

PACIFIC COMPANY FARMLAND

3,211.5 +/- ACRES

Myakka City, FL • Manatee County



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3,211 +/- ACRES OF HIGHLY-PRODUCTIVE FARMLAND

Prime Florida Agricultural Land



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Highly Productive Farmland

A farmer once said, "What you see depends on how you view the world." To most people, this is just dirt. To a farmer, it has great potential.

Pacific Company Farmland – or as the locals call it, Pacific Tomato – is 3,211 total acres of highly-productive farmland, located just minutes from Myakka City in Manatee County, Florida.

As the name would imply, this land was formerly a large tomato operation and is currently leased for agronomic crops.

Of the total 3,211 acres, 87% of the acres are uplands (42% are irrigated cropland, 45% are non-irrigated uplands) and 13% are wetlands.

The fertile soil make-up is predominately Myakka fine sand with Waveland, Cassia, and Floridana fine sands plentiful in the spectrum of soils. When you add to this mix Florida's great weather, including plenty of sunshine and adequate rain, it's evident that Pacific Tomato is prime Florida agricultural land.

This area of Florida averages over 46 inches of rainfall each year. The acreage of Pacific Tomato has 14 permitted wells delivering enough water to meet the volume needs of an agricultural operation. Presently there are 10 active wells, ranging in size from 16" to 4," along with 4 capped wells.

Land Use

The Future Land Use designation on this productive property is primarily Agricultural Rural with the smaller portion being Residential that allows up to one dwelling unit per acre.

Central Location

Finding a property this size with a central location such as this is unique. The property has one mile of road frontage on SR 70, which is a main commercial corridor that runs coast-to-coast in SW Central Florida. The location is just minutes to major north/south routes, such as I-75, US 27, and US 17.

In addition, there is 1/2 mile frontage on both Wauchula Road and Ogleby Creek Road.

Great weather, fertile soils, and central location, makes this property prime farmland!

Aerial Video!

For more information and details, go to:

[*www.SRELAND/Pacific*](http://www.SRELAND/Pacific)

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Total Acres: 3,211.5 +/- acres

Upland Acres: 2,790.58 +/- acres

- Irrigated: 1,330 +/- acres
- Non-irrigated: 1,460 +/- acres

Wetland Acres: 420.92 +/- acres

Sale Price: \$19,590,150

Price per Acre: \$6,100

County: Manatee

Site Address: 33155 SR 70 E, Myakka City, FL 34251

Nearest Intersection: Verna Road & SR 70

Road Frontage:

- 1/2 +/- mile on Wauchula Road
- 1/2 +/- mile on Ogleby Creek Road
- 1 +/- mile on SR 70

Water on Site: Several ponds

Wells: 14 total wells includes

Active wells:

- (5) 5-inch wells
- (1) 16-inch well
- (1) 12-inch well
- (3) 10-inch wells

Capped wells:

- (1) 6-inch well
- (1) 8-inch well
- (2) 10-inch wells

Fencing: Exterior fencing

Soil Types: A broad spectrum of soils; predominantly Myakka, Cassia, and Floridana fine sands

FLU/Zoning:

- A-GR - Agriculture/Rural
- RES- Residential - 1 dwelling unit/gross acre

Current Use: Grazing land soil capability Class I

Taxes: \$24,337.56 (2015)



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Parcel IDs: 167600006, 167610054

GPS: 27.368133 Lat, 82.185369 Long

Driving Directions:

- From I-75, drive east on SR 70 for 19.1 miles
- Turn north onto the dirt road and the property will be on the west side of the road

1 +/- Mile to Myakka City

20 +/- Miles to I-75

20 +/- Miles to US 17

28 +/- Miles to Bradenton

30 +/- Miles to Sarasota

54 +/- Miles to US 27



AERIAL VIDEO!

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Wells Map - Active & Capped

14 Total Wells

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Prime Florida Agricultural Farmland *Fertile Soils!*

Lease in Place for Agronomic Crops
Located Minutes from I-75, US 17, and Near US 27

AERIAL VIDEO!

For more information and details, please go to:

www.SRELAND.com/Pacific



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