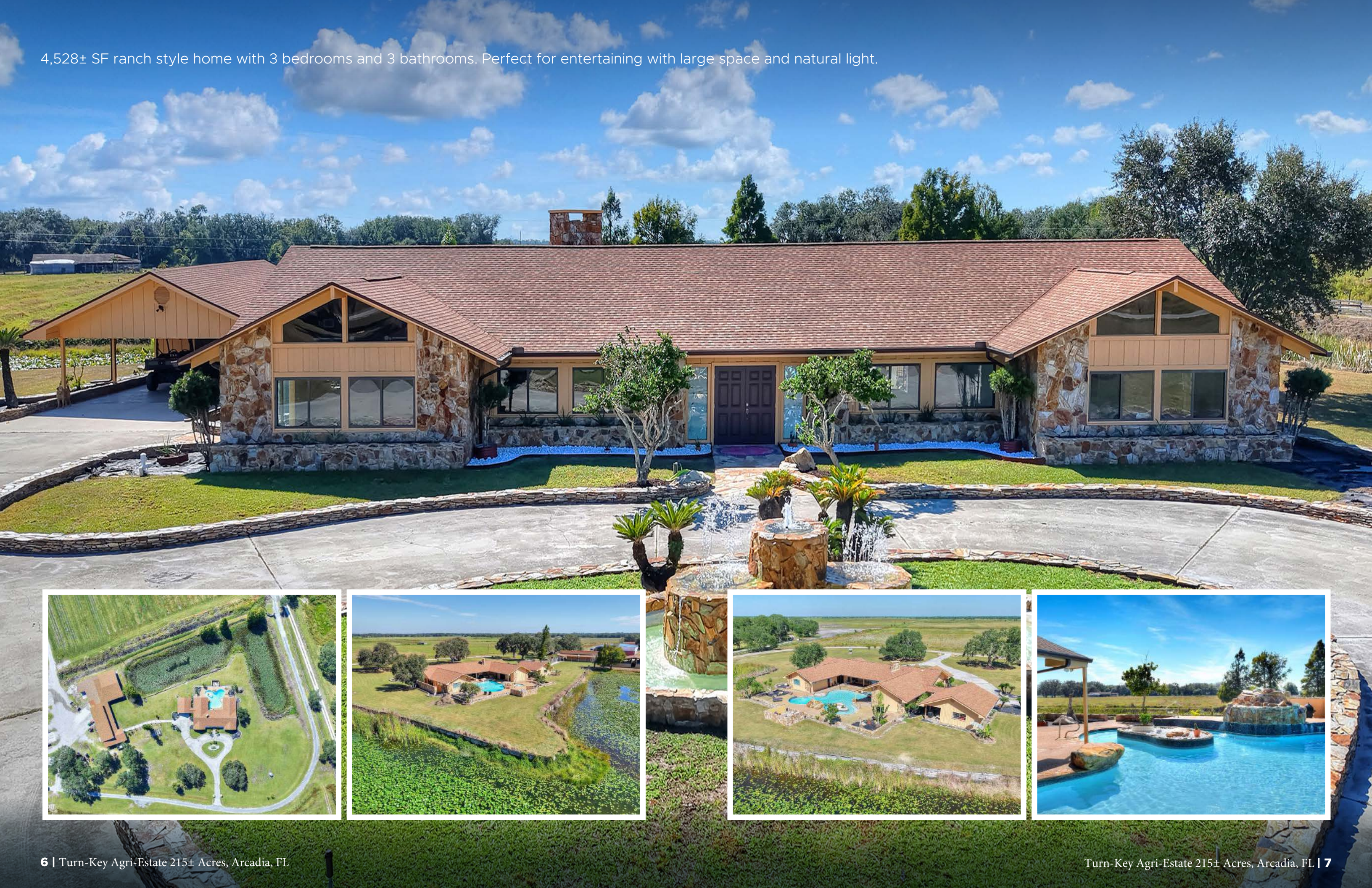


Property Address	6018 NW CR661A, Arcadia, FL 34266	Future Land Use	Rural
Price	\$5,450,000	Road Frontage	2,320± feet (Frontage on 3 roads)
Acreage	215± Acres	Wells	8-inch on 134HP Diesel Pump Four 2-4-Inch wells on Electric Pumps
Zoning	A-10	Irrigation	Microjet and Overhead Wobblers
County	DeSoto	Water Use Permits	21258.000
Parcel ID's	03-37-24-0000-0050-0000, 10-37-24-0000-0077-0000, 10-37-24-0000-0125-0000, 03-37-24-0000-0052-0000	Site Improvements	3 Homes, Workshop with Office and Bathroom, Packing House and Cooler, Pole Barn

215± gross acres with 40± acres planted in producing dragon fruit and 160± irrigated acres ready for different crop variety.



4,528± SF ranch style home with 3 bedrooms and 3 bathrooms. Perfect for entertaining with large space and natural light.





UNIQUE ARCHITECTURE

Private Entrance to Primary Bedroom
Extravagant Pool and Outdoor Kitchen Area
One-of-a-kind Spaces



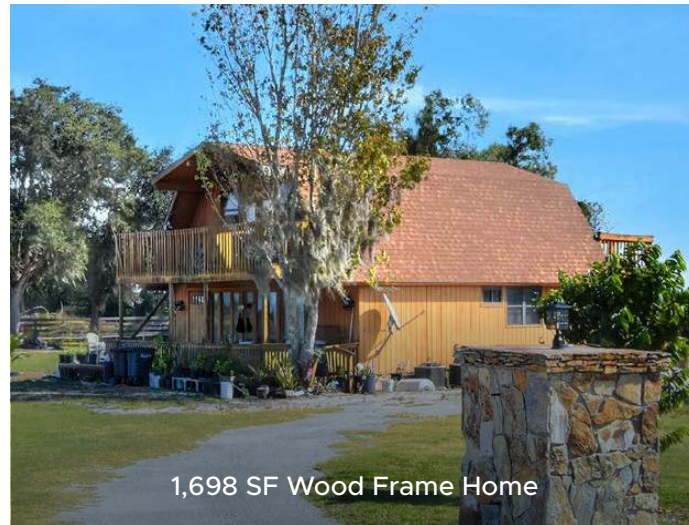
THE HEART OF THE HOME

Oversized Kitchen
Updated Appliances with Gas Range
Custom Wood Finishes





1,824 SF Mobile Home



1,698 SF Wood Frame Home



Packing House and Cooler - 8,000 SF
packing house, 760 SF cooler with 2 Bohn
units, 570 SF box storage

20 Stall Livestock Barn

Pole Barn

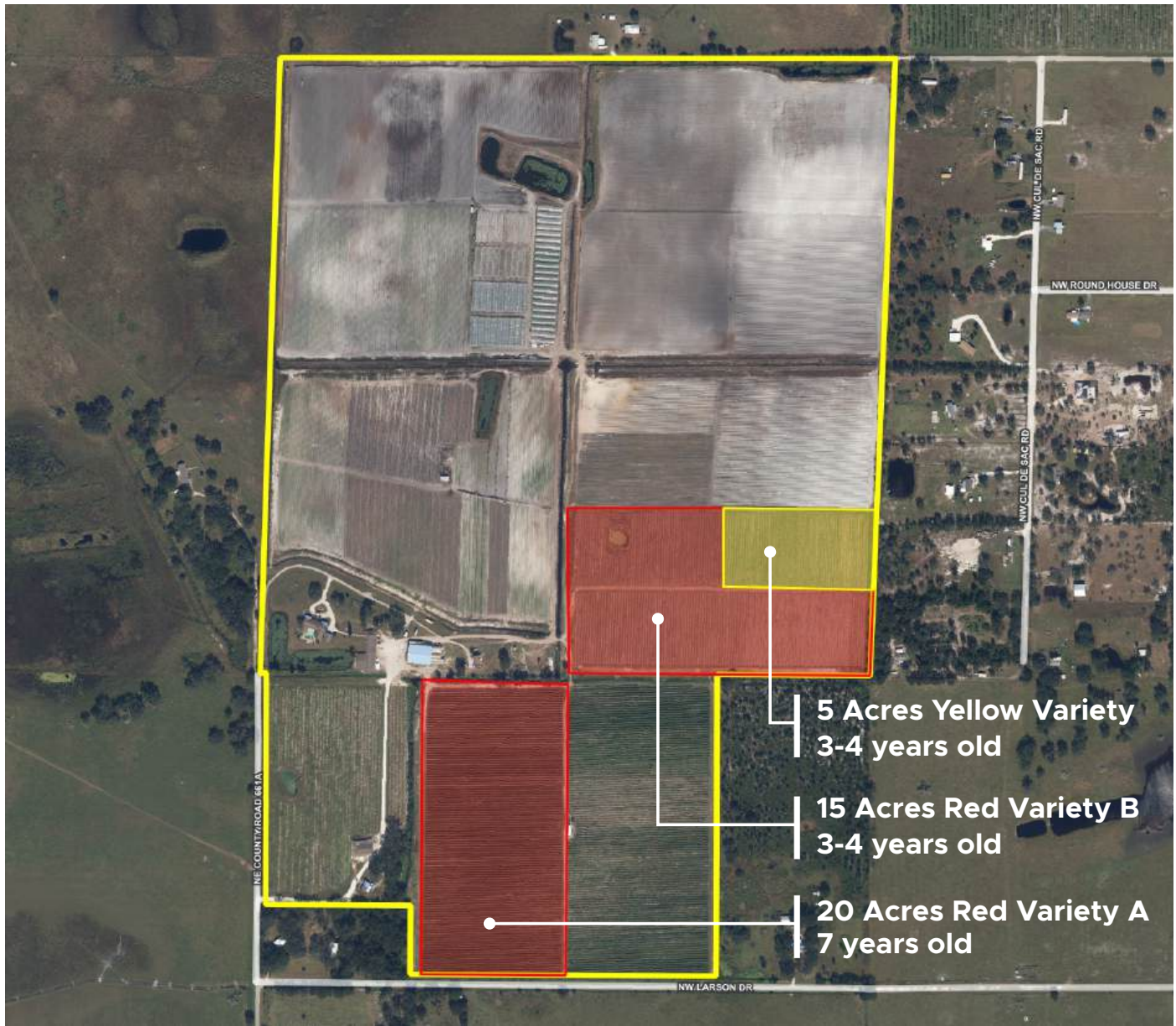


Workshop with Office and Bathroom -
25' x 36' shop with 2 roll up doors 16'
high, 24' x 16' office with AC and full
bathroom





40± acres of producing dragon fruit, ranging 3 to 7 years old. 20± acres are 3 years old primed to begin peak production next year.



Harvest Records						
	June	July	Aug	Sept	Oct	Nov
LBS of Dragon Fruits	10,750	58,600	16,200	18,850	19,200	TBD



200± acres under irrigation, lines running to each plantable field with control valves throughout the property. The 8-inch well can pump to all fields with the two wells on electric pumps on the northern pond able to use as backup. Drainage ditching has been thoughtfully run around the perimeter and internally between fields.

Irrigation Information

Water Use Permit:	21258.000
Average GPD:	508,100
Peak GPD:	1,215,900
Wells/Size:	8-inch, Four 2-4-inch wells
Pump Size:	Cummins 6BT5.9 134HP, 80AMP and 40AMP service to electric submersible pumps 3-5HP
Irrigation:	Microjet and Overhead Wobblers

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REPRESENTED EXCLUSIVELY BY:



Blaise Lelaulu, CCIM
Broker Associate

blaise@fischbachlandcompany.com

917 S PARSONS AVENUE | BRANDON, FL 33511 | 813-540-1000