

# BLUEBERRY FARM SUMTER COUNTY 46 +/- ACRES

Webster, FL

TURNKEY OPERATION!



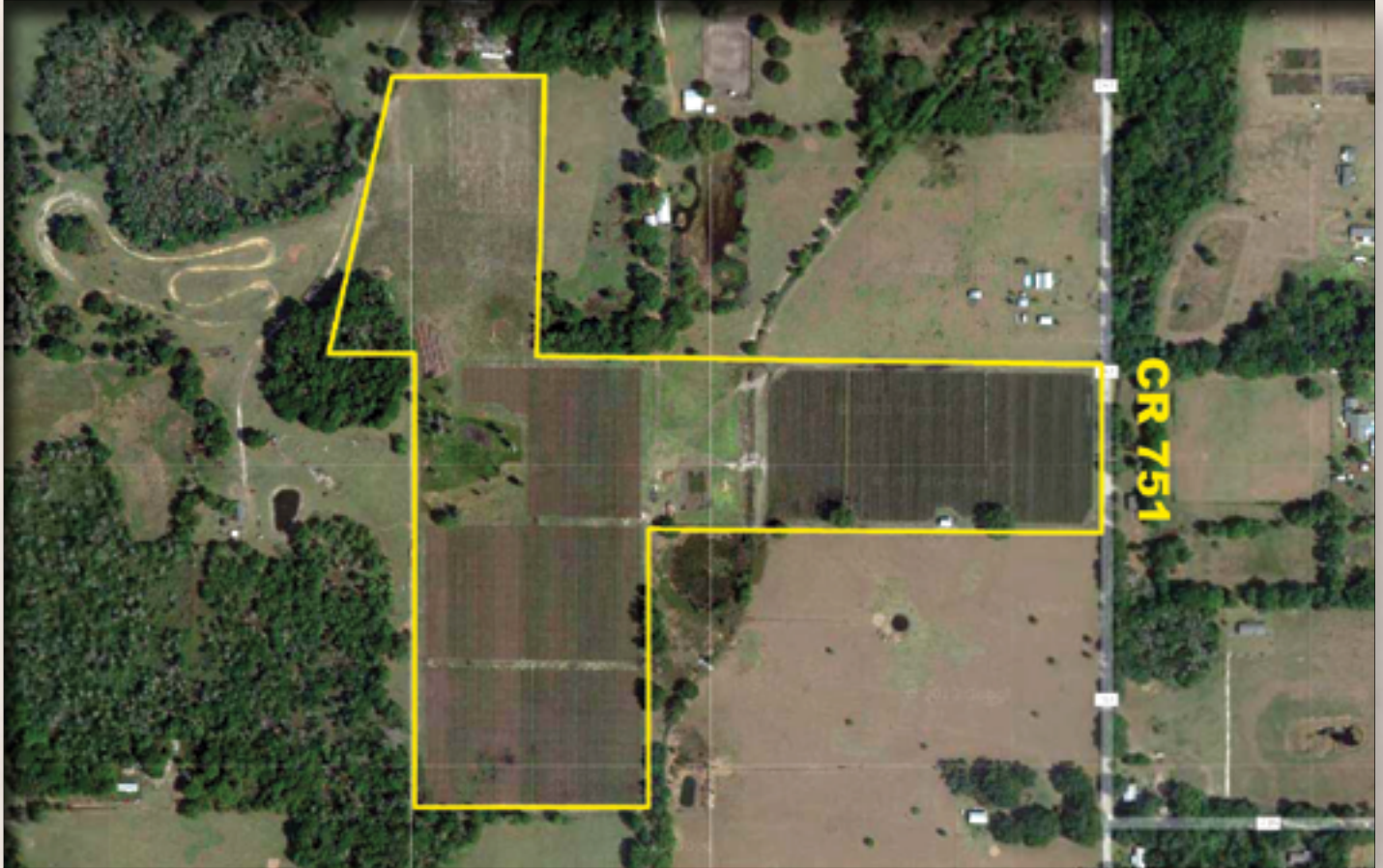
***Highly Productive  
Blueberry Farm***

***9 Varieties  
of Blueberries!***



# BLUEBERRY FARM 46 +/- ACRES

Webster, FL • Sumter County



## GPS Coordinates:

28 degrees 33 min 01.32 sec North / 82 degrees 04 min 35.93 sec West

## Parcel IDs: STR:

- |           |            |
|-----------|------------|
| • S23=011 | • 23-22-22 |
| • S26=002 | • 26-22-22 |

***Professional Management Available Upon Request***

*For Additional details, go to:*

**WWW.SAUNDERSREALESTATE.COM/SUMTERBLUEBERRY**

**Coldwell Banker Commercial Saunders Real Estate**

114 North Tennessee Ave., 3rd Floor, Lakeland, FL 33801 • 863.648.1528 • SaundersRealEstate.com



# BLUEBERRY FARM 46 +/- ACRES

Webster, FL • Sumter County

Highly productive turnkey blueberry farm operation with wells, irrigation systems, permits and infrastructure in place. Operation includes storage containers, structures, office trailer, and residential mobile home. Centrally located near Webster/Tarrytown between Brooksville (23 miles west) and Clermont (20 miles east).

Nine varieties farmed – Jewel, Emerald, Primadonna, Scintilla, Rebel, Snowchaser, Springhigh, Farthing and Meadowlark.

**Sale Price:** \$1,500,000

**Price per Acre:** \$32,609

**Total Acreage:**

- 46 +/- Acres Producing Central Florida Blueberry Farm
- 38.2 +/- Planted Acres

**Property Address:** 14080 CR 751, Webster, FL 33597-5206  
Sumter County

**Nearest Intersection:** SR 471 and SR 50

Near Webster/Tarrytown between Brooksville (23 miles west) and Clermont (20 miles east)

**Current Use:** Blueberry farm

**Future Land Use:** Agriculture - 1 unit per 10 acres

**Road Frontage:**

- 370 +/- feet on CR 751
- Ingress/egress easement to SR 50

**Soil Types:** Ona Fine Sand

**Elevation:** Between 80 to 85 feet

**Land Cover:** Blueberries

**Uplands/Wetlands:**

- 44 +/- acres uplands
- 2 +/- acres wetlands

**Utilities:** Sumter Electric Cooperative

**Improvements:**

- Mobile home, office with house, nursery well
- 1 +/- acre nursery site
- Pump sheds (open)

**Fencing:** Fenced

**Blueberry Varieties:** Jewel, Emerald, Primadonna, Scintilla, Rebel, Snowchaser, Springhigh, Farthing, Meadowlark

**Harvest Yields:**

- 2012 Harvest – first time – 27,000 +/- lbs
- 2013 Harvest – 116,000 lbs
- 2014 Harvest – 144,233 lbs
- 2015 Harvest – 126,405 Lbs
- 2016 Harvest Estimate – 238,000 lbs
- 2017 Harvest Estimate – 342,000 lbs

**Irrigation:** Well/Drip

**Water Use Permit:** 12/20/2011 through 2/8/2021 for irrigation and cold protection: *Southwest Florida Water Management District Consumptive Use Permit - 20 020105.001*

- Annual Average 64,200 gpd
- Peak Month 293,700 gpd
- Crop Protection 3,421,400 gpd
- Irrigated Acres – 35 +/- acres
- Irrigation Rate – 24.67"/yr
- Drip Irrigation and Overhead Irrigation

**Permitted Wells:**

- 1/1 diameter – 5" depth – 150' cased – 81'
- 2/2 diameter – 5" depth – 170' cased – 103'
- 3/3 diameter – 5" depth – 105' cased – 95'
- 4/4 diameter – 12" depth – 200' cased – 90'
- Additional 12" well permitted but not constructed

**East Pump Station:**

- 5" Wells manifold together (like new)
- 6-cylinder John Deere Power Unit
- Goulds Centrifugal Pump – 12 3/8" Impeller Diameter
- 500-gallon diesel tank

**West Pump Station:**

- 12" Well (like new)
- 6-cylinder John Deere Turbo Power Unit
- Goulds Turbine Pump
- Amarillo Gear Head (200 hp)
- Amiad Screen Filters
- 500-gallon diesel tank

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## Driving Directions:

From the intersection of SR 50 and SR 471 just south of Webster, FL:

- Drive west on SR 50 1.2 +/- miles to CR 751
- Go south on CR 751 0.4 +/- miles
- Property is located on the west side of CR 751

## ***Centrally Located!***

***Near Webster/Tarrytown***

***between Brooksville (23 miles west) and Clermont (20 miles east)***



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## VARIETY & ACREAGE TABLES

### BLUEBERRY FARM - SUMTER COUNTY - VARIETY TABLE

Plant Date	2009	2011	2011	2011	2013	
	<u>Block 1</u>	<u>Block 2</u>	<u>Block 3</u>	<u>Block 4</u>	<u>Blocks 5 &amp; 6</u>	<u>Total</u>
<u>Variety</u>						
Jewel	10,847	4,800	4,800	3,520	6,400	30,367
Emerald	5,377	4,800	4,800	3,080		18,057
Primadonna	2,693					2,693
Scintilla		1,600	1,600	1,760	3,200	8,160
Rebel		3,200	3,200		3,110	9,510
Snowchaser				1,470		1,470
Springhigh					3,805	3,805
Farthing					1,600	1,600
<u>Meadowlark</u>					<u>747</u>	<u>747</u>
Plants Total	18,917	14,400	14,400	9,830	18,862	76,409

### BLUEBERRY FARM - SUMTER COUNTY - ACREAGE TABLE

Plant Date	2009	2011	2011	2011	2013	
	<u>Block 1</u>	<u>Block 2</u>	<u>Block 3</u>	<u>Block 4</u>	<u>Blocks 5 &amp; 6</u>	<u>Total</u>
<u>Variety</u>						
Jewel	5.5	2.4	2.4	1.8	3.1	15.2
Emerald	2.7	2.4	2.4	1.5		9.0
Primadonna	1.3					1.3
Scintilla		0.8	0.8	0.9	1.6	4.1
Rebel		1.6	1.6		1.6	4.8
Snowchaser				0.7		0.7
Springhigh					1.9	1.9
Farthing					0.8	0.8
<u>Meadowlark</u>					<u>0.4</u>	<u>0.4</u>
Acres Total	9.5	7.2	7.2	4.9	9.4	38.2

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## FARM MAP

NORTH

### Block #5 and #6 Combined - 9.4 Acres

Planted 2013

Row Count from East to West

Rows	Variety
1 - 8	Springhigh
9 - 16	Jewel
17 - 24	Scintilla
25 - 32	Jewel
33 - 40	Rebel
41 - 45	Farthing
46 - 47	Springhigh
48 - 55	Meadowlark

West

East

CR 751

OUT

### Block #4 - 4.9 Acres

Planted 2011

Row Count from East to West

West	1 - 8	Jewel	East
	9 - 16	Emerald	
Cypress	17 - 24	Scintilla	
Drainage	25 - 32	Jewel	
Area	33 - 38	Emerald	
	39 - 48	Snowchaser	

Pump/Well

Nursery Area

### Block #1 - 9.5 Acres

Gate

Planted 2009

Row Count from East to West - 106 Rows Total

	4 rows of	Jewel	
West	2 rows of	Emerald	East
	1 row of	Primadonna	
then Repeating from East to West			

Pump/Well

Gate

### Block #3 - 7.2 Acres

Planted 2011

Row Count from East to West

	1 - 8	Jewel	
	9 - 16	Emerald	
West	17 - 24	Scintilla	East
	25 - 32	Jewel	
	33 - 40	Emerald	
	41 - 48	Rebel	
	49 - 56	Jewel	
	57 - 64	Emerald	
	65 - 72	Rebel	

### Irrigation Table

Block #1 Double Drip Lines with Overhead Wobbler XL

Block #2 Has Drip Lines - to be Connected Late 2013 - Wobbler XL in Place

Block #3 Has Drip Lines - to be Connected Late 2013 - Wobbler XL in Place

Block #4 Has Drip Lines - to be Connected Late 2013 - Wobbler XL in Place

Block #5 and #6 No Drip Lines - Wobbler XL in Place

All Mains and Sub-Mains are in place and Wells/Mains are Interconnected

Drip - 1/2" (13mm) Poly Tubing with In-Line Pressure Comp. Emitters 12" OC

Wobbler XL - 2.5 GPM on 30'x 27' Spacing

Plant Spacing 9' x 2' 2,000 Plants per Acre +/-

### Block #2 - 7.2 Acres

Planted 2011

Row Count from East to West

	1 - 8	Jewel	
	9 - 16	Emerald	
West	17 - 24	Scintilla	East
	25 - 32	Jewel	
	33 - 40	Emerald	
	41 - 48	Rebel	
	49 - 56	Jewel	
	57 - 64	Emerald	
	65 - 72	Rebel	

OUT

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Lakeland, FL 33801

## FOR SALE: BLUEBERRY FARM, SUMTER COUNTY

### BLUEBERRY FARM SUMTER COUNTY

Webster, FL

**Turnkey Operation!**  
Centrally Located

*Professional Management  
Available Upon Request*

*For Additional details, go to:*  
[www.SaundersRealEstate.com/SumterBlueberry](http://www.SaundersRealEstate.com/SumterBlueberry)

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