

HIDDEN CREEK FARM

535 +/- ACRES | SEBRING & VENUS FLORIDA

\$3,500,000



PROPERTY SIZE

535 +/- Acres

LOCATION

Highlands County, Florida

CATEGORY

Income Producing Farm

IMPROVEMENTS

32,000 SF Packing Facility,
Managers House, Equipment,
Irrigation Infrastructure,
Multiple Barns;

Wells: Five (5) 16" Irrigation
wells, 8 Pumping Stations,
Overhead Frost Protection on
all 220 Planted Acres

Hidden Creek Farm is a well-managed, productive, turnkey blueberry farm and packing operation that includes all equipment and facilities to continue growing, packing and selling fruit. Located on two sites, the fields and facility are near major travel corridors US 98 and US 27. The staff and labor have been in place for many years and can stay with the farm. Ten blueberry varieties exist today with 90 acres planted in the last 3 years with current top producing varieties, replacing older less productive varieties. Five 16" irrigation wells between the two farms with between 15 and 20 years remaining on their permits providing ample water for irrigation along with holding ponds to pump out of at each farm. All fields have overhead wabbler-style head freeze protection.

The Sebring Farm is approximately 80 total acres includes a pristine packing and shipping facility with well-maintained equipment and 3 processing lines with room for a 4th.

The Venus Farm is approximately 455 total acres has 170 acres of planted berries and an additional 145 acres of cleared and leveled ground that can be immediately planted. Irrigation infrastructure and capacity exists here for an additional 30 acres of berries.

"Hidden Creek is a profitable, well maintained farm with abundant water resources and a high-quality packing facility onsite. A solid investment opportunity with room to expand. Expansion will be cheap-to-finish with excess capacity in the existing irrigation systems, packing facility and cleared land on site"

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Real Estate Brokerage | Advisory & Consulting Services

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SEBRING FARM AERIAL MAP

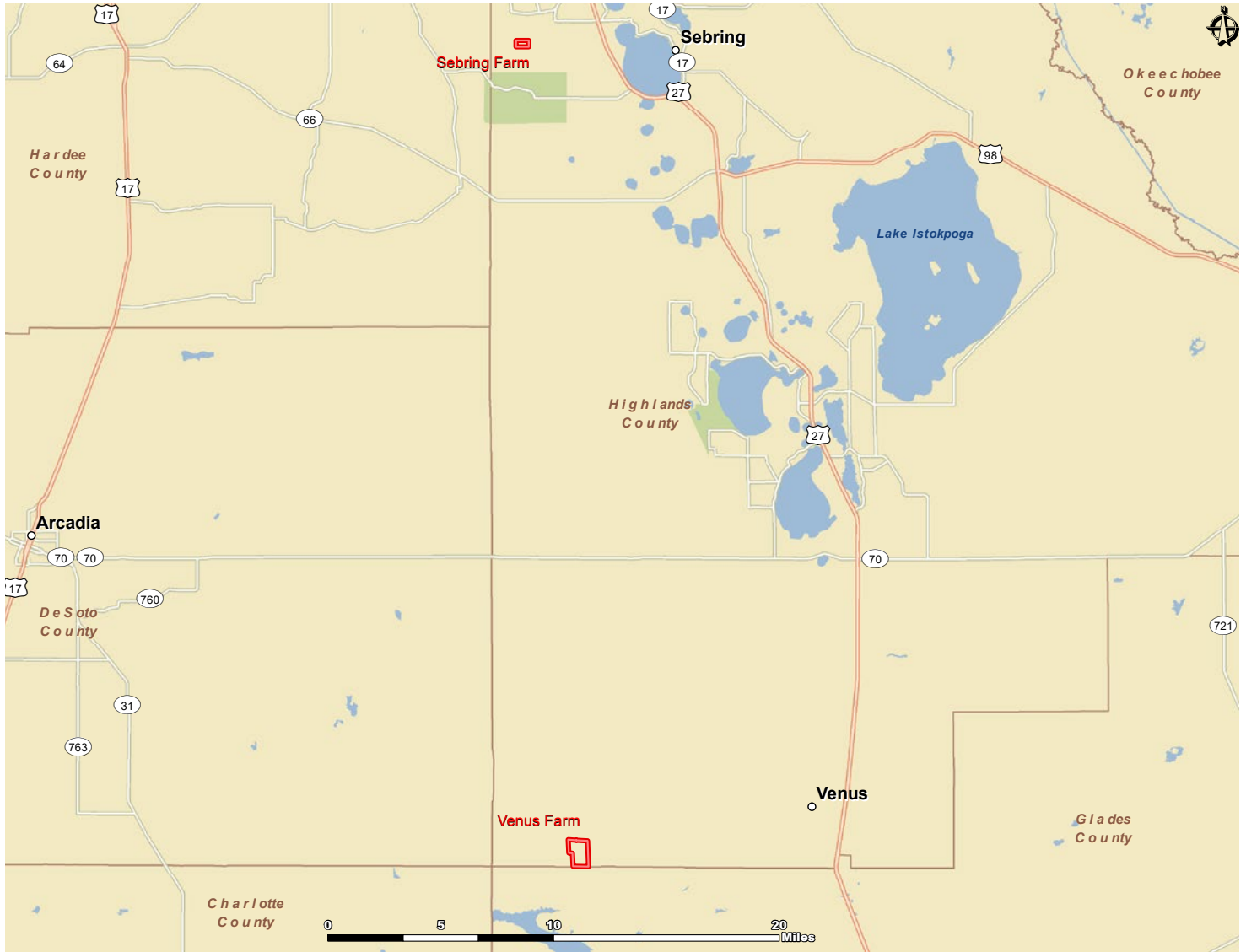


VENUS FARM AERIAL MAP

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LOCATION MAP