

KIBLER FARM MANATEE

2,254 +/- ACRES

Parrish, FL • Manatee County

TURNKEY OPERATION!



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CLOSE AERIAL



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Florida's agriculture and row crop farming plays a vital role in Florida's economy and supplies the nation with high-quality vegetables and fruits. Year-round mild climate, abundant water availability, and ideal soil conditions make Florida's central and southern farm locations prolific for row crops.

Kibler Farm in Manatee County

is in this prime agricultural region, providing a turnkey working farm operation.

The 2,254 +/- acres of farmland and citrus land that make up Kibler Farm are centrally located between Zolfo Springs and Bradenton and is south of the Plant City area. Nestled in the farming belt of Central Florida, the area is known for good soils, mild weather, and quality crop productivity

This productive farm operation is permitted for tomato row crops and includes 188 +/- acres of citrus land.

The farming operation consists of 1,546 +/- acres of total farmable acres that includes 1,047 +/- acres of irrigated farmland, 124 +/- acres of non-irrigated farmland, and 187 +/- acres of uplands suitable to convert to farmland.

There are 188 +/- total acres of citrus land that includes 165 +/- net tree acres

planted with Hamlins on Swingle root stock that are 3-1/2 to 5 years old.

In addition, there are 23 +/- acres of vacant citrus land not yet planted.

Good soils and elevations that are ideal for farmland at 90 FT to 120 FT, enhance crop productivity.

Water source comes from two 16-inch wells and one 12-inch well with permits that do not expire until 2020. For the future, there is an existing permit for a third 16-inch well.

The farm includes an extensive irrigation system consisting of 1,047 +/- acres of piped irrigation for farmland and 165 +/- acres of Microjet irrigation for citrus.

The entire tract has perimeter fencing, interior cross-fencing, as well as an equipment barn and screen shelter.

If you are interested in a quality and productive turnkey farming operation, Kibler Farm is one that you should see.

Aerial Video!

For more information and details, please go to:

www.SaundersRealEstate.com/KiblerFarm



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Parcel ID: 1488.1105/9

GPS: 27.543469, -82.238737

Driving Directions:

- **From Bradenton** at the intersection of I-75 and SR 64, go east on SR 64 about 15 miles
- The access road to the Kibler Farm is on the left (north side of SR 64)
- Access from SR 64 approximately 4 miles on a private road owned in fee simple
- Access from SR 62 approximately 2.5 miles on a private easement
- The location allows for easy access to the Bradenton/Palmetto area and also to Wimauma located in adjacent Hillsborough County

Shown by appointment only.

- **The Kibler Farm is an ongoing farming operation.**
- **Please Do Not Enter the Property unless accompanied by a CBC Saunders Real Estate agent.**



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PROPERTY DETAILS

Acreage: 2,254 +/- acres

Sale Price: \$13,524,000

Price per Acre: \$6,000

County: Manatee

Site Address: 30975 SR 64, Parrish, FL 34219

Irrigation:

- 1,047 +/- acres of piped irrigated farmland
- 165 +/- acres of citrus with Microjet irrigation

Fencing:

- Perimeter fencing
- Interior cross-fencing

Soil Types:

Primarily Waveland and Pomello fine sands

Elevations: 90 FT to 120 FT

FLU/Zoning: Agriculture-Rural/Agriculture

Current Use: Row crop farming

- Permitted for row crops (tomatoes)
- Citrus Information
 - 165 +/- net tree acres
 - Hamlins on Swingle Citrumelo
 - Approximately 3.5 to 5 years old
 - Planted on double row beds

Wetlands/Uplands:

- 15% Wetlands
- 85% Uplands

Wells:

- (2) 16-inch wells
- (1) 12-inch well
- Permits in place for additional 16-inch well
- Northern 16-inch well has a depth of 1,200 FT and casing depth of 598 FT
- Southern 16-inch well and 12-inch well both have a depth of 1,200 FT and a casing depth of 550 FT

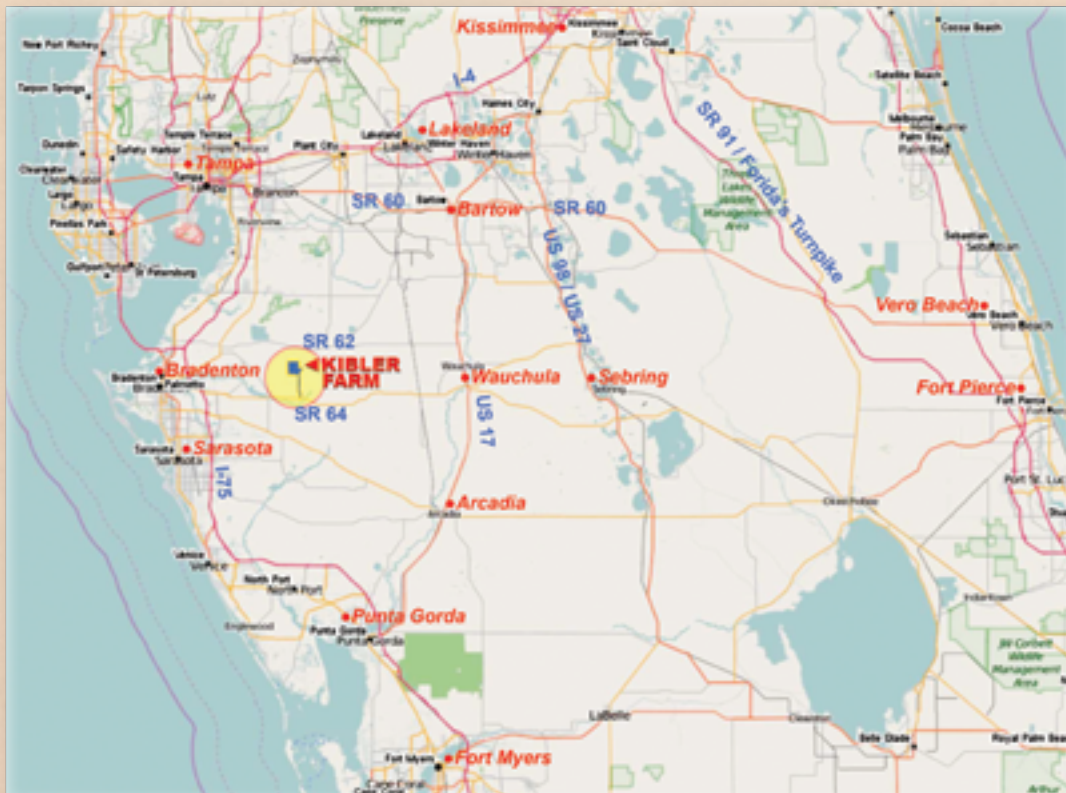
Water Use Permits:

- Permit No. 20091 expires 11/15/2020
- Avg: 1,341,900 gallons per day
- Peak: 2,364,400 gallons per day
- Max: None

Structures: Equipment barn, screen shelter

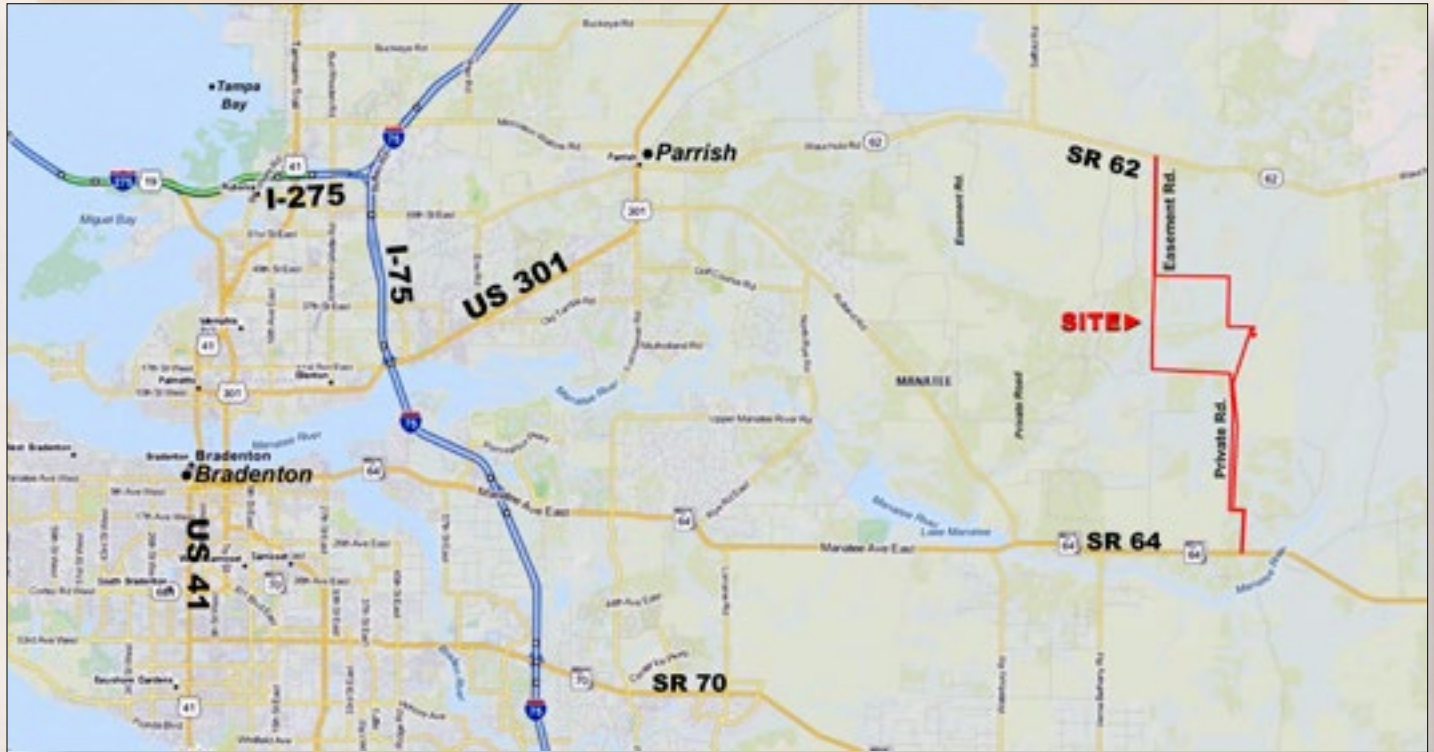
Taxes: \$17,282 (2015)

Survey: Available upon request



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13 +/- Miles to Parrish via SR 62

13 +/- Miles to Wimauma

16 +/- Miles to I-75

17 +/- Miles to Bradenton

30 +/- Miles to Wauchula

35 +/- Miles to Plant City

Aerial Video!

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WELLS & BLOCK MAP



Wells in Place:

- Two 16" wells
- One 12" well
- Existing permit for third 16" well (proposed)
- Northern 16" well –depth 1,200 FT, casing depth 598 FT
- Southern 16" & 12" well both have a depth of 1,200 FT, casing depth 550 FT

Yellow Outline

- Farmland

Orange Shading:

- 165 +/- net tree acres planted, Hamlins on Swingle – 3.5 to 5 years old
- 23 +/- acres vacant citrus land
- 188 acres total citrus

Green Shading:

- 124 +/- acres cleared farm field not irrigated

Blue Shading:

- 187 +/- acres to convert to farmland

Total Acreage - 2,254 +/- acres

- 1,047 +/- acres - irrigated farmland
- 188 +/- acres - citrus, includes 23 +/- acres not planted
- 124 +/- acres - non-irrigated farmland
- 187 +/- acres - uplands suitable to convert to farmland
- 1,546 +/- acres - total farmable acres - does not include building sites, roads, low areas



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