

Ted Knight, Licensed RE Broker

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**NAME: SUBER FARM** 

LAND DESCRIPTION

5413 Hopetown Lane Panama City Beach, FL 32408 1327 Lawndale Road

Tallahassee, FL 32311

SIZE: 118 PLUS OR MINUS ACRES SUBJECT TO A UP DATED BOUNDARY SURVEY.

LOCATION: NORTH GADSDEN CO FL.

PRICE: \$649,000 OR \$5500 PER SURVEYED ACRE

**TOPOGRAPHY: LEVEL TO GENTLY ROLLING** 

**TERMS: CASH** 

PHYSICAL FEATURES: 112 ACRES OPEN. 80 PLUS OR MINUS ACRES UNDER DRIP AND CENTER PIVOT IRRIGATION. GOOD SOIL TYPES, PAVED ROAD FRONTAGE

IMPROVEMENTS: 1-12 INCH IRRIGATION WELL, PUMPING 1500 GALLONS PER MINUTE. 3 TOWER VALLEY CENTER PIVOT SYSTEM, JOHN DEERE DIESEL POWER UNIT DIESEL FUEL TANK, 1-CHEMICAL ROOM 9 X 12, DRIP IRRIGATION ON SOUTH SIDE OF PROPERTY, 2 RISERS AND PIVOT ON NORTH SIDE.

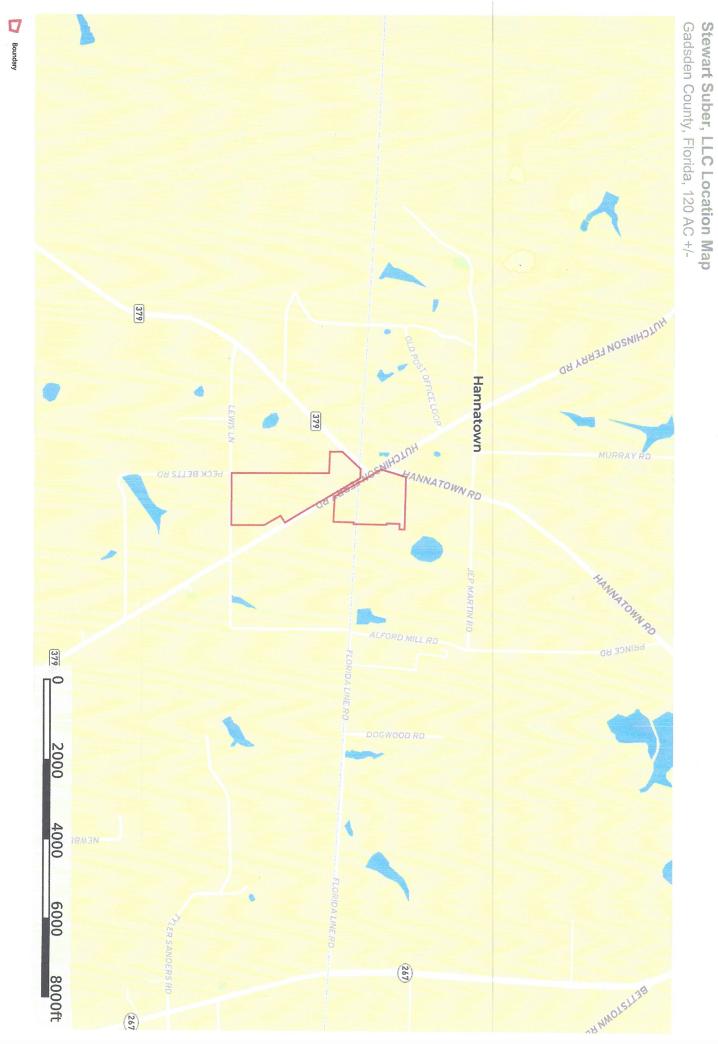
BROKERS COMMENTS: ESTABLISHED FARM FOR TOMATOES, OTHER PRODUCE, ROW CROPS. PAVED ROAD FRONTAGE! EXCELLENT WATER AQUIFER FOR IRRIGATION. FARM IS DIVIDED BY PAVED ROAD HWY 379 A WITH PART ON NORTH SIDE IN GA., PART ON SOUTH SIDE OF THE ROAD IN FI. IRRIGATION WELL LOCATED IN FL. LEASE INCOME \$24-\$26000 ANNUALLY TO BE VERIFIED WITH TENNANT.

CONTACT: TED KNIGHT LICENSED REAL ESTATE BROKER IN FLA., GA., AND ALA., EMAIL <a href="mailto:landdealinfo@gmail.com">landdealinfo@gmail.com</a>, PHONE 850-545-7243. PROPERTY SHOWN BY APPOINTMENT ONLY.

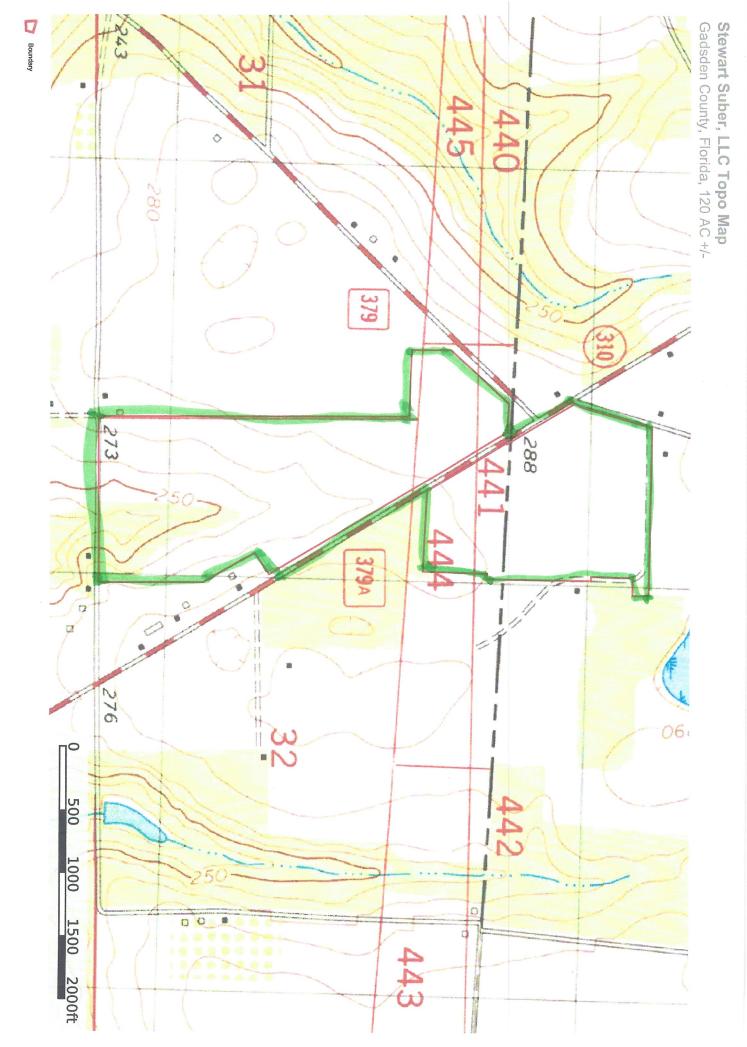
DISCALIMER: ALL INFORMATION FURNISHED IS FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION IS MADE TO THE ACCURACY BY EITHER THE SELLER OR SOUTHERN LAND CONNECTION INC., THEY HAVE NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS CONTAINED HEREIN. ALL INFORMATION CONCERNING THIS PROPERTY IS TO BE VERIFIED BY THE BUYER OR THEIR REPRESENATIVES.

Broker 30 Years Experience

Licensed Real Estate Broker in Alabama • Georgia • Florida Specializing in Farms, Timberland, Cattle & Recreational Tracts







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Boundary

Stewart Suber, LLC Aerail Map Gadsden County, Florida, 120 AC +/-



Wetlands

Riparian

Stewart Suber, LLC Wetlands Map Gadsden County, Florida, 120 AC +/-







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Boundary

# | All Polygons 87.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
107	Fuquay-Bonifay complex, 0 to 5 percent slopes	3.7	3.07	2s
23	Fuquay-Lucy-Orangeburg complex, 0 to 5 percent slopes	1.9	1.55	2s
69	Lucy-Bonifay-Orangeburg complex, 5 to 8 percent slopes	12.9	10.66	3s
46	Orangeburg loamy sand, 2 to 5 percent slopes	48.6	40.1	2e
24	Fuquay-Bonifay complex, 5 to 15 percent slopes	11.5	9.53	4s
66	Pickney, Dorovan, and Bibb soils, frequently flooded	0.0	0.0	6w
43	Ocilla sand, 0 to 5 percent slopes	1.6	1.33	3w
12	Bonneau-Leefield-Norfolk complex, 0 to 5 percent slopes	2.1	1.71	2s
49	Orangeburg-Norfolk complex, 2 to 5 percent slopes	5.4	4.47	2e
TOTALS		87.8	100%	1.76

# 75.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
107	Fuquay-Bonifay complex, 0 to 5 percent slopes		4.92	2s
23	Fuquay-Lucy-Orangeburg complex, 0 to 5 percent slopes	1.9	2.49	2s
69	Lucy-Bonifay-Orangeburg complex, 5 to 8 percent slopes	12.9	17.07	3s
46	Orangeburg loamy sand, 2 to 5 percent slopes	45.6	60.25	2e
24	Fuquay-Bonifay complex, 5 to 15 percent slopes	11.5	15.27	4s
66	Pickney, Dorovan, and Bibb soils, frequently flooded	0.0	0.01	6w
TOTALS		75.6	100%	2.48

# 12.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
43	Ocilla sand, 0 to 5 percent slopes	1.6	3.54	3w
12	Bonneau-Leefield-Norfolk complex, 0 to 5 percent slopes	2.1	4.55	2s
49	Orangeburg-Norfolk complex, 2 to 5 percent slopes	5.4	11.89	2e
46	Orangeburg loamy sand, 2 to 5 percent slopes	3.0	6.66	2e
TOTALS		12.1	100%	0.57

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability								
	tanana.	2	3	4	5	6	7	8
'Wild Life'		•	•	•	•			•
Forestry	•	•	•		•	•		
Limited			•	•	•		•	
Moderate	•		•	•	•	•		
Intense	•		•	•	•			
Limited	•	•	٠	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

### **Grazing Cultivation**

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water