

**LAND FOR SALE**

# Myakka River Grove

**M J ROAD**

Myakka City, FL 34251

**PRESENTED BY:**

**DANIEL LANIER**

O: 863.648.1528

C: 863.698.2971

[daniel.lanier@svn.com](mailto:daniel.lanier@svn.com)

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,187,500
<b>PRICE PER ACRE:</b>	\$15,000
<b>LOT SIZE:</b>	212.5 Acres
<b>PRICE / ACRE:</b>	\$15,000
<b>ZONING:</b>	ARR
<b>APN:</b>	214920159

## PROPERTY OVERVIEW

This well-maintained citrus grove is located just outside Myakka City, across the street from the Myakka River in Manatee County, just minutes away from Bradenton and Sarasota. Its location, along with the 1,650 feet of hard road frontage on M J Road, makes this a prime candidate for rural ranchette-style development. The grove is currently planted with citrus in a high-density setting of 311 trees per planted acre. This creates high yield potentials earlier than most groves. With its internal road and canal system and two 16" wells, this property is set up for any agricultural production. It would be a perfect addition to any citrus operation or easily converted to a strawberry, vegetable, hemp, or bamboo farm.

## PROPERTY HIGHLIGHTS

- High-Density Citrus Grove
- Two 16" Wells
- 1,650 ± of Hard Road Frontage
- Excellent Ag Property

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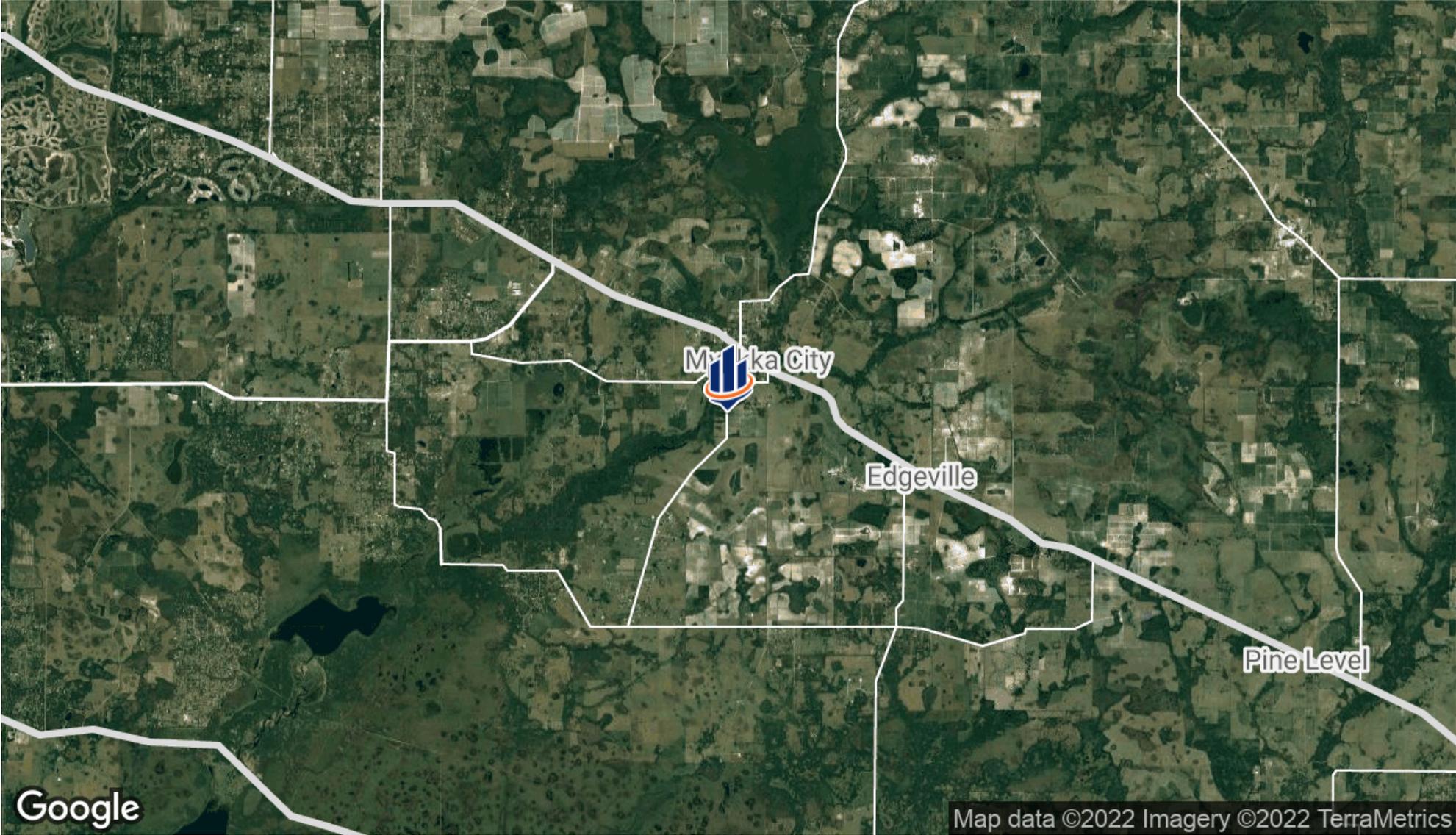
daniel.lanier@svn.com

**ADDITIONAL PHOTOS**



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O: 863.648.1528 | C: 863.698.2971  
daniel.lanier@svn.com

**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

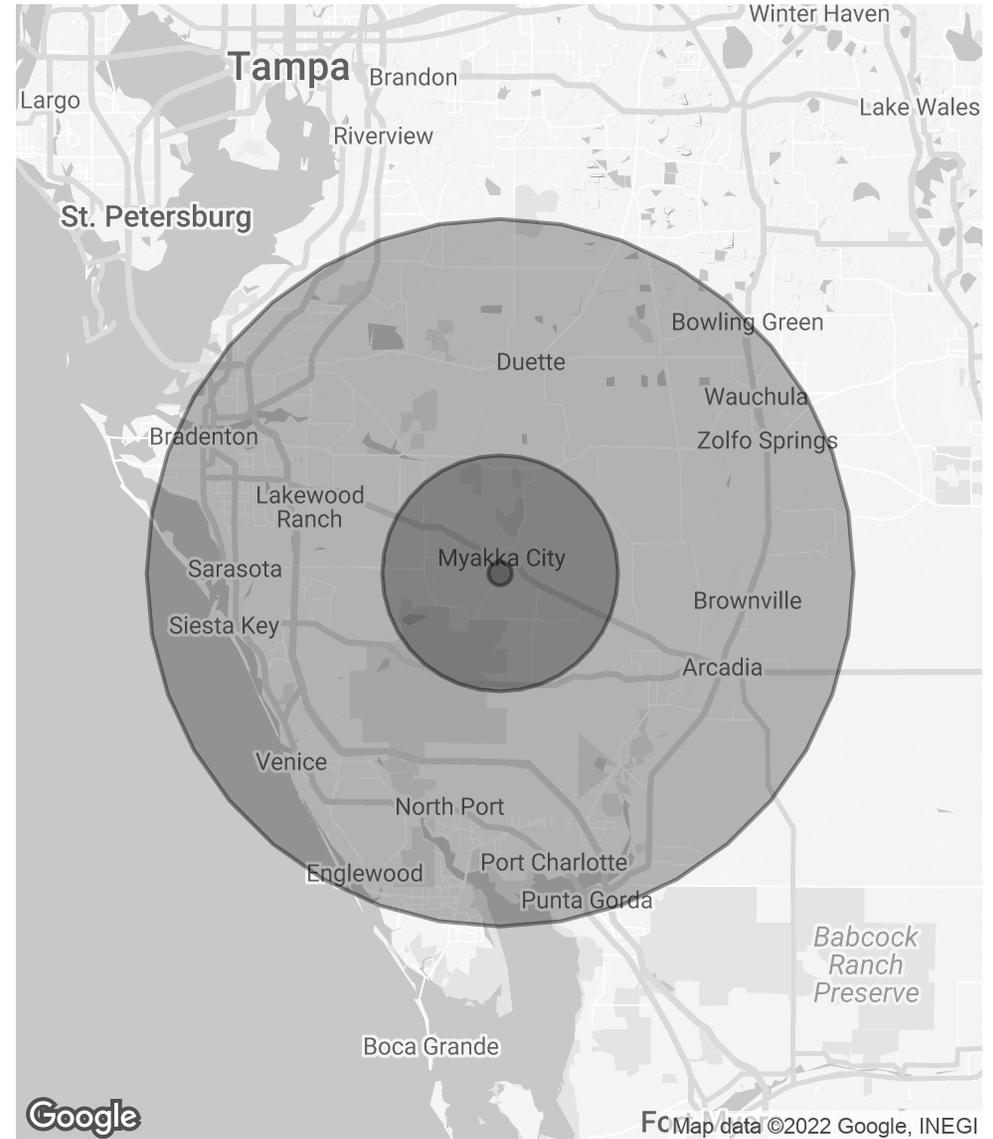
1 MILE 10 MILES 30 MILES

	1 MILE	10 MILES	30 MILES
<b>TOTAL POPULATION</b>	56	6,944	861,829
<b>AVERAGE AGE</b>	39.3	41.5	48.5
<b>AVERAGE AGE (MALE)</b>	37.8	40.4	47.6
<b>AVERAGE AGE (FEMALE)</b>	42.8	44.1	49.5

## HOUSEHOLDS & INCOME 1 MILE 10 MILES 30 MILES

	1 MILE	10 MILES	30 MILES
<b>TOTAL HOUSEHOLDS</b>	17	2,254	368,516
<b># OF PERSONS PER HH</b>	3.3	3.1	2.3
<b>AVERAGE HH INCOME</b>	\$70,380	\$82,631	\$65,229
<b>AVERAGE HOUSE VALUE</b>	\$454,533	\$490,433	\$284,483

\* Demographic data derived from 2010 US Census

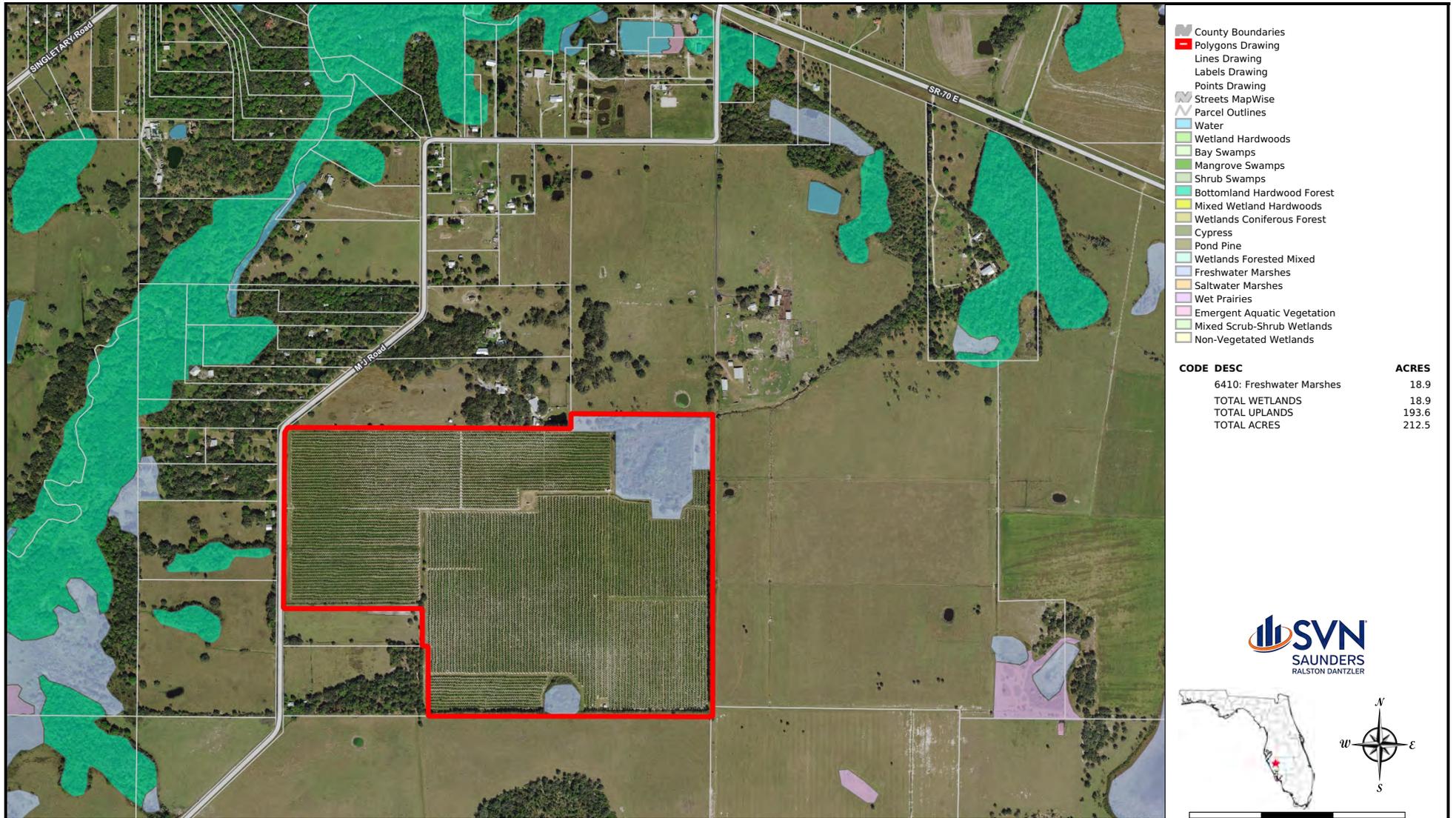


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# AERIAL MAP - WETLANDS

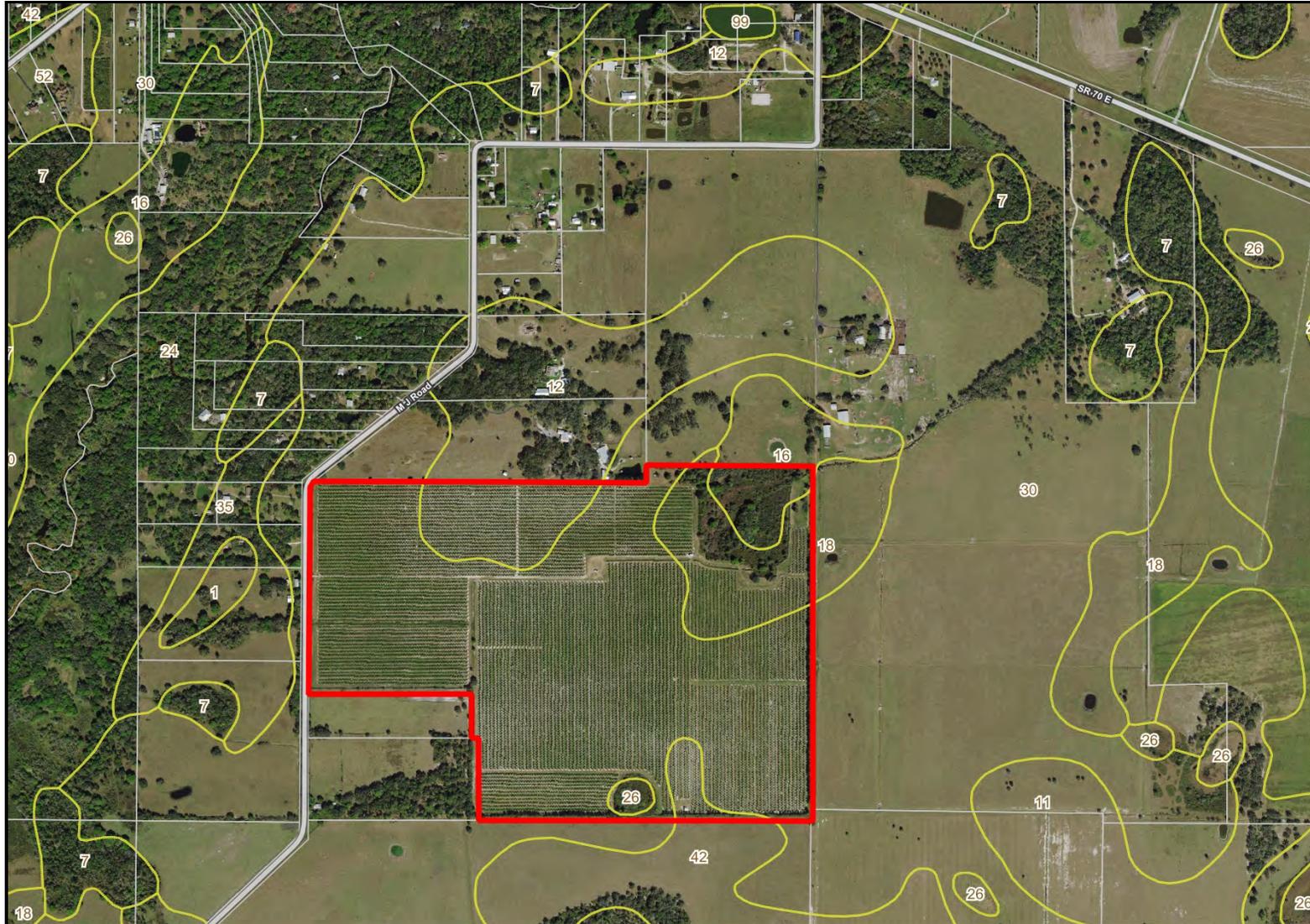


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# AERIAL MAP



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

CODE	DESC	ACRES
30	Myakka Fine Sand, 0 To 2 Percent Slopes	158
18	Delray-Pomona Complex	23
12	Cassia Fine Sand, Moderately Well Drained	17
16	Delray Complex	8
42	Pomello Fine Sand, 0 To 2 Percent Slopes	4
26	Floridana-Immokalee-Okeelanta Association	2
TOTAL = 212.482433120208		acres

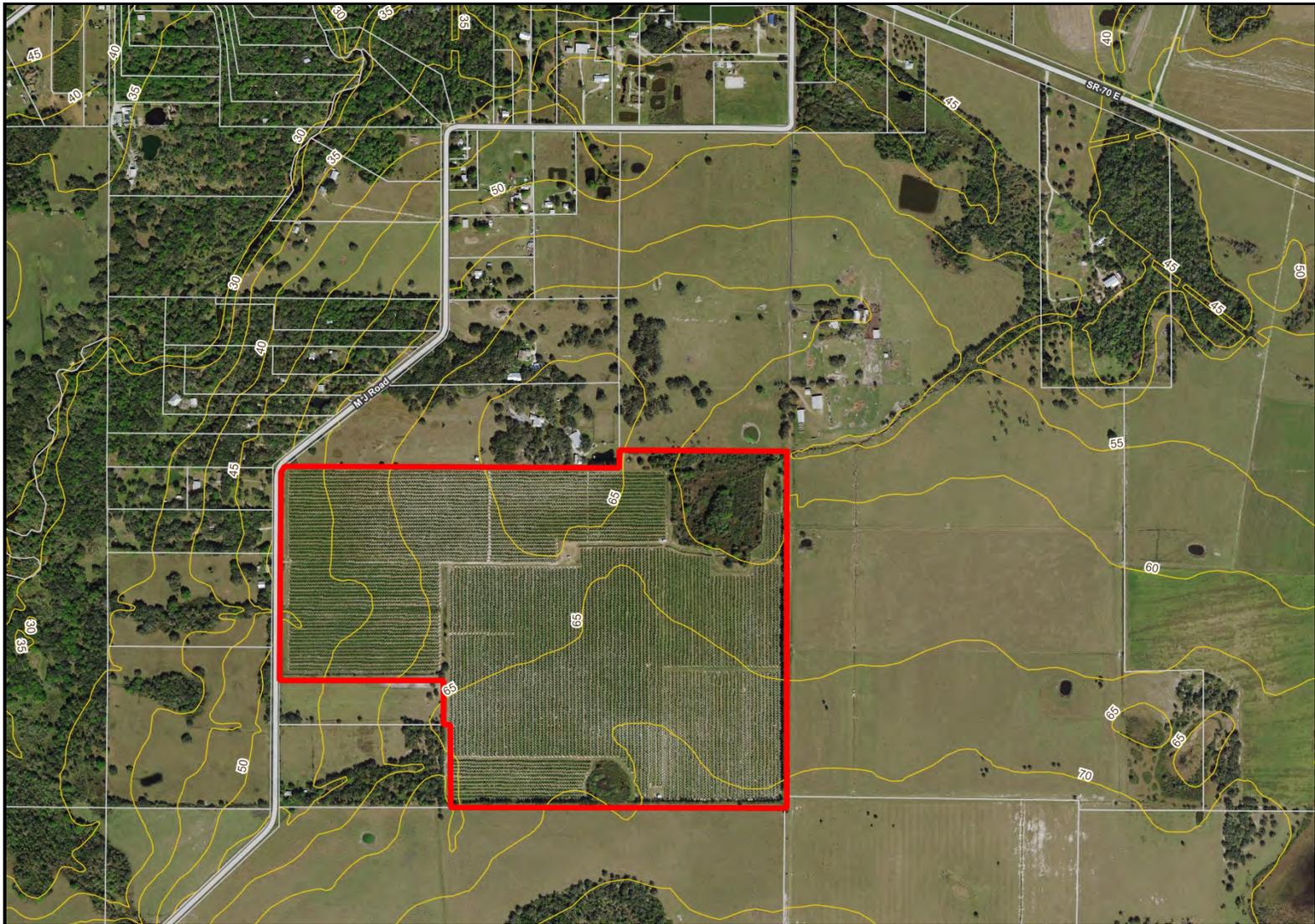


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- Five Foot Contours
- Five Foot Contours2

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## ADVISOR BIOGRAPHY



### DANIEL LANIER

Senior Advisor

daniel.lanier@svn.com

**Direct:** 863.648.1528 | **Cell:** 863.698.2971

### PROFESSIONAL BACKGROUND

Daniel Lanier is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Daniel was a founder and managing partner of Sawmill Citrus Nursery for six years. He has knowledge and experience in commercial beef cattle, citrus, nursery, and row crop farming.

Started a career in crop insurance over 10 years ago as an adjuster, currently working as a crop insurance agent for Carden and Associates.

He is very active in industry organizations including:

- Previously highly active in FFA where he received the Nursery Operations Proficiency Award and was a finalist for State Star Farmer in 2006
- Recently on the Florida Farm Bureau State Young Farmers and Ranchers Leadership Group (2016-2018)
- Current Chair of the Polk County Farm Bureau Young Farmers and Ranchers Committee
- Current member of the Polk County Farm Bureau board
- Newly elected to the Polk County Soil and Water Conservation District
- Member of Florida Cattlemen's Association and National Cattlemen's Beef Association
- 6th generation Floridian, 5th generation in Polk County.
- Has been a realtor for 15 years.

Daniel is a graduate of Fort Meade High School and South Florida State College. He and his wife, Randi, have been married for six years and have one son and one daughter.

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1723 Bartow Rd  
Lakeland, Florida 33801  
863.648.1528

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

356 NW Lake City Ave  
Lake City, Florida 32055  
386.438.5896

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