

LAFAYETTE DAIRY

MAYO, FL | LAFAYETTE COUNTY

1,160 ± ACRES TOTAL



The Lafayette Dairy is a premier agricultural business located just two miles west of Mayo, Florida along US Highway 27. Located in Lafayette County, the property is situated just 1.5 miles south of the Lower Suwannee River. With over 3 miles of paved road frontage and close proximity to the amenities of town, this property boasts incredible convenience for a large farming operation.

The farm is currently operated as a dairy and can be purchased as such with a continued contract through Southeast Milk. The owner and operator grows silage on site and all dairy and farm equipment can be purchased as a package deal along with stock. For those not wishing to continue operation as a dairy, there is an option to purchase the land and improvements without the equipment or stock. With multiple purchasing options, this property can easily be tailored to fit a variety of financial and operational portfolios.

The property features approximately 650 acres of cropland irrigated by newly installed center pivots. There are an additional 100 acres currently irrigated by hard hose and more land can be converted to irrigated field due to the property consisting of 99% uplands. There are also grain bins, barns, and all necessary infrastructure to compliment these highly productive agricultural fields.

Housing for farm staff is no issue with this property. There are currently 12 dwellings for managers, herdsmen, and maintenance staff in addition to a farm office for daily operations. Trucks, trailers, and tractors can be purchased for an immediate continuance of operations after purchase. These improvements and the opportunity to purchase on-site equipment makes for a truly turnkey operation.

This listing provides the savvy buyer with a truly unique opportunity to continue operation as a dairy contracted through Southeast Milk. Just inside the Mayo city limits, Southeast Milk provides all of the support staff and technical assistance required to sustain a dairy operation. Given the high percentage of irrigated fields, this property can also be easily transitioned into a beef cow or row crop operation.





SPECIFICATIONS & FEATURES

Acreage: 1,160 ± acres

Land Sale Price: \$5,900,000

Complete Dairy Package: \$7,800,000

Price per Acre: \$5,086

Site Address: W US Hwy 27 & SW Old Salt Road,
Mayo, FL 32066

County: Lafayette

Irrigation: 650 Acres under new pivots. 100 Acres irrigated by hard hose.

Predominant Soil Types: Otela-Penney Complex,
Blanton-Ortega Complex

Uplands/Wetlands: 99% Uplands

Taxes: Approximately \$16,000 annually

FLU/Zoning: Timberland & Grazing Land Soil Capability Class III

Current Use: Dairy operation & crop production

Fencing: Perimeter fenced

Utilities: Power and water on site in multiple locations

Wells Information: (2)12", (1)8", (1)6", (8)4"

Water Use Permits: The property is permitted for 1.4 million gallons per day



BUILDINGS & EQUIPMENT

12 DWELLINGS:

- Manager/owner home - 3,000 ft + with a pool & storage
- Herdsman home - 2,000 ft +
- Lead maintenance home 1,500 ft + with a pool & storage
- Lead calf person
- 5 Double wide mobile homes
- 3 Single wide mobile homes

OTHER STRUCTURES:

- Milking Parlor (Double 17)
- 30,000 square foot Feed Barn
- Waste Management Facility
- Feed Storage Barn
- Heifer Sorting Barn
- Calving Shed
- Fresh Cow/Hospital Barn
- Shop and Storage Sheds
- Office Building

EQUIPMENT:

- 3 Large Grain Bins
- 2 Waste water agitators and pumps
- 2 SS Milk Tanks 6,200 gal each
- Refrigeration for milk tanks
- Plate cooler for milk cooling
- Milking Equipment Double 17
- 2 Vacuum Pumps
- 2 Flush Tanks
- 2 Water Heaters
- 1 Small grain bin
- 1 old Milk Tank
- 1 Vacuum pump
- Milking equipment for hospital barn
- 5 Pivots (approx. 650 acres) NEW
- Wells: 2/12", 1/8", 1/6", 8/4"
- Pumps and electric for wells
- 20 portable shade sheds
- Fences, gates and various equipment

FARM TOTAL \$5,900,000





ROLLING STOCK

- Small NH tractor
- JD 870 tractor
- JD 6715 tractor
- JD 7130 tractor
- JD 6420 w/loader
- NH-TS 6125 with loader NEW
- Kubota M125
- 3 Lucknow feed wagons
- Cat Loader 966C
- Mack Dump Truck
- Ford F-250 Truck
- Ford F350 Truck
- Honda 4-wheeler
- Snapper mower
- 20 ft Gooseneck stock trailer
- 24 ft Gooseneck stock trailer
- Flat bed trailer
- Semi-flat bed hay trailer
- Calf feed wagon
- Milk wagon-calf milk
- 14 ft bush hog

- Disc
- Road grading blade
- 10 ft chisel plow
- Bob cat
- Ford 5610 tractor
- Grad-all G660
- Grad-all G660
- Case Backhoe with loader

ROLLING STOCK \$300,000

COWS 1,400 head @ \$1,142.85
Total \$1,600,000

LAFAYTTE DAIRY TOTAL PACKAGE \$7,800,000

*Calves, replacements and steers not included but available.

*Forage inventory and value not included but to be determined.

LOCATION & DRIVING DIRECTIONS

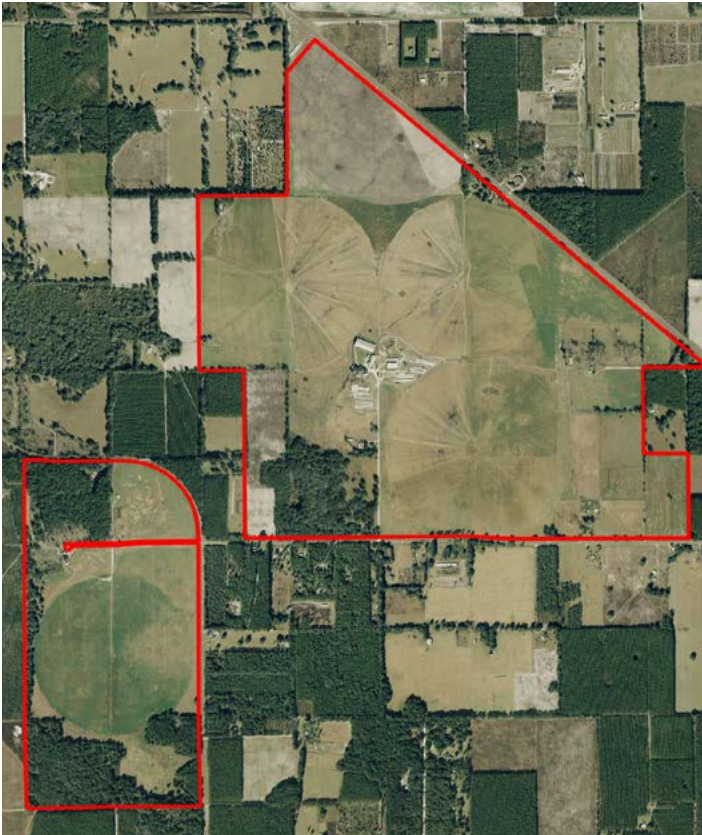
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GPS Location: 30.071996, -83.219509

Driving Directions:

- Take US HWY 27 West out of Mayo
- Turn left on CR320
- The entrance to property is 1.5 miles down on the right.

Showing Instructions: Please contact a listing agent to schedule a viewing time







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

1,160 ± Acres • Premier Agricultural Business Located Just Two Miles West of Mayo, Florida
Large Farming Opportunity Including Necessary Equipment & Business Infrastructure

Visit SVNsaunders.com and search for Lafayette

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