

CITRUS COUNTY BLUEBERRY FARM AND ACREAGE

INVERNESS, FL | CITRUS COUNTY

53.43 ± AC





SPECIFICATIONS & FEATURES

Acreage: 53.43 ± AC

Sale Price: \$895,000

Price per Acre: \$16,750

Site Address: 0 Lucas Trail, Inverness, FL 34450

County: Citrus

Inventory:

- 50% Jewell
- 40% Meadowlark
- 10% Emerald
- Fruit crop negotiable

Equipment in the Sale: None

Current Use: Blueberry operation and additional acreage used a hayfield

Predominant Soil Types: Immokalee Fine Sand, Quartzipsammments, Ona Fine Sand, Eau Gallie Fine Sand, Malabar Fine Sand, Basinger Fine Sand

Uplands/Wetlands: Majority wetlands associated with irrigation pond and ditches

- 49.43 ± AC uplands
- 4 ± AC wetlands

Fencing: Barbed wire perimeter fence with three gated entry points

PACKED LBS	2018	2019	2020
Number	89,798	69,955	60,639

FLU/Zoning: CL (low intensity coastal and lakes district) 1 buildable unit/20 AC. Property being sold subject to a parcel split.

Irrigation/Wells: Drip irrigation (maxijets) and overhead for frost and freeze protection (spaced 30X30)

Water Features: Roughly 1.4 AC irrigation pond

Water Use Permits:

SWFWMD Permit Number - 13252

- Expires 2038
- 1,661,800 Max GPD

Wells Information:

- 12" well
- (2) 6-cylinder John Deere Power units on site (Allows for water to be pumped from irrigation pond or well)

Utilities: Sumter Electric Company

Structures: Pumphouse on a concrete slab

Taxes: 2020- \$1,725.89 (taxes subject to change after parcel split as this was the tax rate for subject property and adjoining acreage)

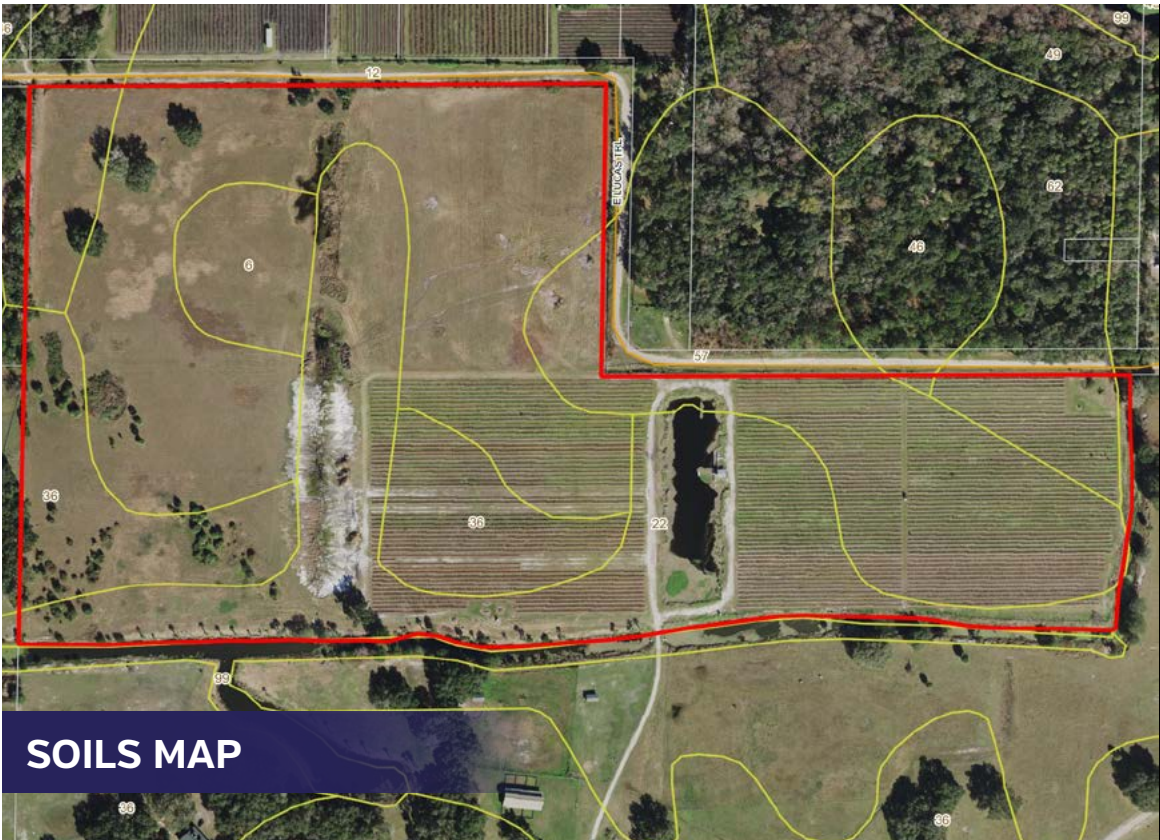
Income Features: Income from blueberry operation

Citrus County Blueberry Farm and Acreage is a turn-key blueberry operation with room for expansion. Located north of State Road 44 in Inverness, there are approximately 21 acres allocated to blueberry production and 32 acres in hay production. The acreage in hay production could also be used to expand the blueberry operation or as a homesite adjoining the farm.

The farm's irrigation system is powered by a 12-inch permitted well and a 3500 GPM centrifugal

pump with two John Deere Power units. These tools provide the owner an option to irrigate from either the well or the pond. Further irrigations include drip irrigation and overhead wobblers for frost and freeze protection. The farm's plant varieties include Jewell, Emerald, and Meadowlark. Citrus County Blueberry Farm and Acreage is located 12 miles from I-75, and the Florida Turnpike providing ideal interconnectivity to markets and easy access to the farm.

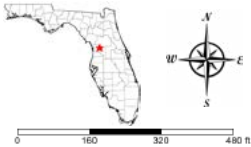




soils

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Soils Boundaries

CODE	DESC	ACRES
12	Immokalee Fine Sand	17
22	Quartzipsaments, 0 To 5 Percent Slopes	15
57	Ona Fine Sand	8
36	Eaughallie Fine Sand	7
62	Malabar Fine Sand	4
6	Basinger Fine Sand, Depressional	2
46	Eaughallie Fine Sand, Depressional	0
99	Water	0
TOTAL = 53.4549675630923 acres		



SOILS MAP

LOCATION & DRIVING DIRECTIONS

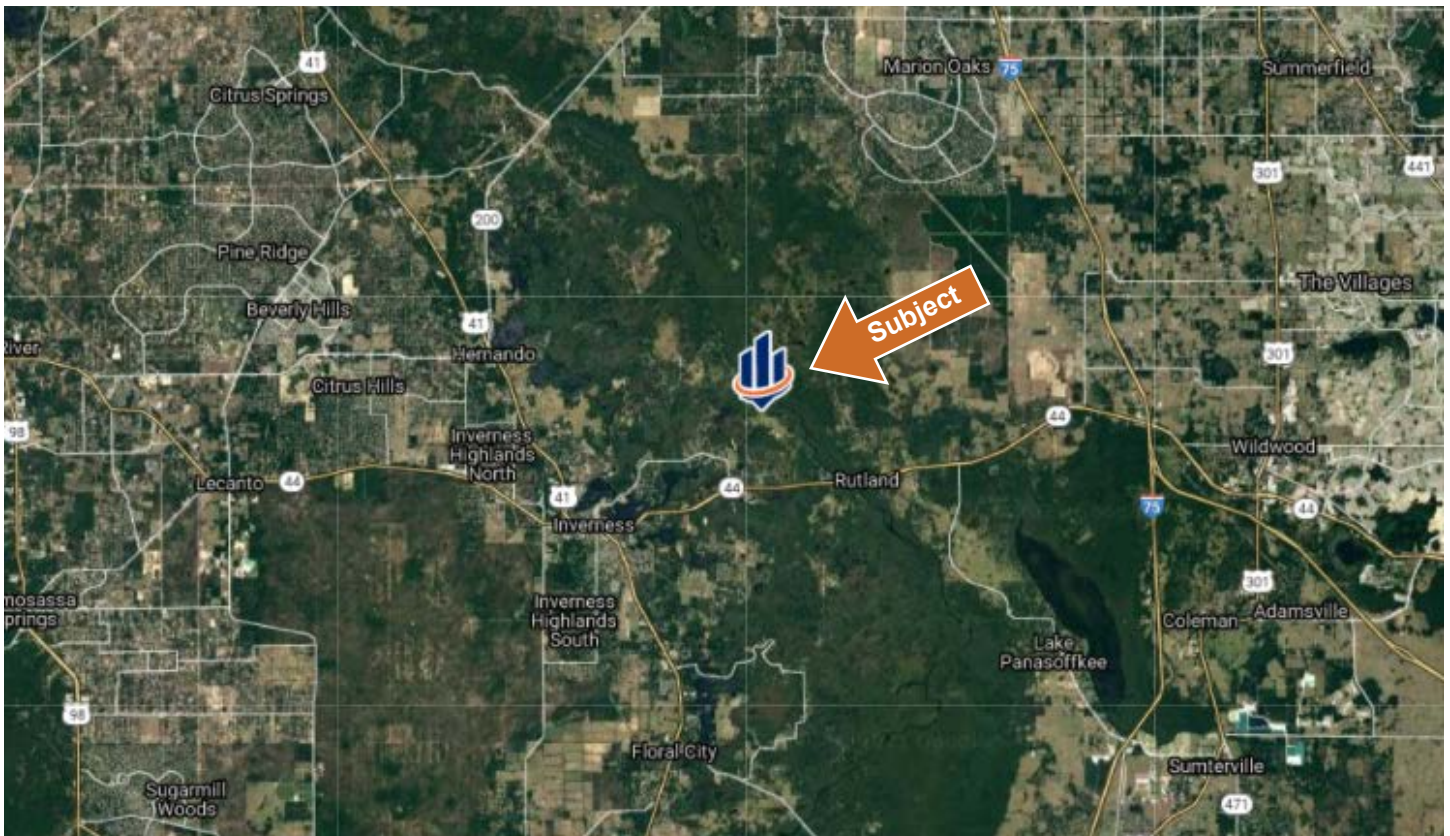
Parcel IDs: 2018360000220000000,
2018360000230000000

GPS Location: 28.876869, -82.260562

Driving Directions:

- From Highway 44 take S Little John Ave north for about 1.3 miles
- Turn on to E Nottingham Drive and take it roughly 0.50 of mile
- After turning on N Busby Terrace you will take that 0.50 of mile and finally turn on E Lucas Trail
- The property will then be on your left

Showing Instructions: Contact the listing advisors, Zeb Griffin, 352.630.7547 and Carson Futch, 863.559.0800.









1723 Bartow Rd | Lakeland, Florida 33801

53.43 ± AC • Turn-key blueberry operation with room for expansion
21 ± AC blueberry production and 32 ± AC hay production
12 miles from I-75 as well as the Florida Turnpike

Visit SVNsaunders.com and search for: **Citrus County Blueberry**

Zeb Griffin, 352.630.7547 | zeb.griffin@svn.com
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HEADQUARTERS

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NORTH FLORIDA

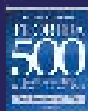
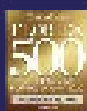
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