

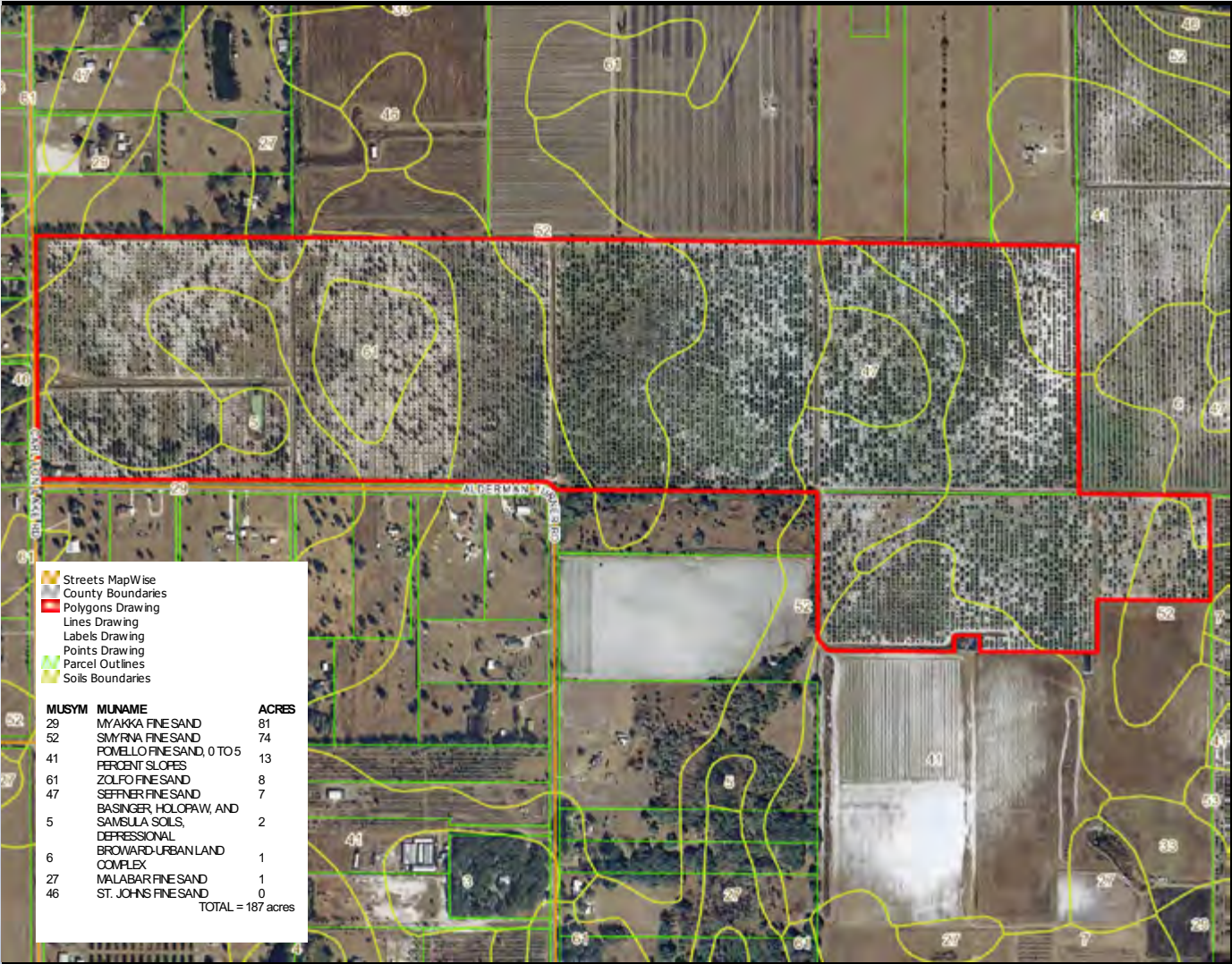
Carlton Lake Grove

Hillsborough County, Florida



189 +/- Acre
Producing Grove!

Soils



Parcel IDs:

U-05-32-21-ZZZ-000004-50030.0, U-31-31-21-ZZZ-000004-49230.0

STR:

S05 T32 R21, S3 T31 R21

GPS Coordinates:

-82.23644, 27.73595

Property Details

Total Acreage:	189.89 +/- AC 43.66 +/- AC Valencias 146.2 +/- AC Hamlins with 10% resets
Sale Price:	\$1,600,000
Varieties:	Hamlins & Valencias
Rootstock:	Carrizo & Swingle
Parcel IDs:	U-05-32-21-ZZZ-000004-50030.0, U-31-31-21-ZZZ-000004-49230.0
GPS Coordinates:	-82.23644, 27.73595
Road Frontage:	0.25 +/- miles on Carlton Lake Rd. 0.25 +/- miles on Alderman Turner Rd.
Future Land Use:	A/RR, which allows for one DU per five acres
Irrigation:	Two 12" wells Well 1-960 FT deep, casing depth 170 FT Well 2-900 FT deep, casing depth 180 FT 158,200 average GPD total, 6,912,000 GPD for frost protection Two diesel power units (Caterpillar & John Deere)

DRIVING DIRECTIONS

From Wimauma, head east on SR 674 (Ruskin-Wimauma Rd.) to Carlton Lake Rd. Go north on Carlton Lake Rd. approximately 2 miles to Alderman Turner Rd. Property is on the notheast corner of that intersection.

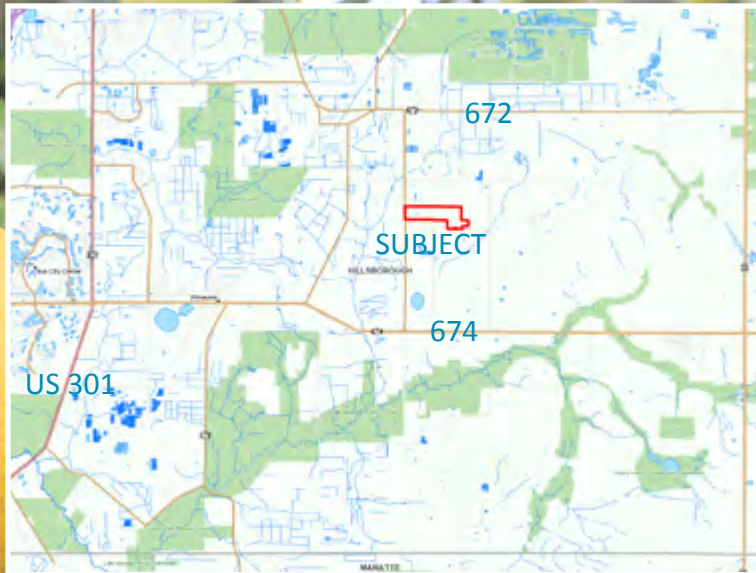
Production

	09/10		10/11		11/12		3-year Average	
	Boxes	Lb. Solid	Boxes	Lb. Solid	Boxes	Lb. Solid	Boxes	Lb. Solid
Hamlins	18,927	5.96	19,101	5.85	16,405	6.67	18,144	6.16
Valencias	5,870	6.79	5,835	6.53	4,596	7.66	5,434	6.99
Total	24,797		24,936		21,001		23,578	

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