

JOHNSON GROVE

IMMOKALEE, FL | COLLIER COUNTY

1,359.2 ± AC



PRICE REDUCED!



SPECIFICATIONS & FEATURES

Acreage: 1,359.2 ± AC

Sale Price: \$7,500,000 **PRICE REDUCED!**

Price per Acre: \$5,517

Site Address: 5310 State Road 29 S, Immokalee, FL 34142

County: Collier County

Road Frontage: 2,545 ± FT on US 29

Predominant Soil Types: Oldsmar Fine Sand, Basinger Fine Sand, Rivera Fine Sand, Boca Fine Sand, Chobee, Winder Soils, Gator Soils, Holopaw and Okeelanta Soils, Wabasso Fine Sand, Immokalee Fine Sand, Riviera, Limestone Substratum, Chobee Soils, Malabar Fine Sand

Uplands/Wetlands:

- 1,116.12 ± AC uplands
- 242.88 ± AC wetlands

Structures: 3,200 SF working metal main barn, built in 2008

Zoning/FLU: Agricultural / Rural Designation, Agricultural / Rural Mixed Use District

Water Features: Several small ponds as well as an irrigation ditch running through and around the property

SFWMD permit numbers

- 11-00905-S
- 11-00905-W

Fencing: Exterior Fencing

Irrigation/Wells:

- 2 - 1 0" X 80' X 1000 GPM Wells Cased To 50 FT
- 1 - 1 0" X 60' X 1000 GPM Well Cased To 40 FT
- 1 - 1 0" X 90' X 1000 GPM Well Cased To 60 FT
- 4 - 10" X 80' X 1000 GPM Wells Cased To 55 FT
- 1 - 10" X 90' X 1000 GPM Well Cased To 72 FT
- 1 - 10" X 90' X 1000 GPM Well Cased To 63 FT
- 1 - 1 0" X 95' X 1000 GPM Well Cased To 70 FT

Out Pumps

- 24" Mims style pump 107hp JD power unit gear box
- 24" Mims style pump 107hp JD power unit belt drive
- 24" Mims style pump 71hp JD power unit gear box
- 24" pump mounted in T culvert 107hp JD power unit Gear box
- 2- 24" pumps mounted in T culvert 50hp electric motors belt drive
- 30" pump mounted in T culvert 153hp JD power unit gear box
- 24' Mims style pump 143hp JD power unit gear box

Taxes: \$29,130.90 - 2020

Johnson Grove has been in operation for more than four decades and features 1,000 acres of various Hamlin, Valencia oranges, and 20 acres of grapefruit. Less than half of the grove is newly planted or under five years old in its current state, and the remaining portion is fully mature, producing trees. Three-year production averages show significant growth and add value to the total income which the property provides.

The rows are meticulously maintained, and the internal road system makes driving the grove comfortable and practical. Eleven wells and small ponds provide irrigation across the 1,000-acre property. The exterior is fenced and surrounds the 3,200 SF working metal barn, which was built in 2008. Johnson Grove is a healthy grove in excellent condition, ready to continue farming for years to come.



VARIETY	2019-2020		2018-2019		2017-2018 (Hurricane Irma)		3 YEAR AVERAGES	
	BOXES	POUNDS SOLIDS	BOXES	POUNDS SOLIDS	BOXES	POUNDS SOLIDS	BOXES	POUNDS SOLIDS
Hamkins	39,286	213,499	38,435	190,800	12,674	62,725	30,132	155,675
Valencia	86,207	520,249	61,192	370,145	34,881	200,145	60,760	363,513
Total	125,493	733,748	99,627	560,945	47,555	262,870	90,892	519,187



LOCATION & DRIVING DIRECTIONS

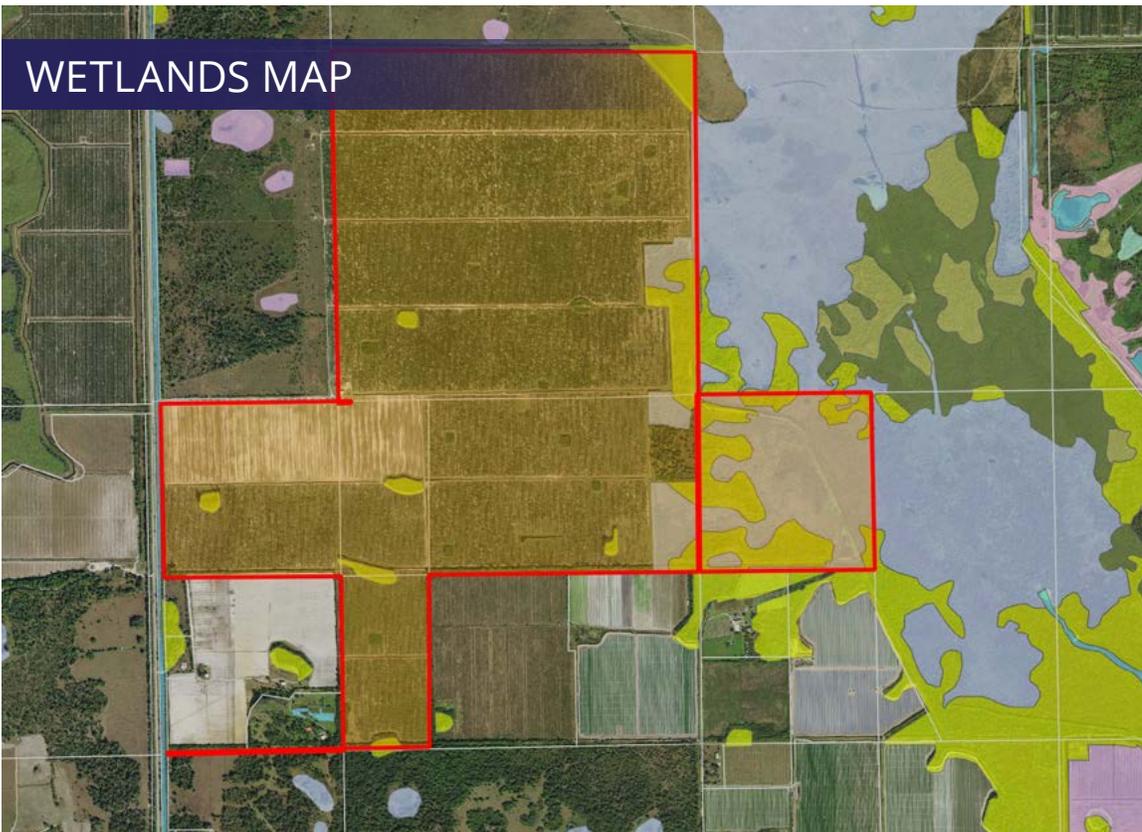
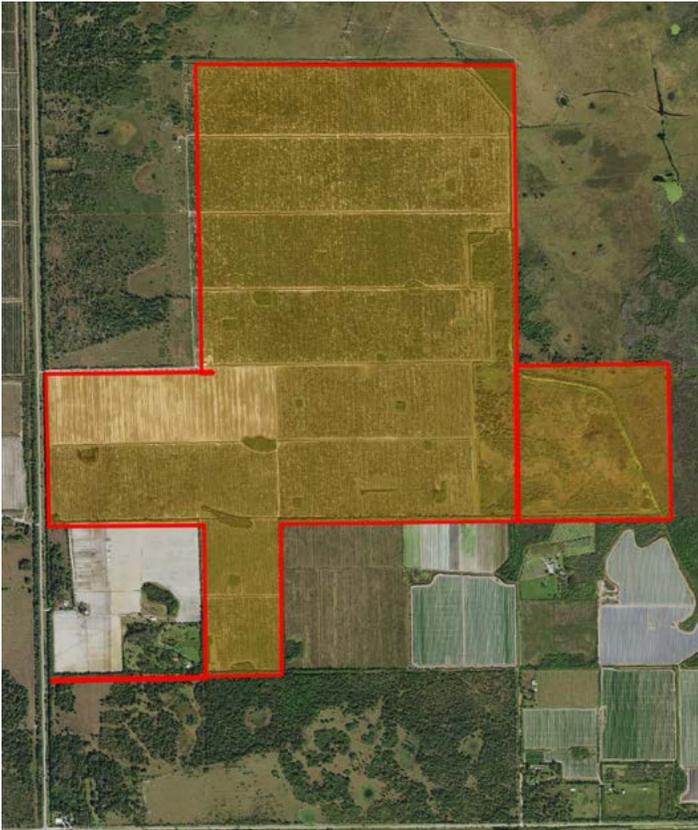
Parcel IDs: 00232040401,00231800008,00232200005,00232240007,00232320008,00231640006,00231880002

GPS Location: -81.32423, 26.31013

Driving Directions:

- From Oil Well Road turn north and continue for 1 mile
- The entrance is on the east side

Showing Instructions: Contact the listing advisor, Trent Saunders, 863.640.0390 for more information.



- █ County Boundaries
- █ Polygons Drawing
- █ Lines Drawing
- █ Labels Drawing
- █ Points Drawing
- █ Parcel Outlines
- █ Water
- █ Wetland Hardwoods
- █ Bay Swamps
- █ Mangrove Swamps
- █ Shrub Swamps
- █ Bottomland Hardwood Forest
- █ Mixed Wetland Hardwoods
- █ Wetlands Coniferous Forest
- █ Cypress
- █ Pond Pine
- █ Wetlands Forested Mixed
- █ Freshwater Marshes
- █ Saltwater Marshes
- █ Wet Prairies
- █ Emergent Aquatic Vegetation
- █ Mixed Scrub-Shrub Wetlands
- █ Non-Vegetated Wetlands

CODE	DESC	ACRES
6410:	Freshwater Marshes	137.0
6172:	Mixed Shrubs	72.8
6170:	Mixed Wetland Hardwoods	23.5
6180:	Cabbage Palms	9.6
TOTAL WETLANDS		243.0
TOTAL UPLANDS		2,475.1
TOTAL ACRES		2,718.1









1723 Bartow Rd | Lakeland, Florida 33801

1,359.2 ± AC • 1,000-acre grove of various Hamlin, Valencia oranges 20 acres of grapefruit
Eleven wells and small ponds provide irrigation across the property
Less than half of the grove is newly planted or under five years old

Visit SVNsaunders.com and search for: **Johnson Grove**

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