

Land For Sale

1,066 +/- Acres
Gadsden County, Fl



NAITALCOR

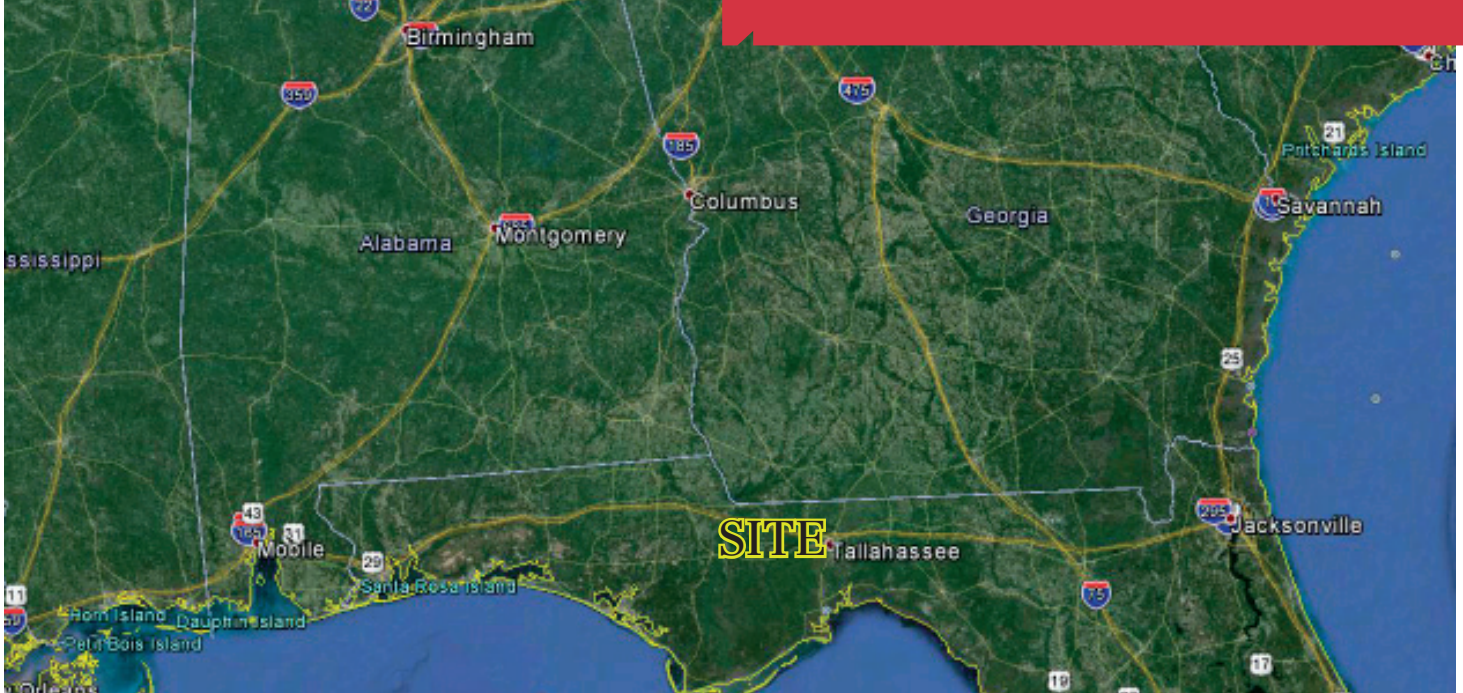
1018 Thomasville Road, Suite 200A
Tallahassee, FL 32303
+1 850 224 2300
talcor.com

For more information, contact:
Frank L. Langston, CCIM
+1 850 224 2300 • frank@talcor.com

Brian Proctor
+1 850 224 2300 • brian@talcor.com

NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR TO SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY ANY PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Map & Property Information



Site is 1,066+/- Total Acres:

- 237+/- acres of “active” bed areas (open, shade and greenhouses)
- 60+/- acres of “down” bed areas (on Sweet Farm tract)
- 63+/- acres of ponds (consisting of 5 total pond areas)
- 237+/- acres of road surfacing
- 469+/- acres of undeveloped areas

Accessibility:

- The main entrance to the subject property is located approximately one mile south of U.S. Highway 90 and 1 mile east of Ben Bostic Road (SR 274) and adjacent north of Interstate 10.
- The site is located approximately two miles southwest of downtown Quincy (county seat of Gadsden County).

Zoning:

- The county occupied areas are zoned: AG-1 & AG- 2, Agriculture & RR, Rural Residential (County FLU).

Utilities & Services:

- Public water and electricity is provided to the property via Talquin Electric Cooperative.
- Water access is also obtained via private water well systems.
- Sewage disposal is made via private septic tanks.
- Permit authorizes a maximum combined monthly withdrawal of 110 million gallons.

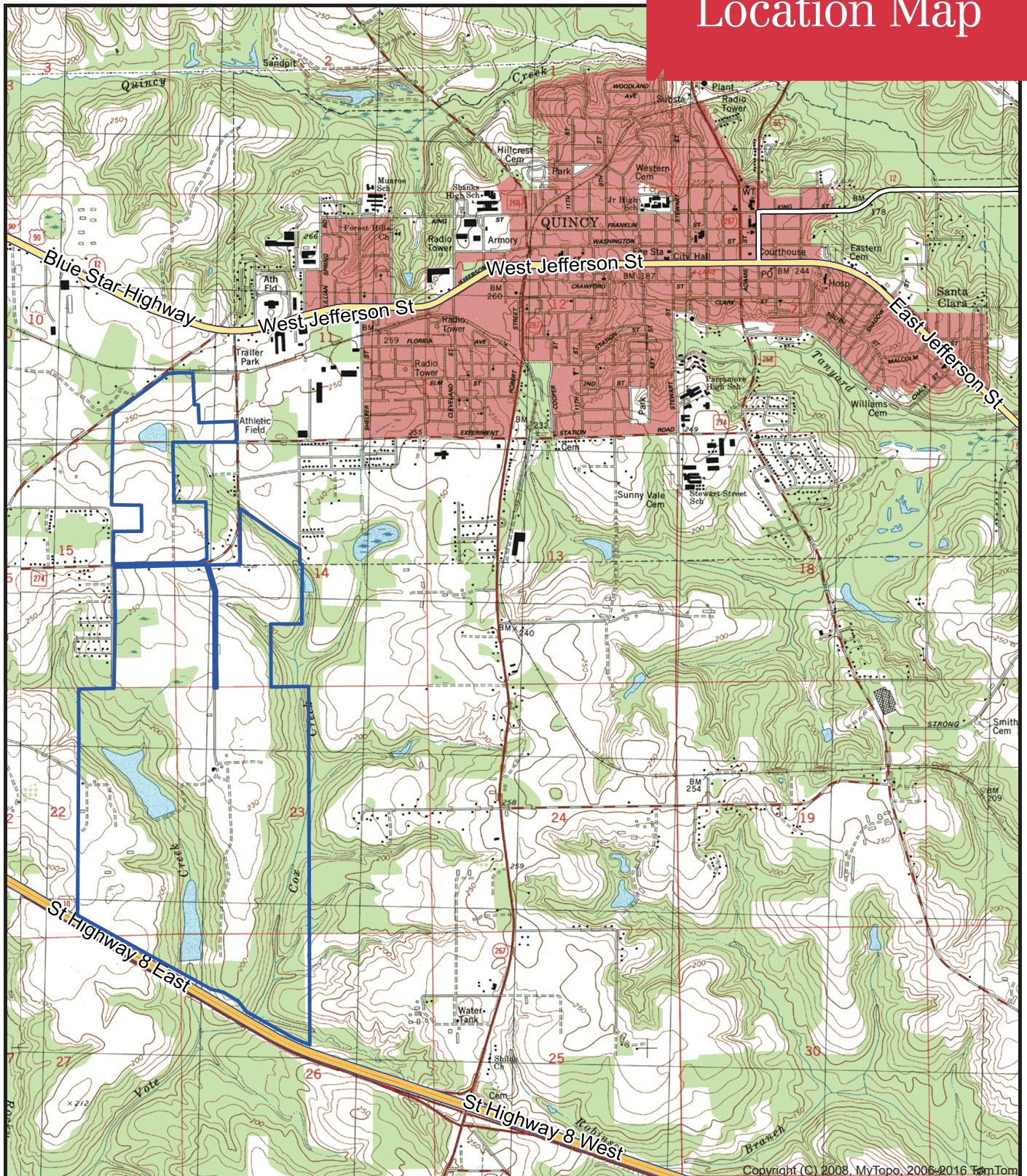
Surrounding Land Uses:

- Most surrounding land uses are low-density single-family residential, agricultural and recreational.
- Commercial uses are prevalent along U.S. 90 and along Pat Thomas Parkway (SR 267) and within the city limits of Quincy.

Key Nearby Cities

<u>City Name:</u>	<u>Distance:</u>	<u>Drive Time:</u>
Tallahassee,FL	25 Miles	28 Mins
Marianna, FL	44 Miles	46 Mins
Pensacola, FL	175 Miles	2 Hours 20 Mins
Jacksonville, FL	187 Miles	2 Hours 30 Mins
Bainbridge, GA	23 Miles	25 Mins

Location Map



DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and / or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.



PUMP HOUSE (W/FERTILIZER INJECTOR)-RCP2



VIEW OF TYPICAL T-SHADE BED (METAL)



PUMP HOUSE AT MAIN DAM POND



VIEW OF SMALLER PUMP SHED



INTERIOR VIEW OF TYPICAL SHADE



VIEW OF MAIN DAM POND

PONDS

- There are 5 ponds with 63 surface acres in total.
- The 3 retention ponds have a storage capacity of approximately 47.3 million gallons of water.
- In addition to the retention ponds, there are 2 additional ponds that are a result of dams being constructed on Vote Creek, which have a storage capacity of approximately 59.3 million gallons.

PUMP STATIONS/WELLS

- There are 12 water pump stations on the farm including the county water assist station located in propagation.
- There are 2 ground water wells in addition to 2 observation wells located on the property.



1018 Thomasville Road, Suite 200A
Tallahassee, FL 32303
+1 850 224 2300
talcor.com



VIEW OF SWEET FARM FIELD (RETIRED BEDS)



TYPICAL WETLAND WOODED AREA



TYPICAL GREENHOUSE VIEW



VIEW ACROSS SWEET FARM FIELD



TYPICAL UPLAND WOODED AREA



TYPICAL VIEW OF INTERIOR OF GREENHOUSE

- Along with a variety of monitoring and reporting requirements there are maximum usage amounts allotted to each pump station. The permit authorizes a combined average annual withdrawal of 1.37 million gallons of water per day, and a maximum combined monthly withdrawal of 110 million gallons.
- The propagation area is irrigated with county water that is piped in from Atlanta Street. There is a pump station located in propagation that allows for the storage of 12,000 gallons of water to meet demands during the day that might exceed the 90 GPM capability of the county water system.
- The properties' surface water is derived from irrigation run-off and two creeks. Cox Creek, which borders the eastern side of the property, and Vote Creek, which runs through the center of the property. There is also a storm water run-off that is captured in the various holding ponds. The nursery has an elaborate system of drainage culverts and ditches which allows for the reclamation of irrigation water run-off.



VIEW OF NURSERY ENTRANCE



STREET VIEW – ATLANTA STREET



NURSERY SIGNAGE – AT ENTRANCE



TYPICAL OPEN BED VIEW



VIEW OF LARGE POND (RCP #2)



VIEW OF TYPICAL SHADE BED



VIEW OF MAIN INTERIOR ACCESS ROAD



MAIN ADMINISTRATION BLDG & TAG ROOM WH



OLD RESIDENCE (FORMER OFFICE)



RED HOUSE (EMPLOYEE BREAK ROOM)



INTERIOR OFFICE VIEW – MAIN ADMIN BLDG



TIRE/MAINTENANCE/WELDING SHOP

Property Photos



GAS STORAGE AREA (KNEEWALL ENCLOSURE)



MECHANIC SHOP BUILDING



POTTING SHED STRUCTURE



FERTILIZER SHED BUILDING



IRRIGATION SHED/WORKSHOP



OTHER FERTILIZER SHED STRUCTURE

NAITTALCOR

1018 Thomasville Road, Suite 200A
Tallahassee, FL 32303
+1 850 224 2300

talcor.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Property Photos



TYPICAL MATERIALS BUNKER



POTTING SHED STRUCTURE



CHEMICAL STORAGE BUILDINGS



TYPICAL OPEN MIST BEDS



PROPAGATION HOUSE



INTERIOR VIEW OF PROPAGATION HOUSE

NAITTALCOR

1018 Thomasville Road, Suite 200A
Tallahassee, FL 32303
+1 850 224 2300

talcor.com

Property Photos



INTERIOR VIEW OF OLD RESIDENCE/OFFICE



INTERIOR VIEW OF OLD RESIDENCE/OFFICE



STORAGE WAREHOUSE #1



STORAGE WAREHOUSE #2



SOUTH LOADING DOCK STRUCTURE



REAR OF SOUTH LOADING DOCK (RAISED DOCK)



1018 Thomasville Road, Suite 200A
Tallahassee, FL 32303
+1 850 224 2300

talcor.com

Property Photos



NORTH LOADING DOCK STRUCTURES



TRANSFER LOADING DOCK AREA



VIEW OF Q SHADE BEDS



VIEW OF TYPICAL WATER CONVEYANCE-DITCH



VIEW OF TYPICAL DRIP BEDS



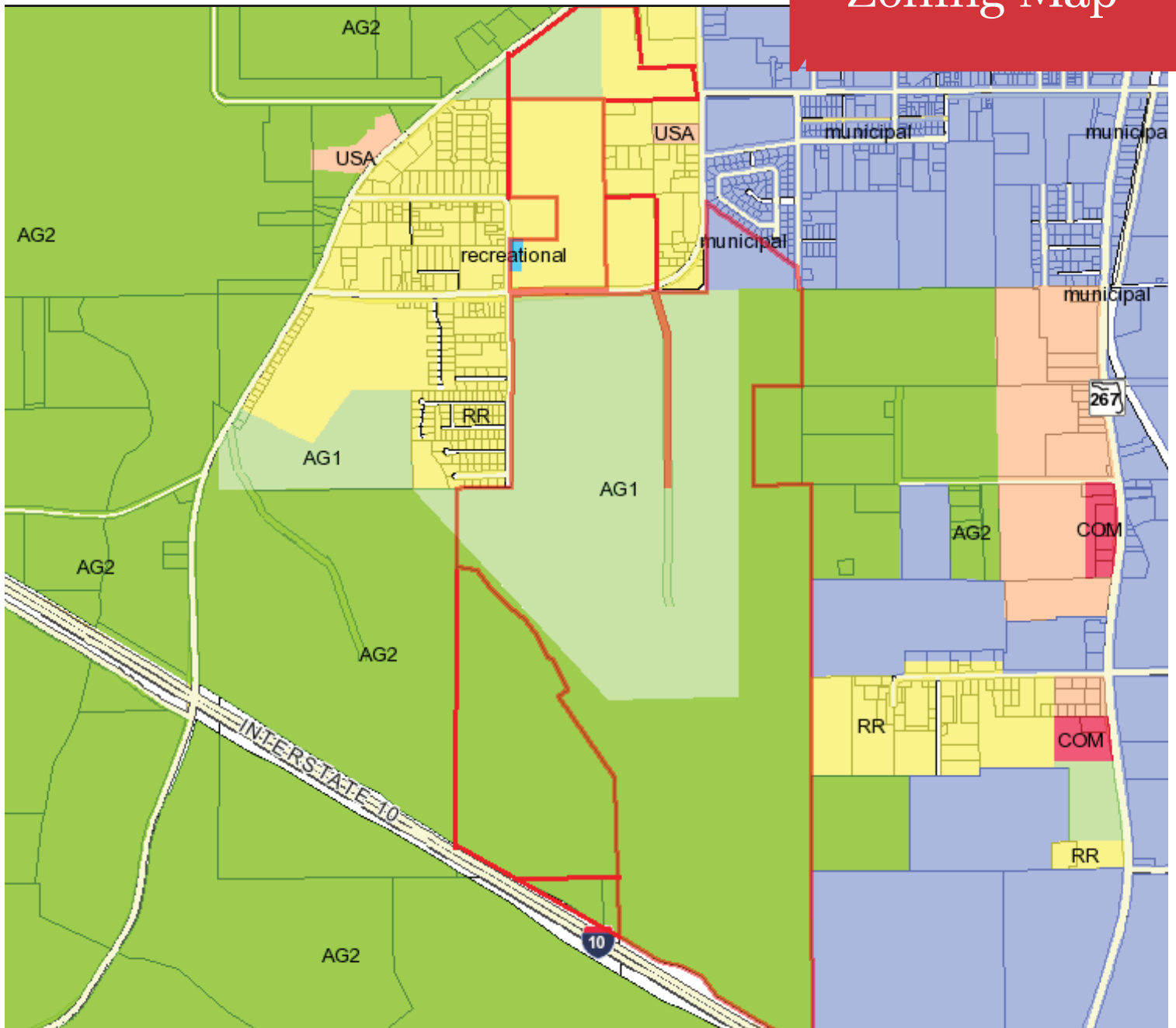
VIEW OF TYPICAL SHADE/HEATED GREENHOUSE



1018 Thomasville Road, Suite 200A
Tallahassee, FL 32303
+1 850 224 2300

talcor.com

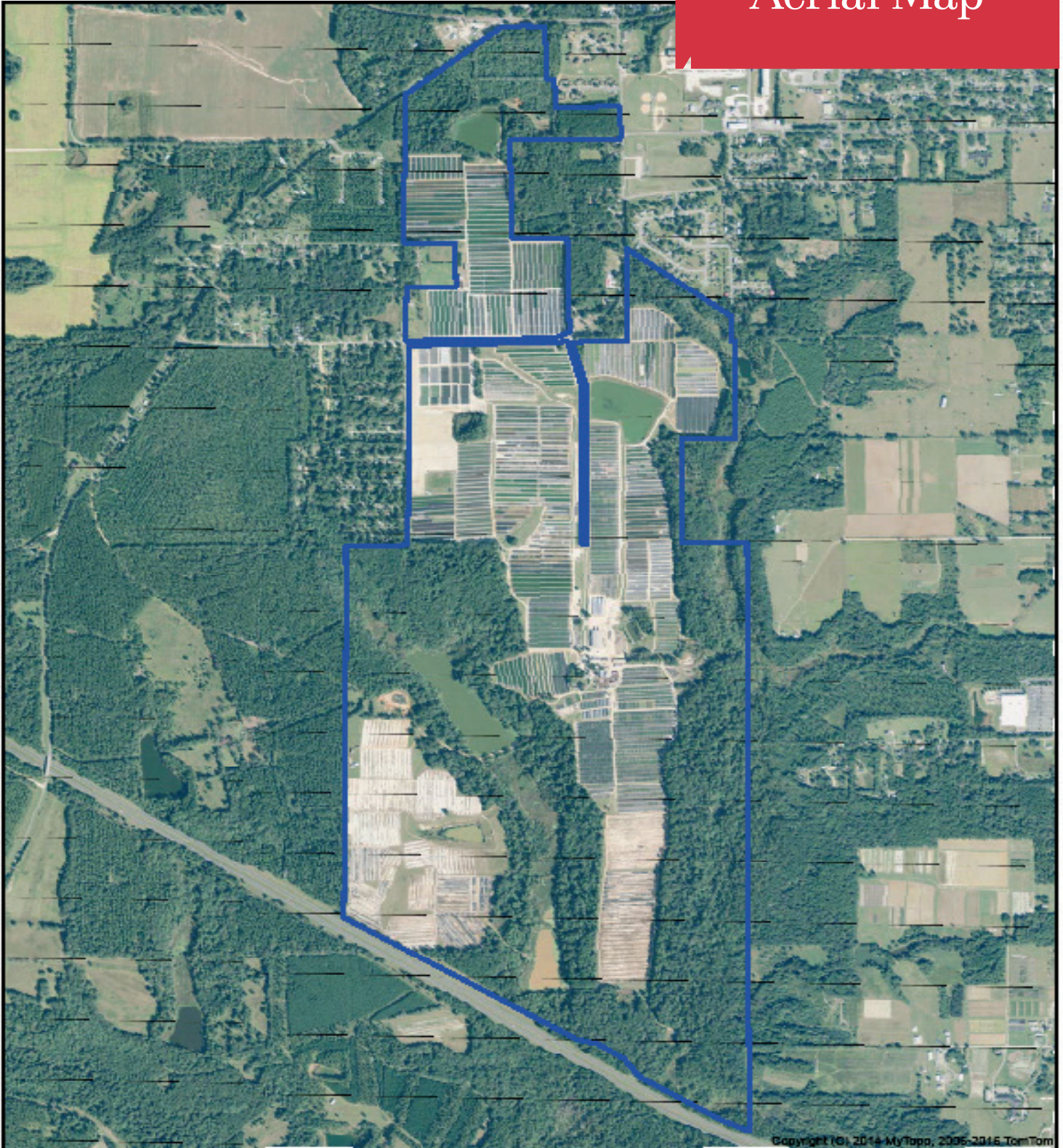
Zoning Map



The Agricultural Land Use category is divided into three subcategories. These categories and their corresponding densities are as follows:

1. Agriculture 1 (1:5)
2. Agriculture 2 (1:10)
3. Agriculture 3 (1:20)
4. Rural Residential (1:1)

Aerial Map




Copyright (C) 2014 MyTops, 2005-2016 TomTom

DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and / or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.

Soil Map










MAP LEGEND

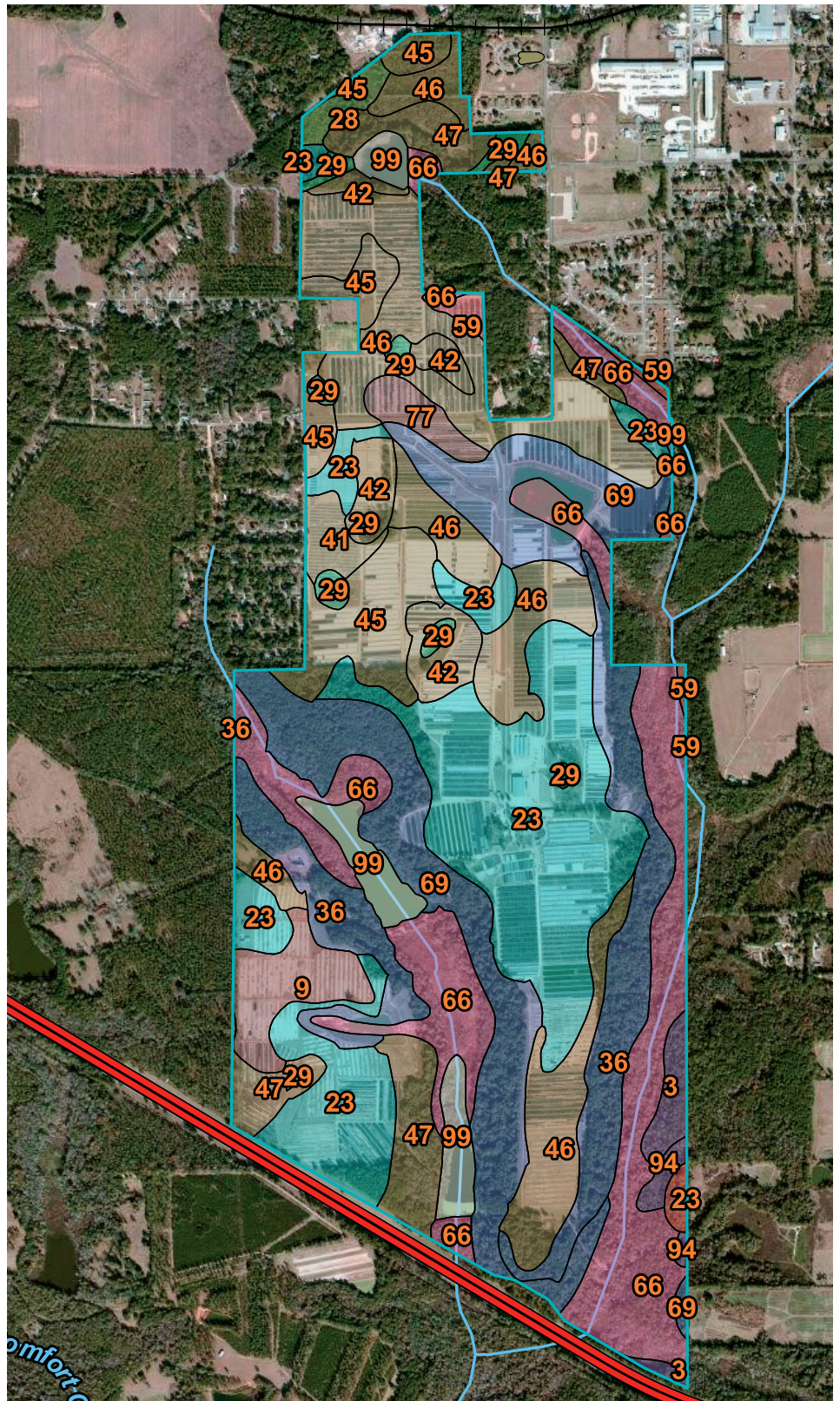
Area of Interest (AOI)

-  Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Fine, kaolinitic, thermic
Typic Paleaquults
-  Fine-loamy, kaolinitic,
thermic Typic Kandiudults
-  Fine-loamy, siliceous,
subactive, thermic Aquic
Paleudults
-  Loamy, kaolinitic, thermic
Arenic Kandiudults
-  Loamy, kaolinitic, thermic
Arenic Plinthic
Kandiudults
-  Loamy, kaolinitic, thermic
Grossarenic Kandiudults
-  Loamy, siliceous,
subactive, thermic Aquic
Arenic Paleudults
-  Loamy, siliceous,
subactive, thermic
Grossarenic Plinthic
Paleudults
-  Sandy, siliceous, thermic
Cumulic Humaquepts



Soil Taxonomy Classification

Map unit symbol	Map unit name	Rating	Acres in AOI
3	Albany-Ousley-Pelham complex, 0 to 5 percent slopes, occasionally flooded	Loamy, siliceous, subactive, thermic Aquic Arenic Paleudults	11.7
9	Bonifay-Alpin complex, 0 to 5 percent slopes	Loamy, siliceous, subactive, thermic Grossarenic Plinthic Paleudults	27.4
23	Fuquay-Lucy-Orangeburg complex, 0 to 5 percent slopes	Loamy, kaolinitic, thermic Arenic Plinthic Kandiudults	218.2
28	Goldsboro loamy fine sand, 2 to 5 percent slopes	Fine-loamy, siliceous, subactive, thermic Aquic Paleudults	6.2
29	Grady fine sandy loam, depressional	Fine, kaolinitic, thermic Typic Paleaquults	14.3
36	Lucy-Orangeburg-Cowarts complex, 15 to 45 percent slopes	Loamy, kaolinitic, thermic Arenic Kandiudults	99.1
41	Norfolk loamy fine sand, 0 to 2 percent slopes	Fine-loamy, kaolinitic, thermic Typic Kandiudults	10.4
42	Norfolk loamy fine sand, 2 to 5 percent slopes	Fine-loamy, kaolinitic, thermic Typic Kandiudults	32.3
45	Orangeburg loamy sand, 0 to 2 percent slopes	Fine-loamy, kaolinitic, thermic Typic Kandiudults	62.1
46	Orangeburg loamy sand, 2 to 5 percent slopes	Fine-loamy, kaolinitic, thermic Typic Kandiudults	174.6
47	Orangeburg-Norfolk-Tifton complex, 5 to 8 percent slopes	Fine-loamy, kaolinitic, thermic Typic Kandiudults	55.3
59	Troup-Lakeland-Lucy complex, 2 to 8 percent slopes	Loamy, kaolinitic, thermic Grossarenic Kandiudults	8.6
66	Pickney, Dorovan, and Bibb soils, frequently flooded	Sandy, siliceous, thermic Cumulic Humaquepts	164.8
69	Lucy-Bonifay-Orangeburg complex, 5 to 8 percent slopes	Loamy, kaolinitic, thermic Arenic Kandiudults	146.4
77	Bonifay-Fuquay complex, 0 to 5 percent slopes	Loamy, siliceous, subactive, thermic Grossarenic Plinthic Paleudults	11.6
94	Albany-Garcon-Bibb complex, 0 to 5 percent slopes, occasionally flooded	Loamy, siliceous, subactive, thermic Aquic Arenic Paleudults	5.2
99	Water		32.2
Totals for Area of Interest			1,080.2



1018 Thomasville Road, Suite 200A
Tallahassee, FL 32303
+1 850 224 2300
talcort.com