

WESNOFSKE FARMS

Crescent City, FL • Putnam County

425 +/- ACRES

*Highly-productive Turnkey Farming Operation
With Exceptional Assets and
Well-Planned Production Facilities*





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Crescent City, FL • Putnam County

Wesnofske Farms, a professional farming operation of 425 acres located on the southern end of Florida's Crescent Lake in Putnam County and 3 miles south of Crescent City. The property is nestled in fertile agricultural areas that are populated with fern, cattle, and citrus farms. The area has proven to be an outstanding growing area with warmer winter climate, fertile soils, and good-quality water for irrigation, and is especially good for growing fruits and vegetables. This is a highly-productive vegetable operation, growing potatoes and corn that offers superior operational infrastructure, where vegetables are grown, processed, packed, and shipped from on-site via nearby Interstate 95.

Total Acreage: 425 +/- acres

- 200 +/- acres irrigated cultivation
- 250 +/- acres upland timber, mixed hardwood forest, pasture. **Prime hunting for deer, turkey, and hogs.**

Sale Price: \$2,999,990

Property Address: 351 Clifton Road, Crescent City, FL 32112
Putnam County

Nearest Intersection: US 17 and Clifton Road

Land Cover: Row crops, pasture, and hardwoods

Uplands/Wetlands:

- 350 +/- acres uplands
- 75 +/- acres wetlands

Irrigation: 7 irrigation wells located on 200 +/- acres under irrigated cultivation

Structures: 6 buildings on site equal 17,550 SF

- 11,500 SF packing facility
- 4,500 SF cooler space
- Fully-enclosed equipment building
- 4 additional maintenance and storage buildings

Road Frontage: 5,000 +/- ft on Clifton Road

Utilities: Sewer and water available on site



The farm offers superior operational infrastructure, where vegetables are grown, processed, packed, and shipped from on-site via nearby Interstate 95.



Parcel IDs: 16-13-28-0000-0020-0000, 08-13-28-0000-0020-0000, 09-13-28-0000-0180-0000, 17-13-28-0000-0010-0000

AERIAL VIDEO!

www.SaundersRealEstate.com/WesnofskeFarms



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Driving Directions:

- From Crescent City, travel south on US 17 to Clifton Road
- Turn left (east) and farm is 0.5 miles on south side of road

Location Milestones:

- 1 +/- mile to US 17
- 35 +/- miles to Florida's major north-south corridor, I- 95

Farm Includes Production Facilities:

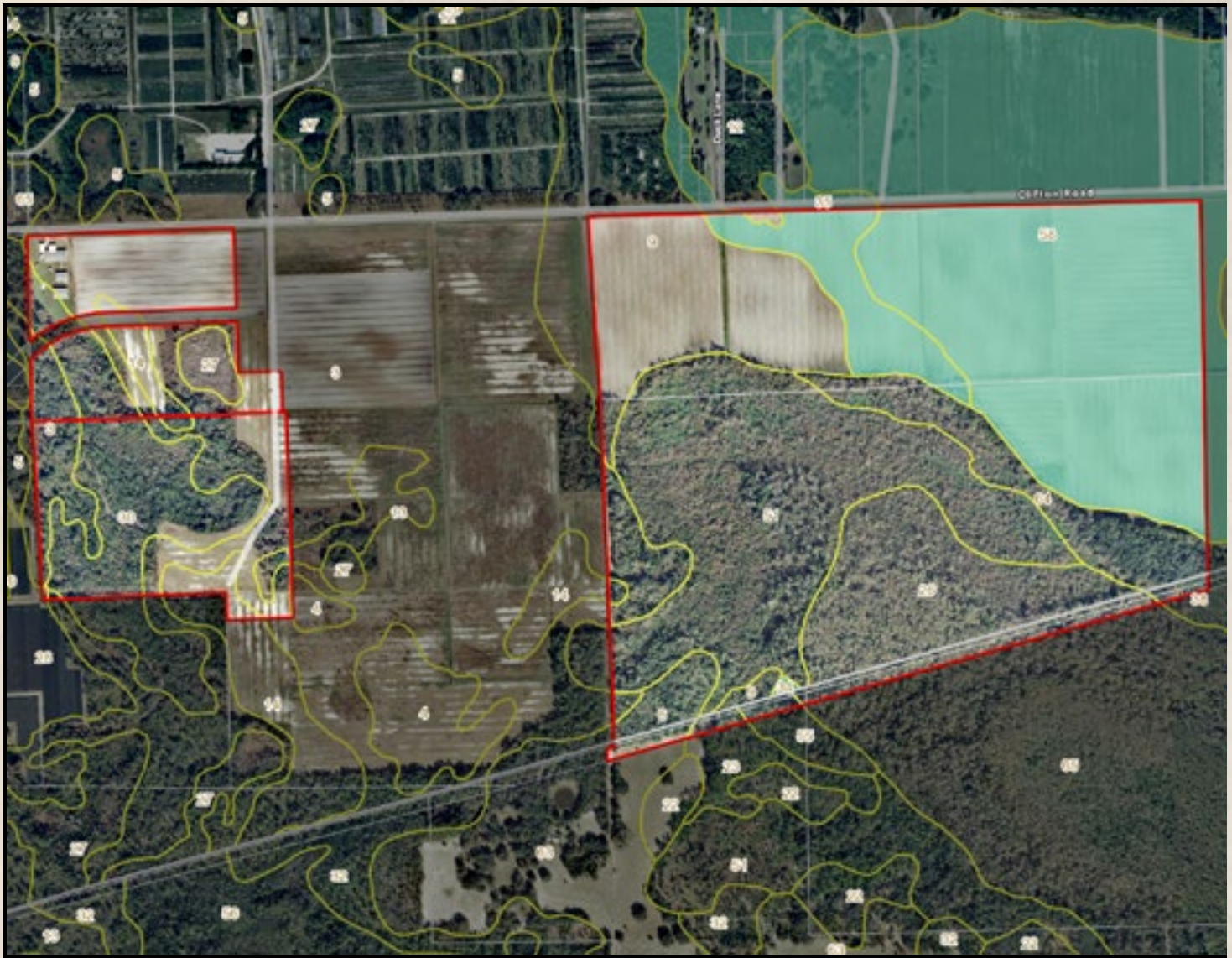
Packing Facility

Large Cooler Space

Fully-Enclosed Equipment Building

4 Maintenance/Storage Buildings





Soils Map

CODE	DESC	ACRES
58	Wauchula Fine Sand	93
51	Surrency Fine Sand, Depressional	90
3	Myakka Fine Sand	61
9	Pomona Fine Sand	41
26	Terra Ceia Muck, Frequently Flooded	37
30	Hontoon Muck	33
64	Paisley Loamy Fine Sand	22
35	Malabar Fine Sand	18
14	Cassia Fine Sand	7
65	Terra Ceia Muck	7
6	Tavares Fine Sand, 0 To 5 Percent Slopes	6
27	Samsula Muck	4
63	Tavares Fine Sand, 0 To 5 Percent Slopes	2
55	Riviera Fine Sand	1
13	St. Johns Fine Sand, Depressional	1
23	Farmton Fine Sand	1
38	Paisley Fine Sand	1
28	Centenary Fine Sand	0
12	Electra Fine Sand	0
34	Riviera Fine Sand	0
TOTAL = 426.310285485129 acres		



Turnkey Vegetable Farm!
With 175 +/- Acres of Irrigated Cultivation
and 250 +/- Acres of Mixed Upland Timber,
Pasture and Hardwood Areas





Saunders

REAL ESTATE

863.648.1528

114 North Tennessee Ave.
3rd Floor
Lakeland, FL 33801

425 +/- Acres • Highly-productive Turnkey Farming Operation!
*Exceptional Assets and Well-Planned Production Facilities
Acreage is Loaded with Deer, Turkey, and Hogs*

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Crescent City, FL • Putnam County
425 +/- ACRES

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Coldwell Banker Commercial Saunders Real Estate

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