



FLAGLER COUNTY FARMLAND

9711 CR 304
BUNNELL, FL 32110

Zeb Griffin, ALC
C: 352.630.7547
zeb.griffin@svn.com

Property Overview



Sale Price

\$9,600,000

OFFERING SUMMARY

Acreage:	988 Acres
Price / Acre:	\$9,717
City:	Bunnell
County:	Flagler
Property Type:	Farm

PROPERTY OVERVIEW

Flagler County Farmland is 988 ± acres located just outside of Cody's Corner in Southern Flagler County. This farm is currently being used for potato, corn, and other crop production. Much of the infrastructure on this piece of ground is relatively new in regard to structures, wells, and irrigation. There are currently 11 center pivots on the farm that are all less than 5 years old. An additional 8" well was just drilled and the center pivot will be placed in the months to come. There is also a 9,600 ± SF shop on site that was built in 2019.

The farm can be purchased in various configurations which include a North Tract (579 ± acres), South Tract (410 ± acres), and in bulk (988 ± acres). The landowner is also willing to sell roughly 237 ± acres that lie in the center of the farm. This tract is more conducive to cattle and hay production and is partially wet and wooded. This tract would be sold subject to a buyer incurring survey and parcel reconfiguration costs. Contact Zeb Griffin for more details and see map configurations in the flyer. The seller is also willing to consider a potential lease back or the possibility of selling all equipment in addition to the land.

Flagler County Farmland presents an excellent opportunity to own a large contiguous agricultural parcel in the Central Florida area. In this part of the world tracts of this size and nature rarely trade hands and often do so off-market. With multiple offerings that vary in size and acreage, Flagler County Farmland can provide a practical solution to accommodate different sizes of operations.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Farms & Nurseries Properties
- Land Investment

Uplands / Wetlands:

861 ± Upland Acres / 127 ± Wetland Acres

Soil Types:

Winder Fine Sand [557 ± Acres]; Pineda Fine Sand [168 ± Acres]; Wabasso Fine Sand [127 ± Acres]; Hickory; Riviera; Gator Soils; Depressional [105 ± Acres]; Riviera Fine Sand [32 ± Acres]

Taxes & Tax Year:

\$10,010.08 for 2022

Zoning / FLU:

Zoning: AC / FLU: Agriculture and Conservation

Road Frontage:

0.53 ± of a mile on CR 304 and 2.4 ± miles on CR 135 S

Current Use:

Farming

Potential Recreational / Alt Uses:

Farming and Agricultural Uses

Structures & Year Built:

2019 - 9600 ± SF Shop
1985 - 12936 SF Equipment Barn

Wells Information:

[1] 4" well, [1] 6" well, [2] 8" well, [4] 10" wells, and [1] 12" well. [1] additional 8" well just recently drilled.

Income Features:

Farming

Water use Permits:

SJRWMD Permit #151780

Irrigation:

[11] Center Pivots - [6] T-L Pivots and [5] Valley GPS Pivots

Turn Key Describe:

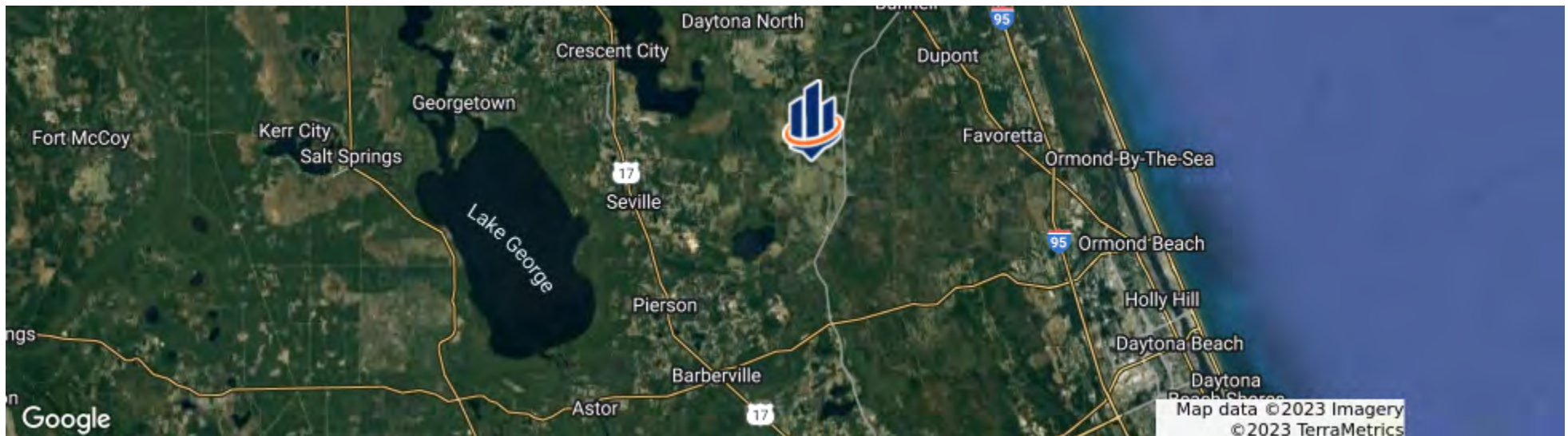
Wells, pumps, irrigation, & equipment barns

Location



LOCATION & DRIVING DIRECTIONS

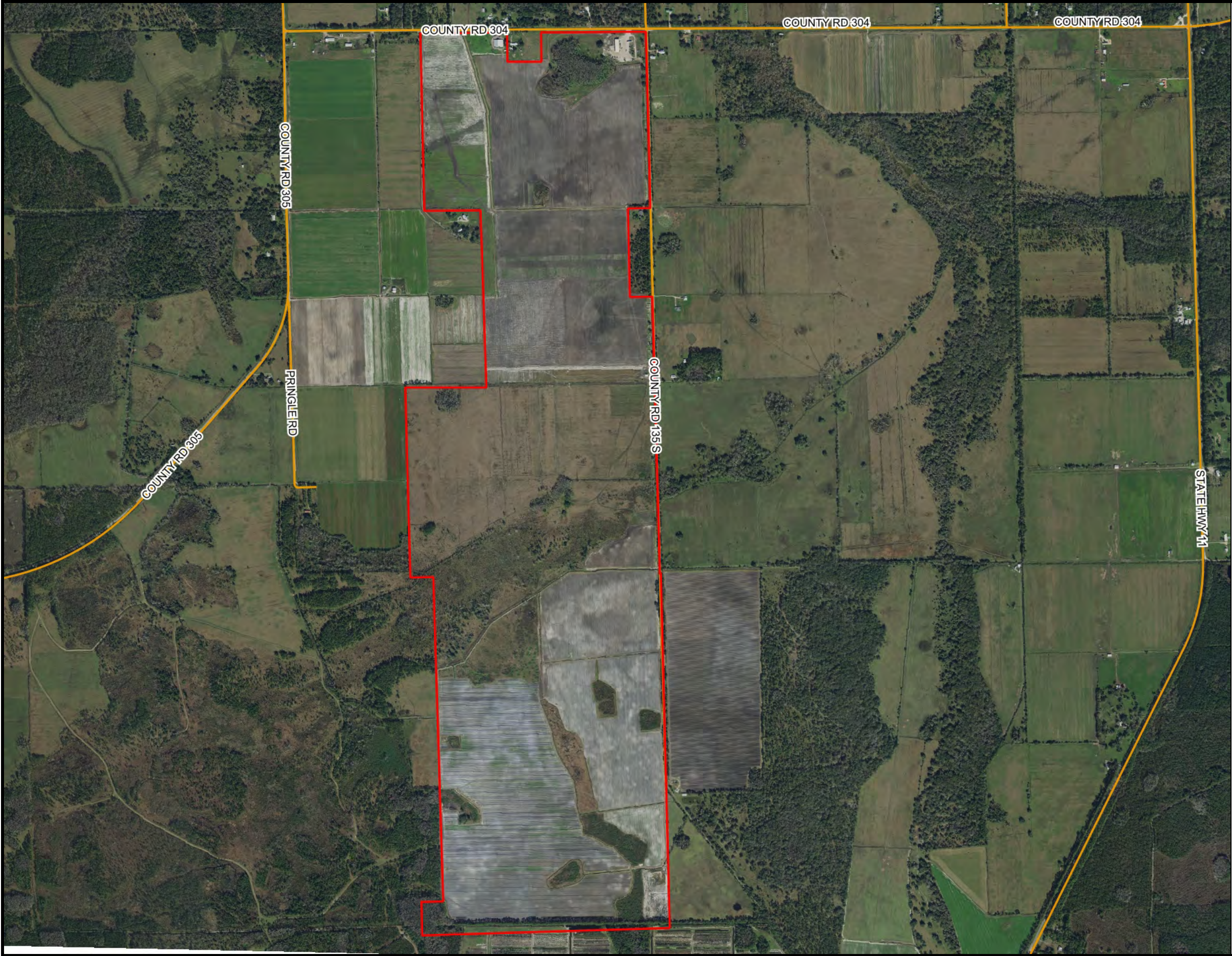
Parcel:	Multiple in Flagler County
GPS:	29.3425195, -81.337406
Driving Directions:	<ul style="list-style-type: none">• Contact Zeb Griffin for driving directions• Showings by appointment only
Showing Instructions:	Please contact Zeb Griffin 352-630 7547



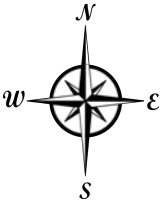






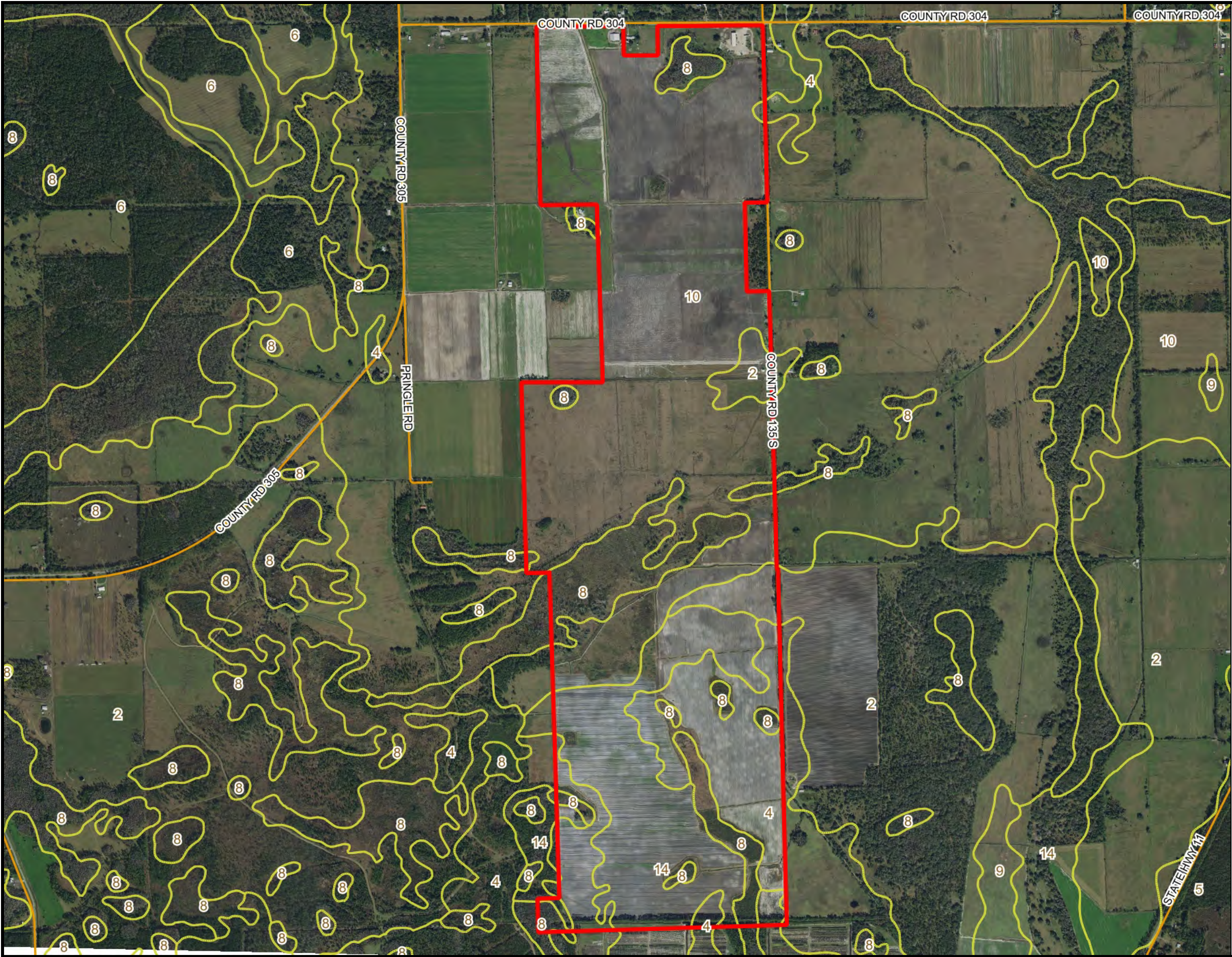


- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise



0 0.2 0.4 0.6 mi

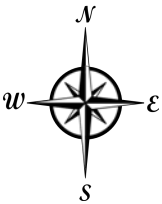
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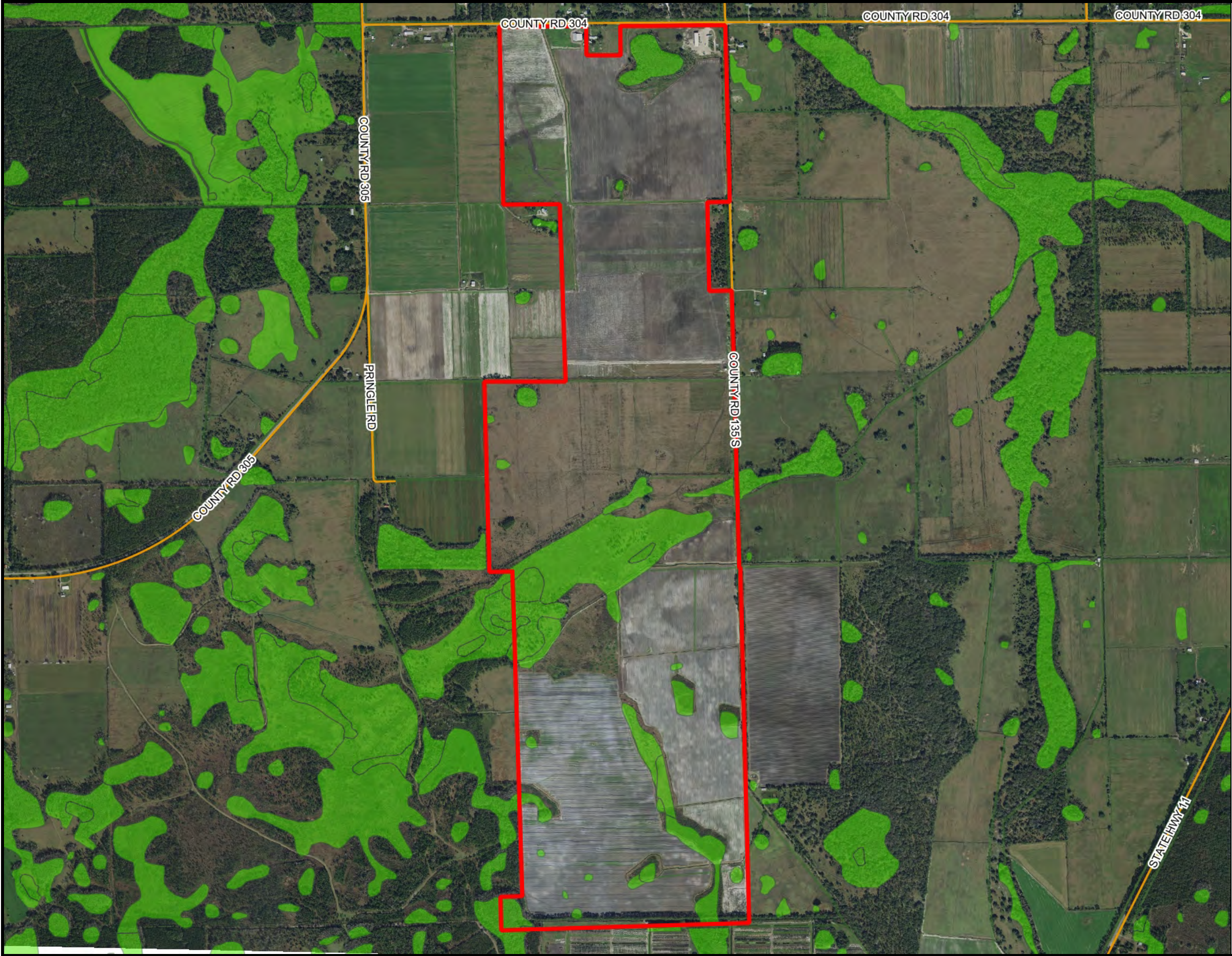
soils

- County Boundaries
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- Labels Drawing
- Points Drawing
- Streets MapWise
- Soils Boundaries

CODE	DESC	ACRES
10	Winder Fine Sand	557
14	Pineda Fine Sand	168
4	Wabasso Fine Sand	127
8	Hicoria, Riviera, And Gator Soils, Depressional	105
2	Riviera Fine Sand	32
TOTAL = 987.900944500309 acres		



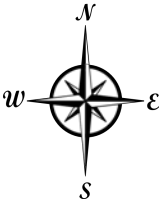
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wetlands

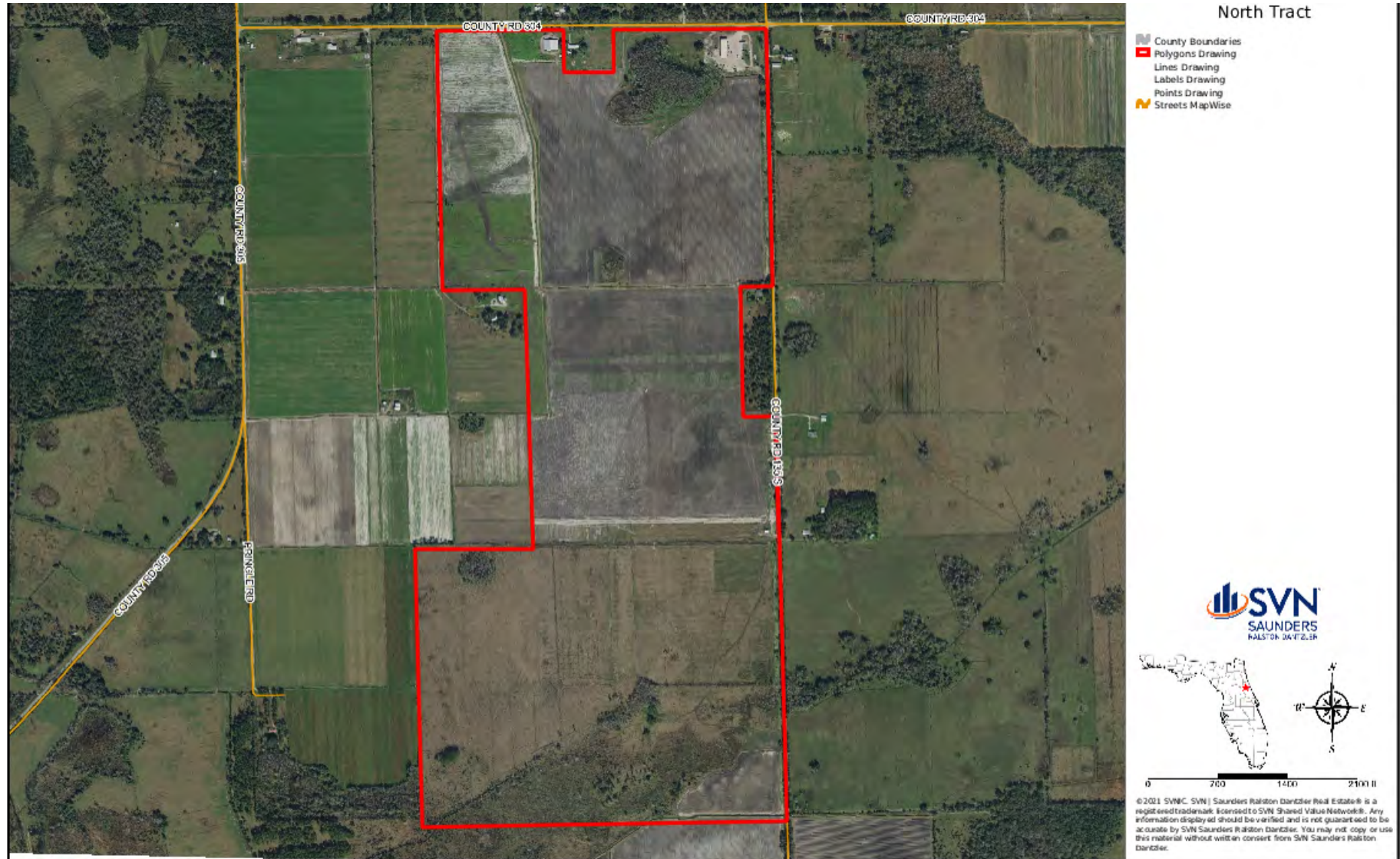
- County Boundaries
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- Labels Drawing
- Points Drawing
- Streets MapWise
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
PEM1/SS1C	Freshwater Emergent Wetland	51.7
PFO1F	Freshwater Forested/Shrub Wetland	14.5
PFO1Fd	Freshwater Forested/Shrub Wetland	11.9
PFO3/4C	Freshwater Forested/Shrub Wetland	8.5
PFO1C	Freshwater Forested/Shrub Wetland	7.3
PEM1F	Freshwater Emergent Wetland	6.6
PFO1Cd	Freshwater Forested/Shrub Wetland	5.9
PSS1Cd	Freshwater Forested/Shrub Wetland	5.9
R2UBHx	Riverine	4.5
PEM1Fd	Freshwater Emergent Wetland	3.6
R2UBFx	Riverine	3.3
R4SBCx	Riverine	1.5
PEM1C	Freshwater Emergent Wetland	1.0
PEM1Cd	Freshwater Emergent Wetland	.9
PSS1F	Freshwater Forested/Shrub Wetland	.6
PUBHx	Freshwater Pond	.2
TOTAL WETLANDS		127.8
TOTAL UPLANDS		860.1
TOTAL ACRES		987.9



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North Tract Offering | 579 ± Acres | \$10,113/AC



South Tract Offering | 410 ± Acres | \$9,131/AC



Middle Tract Offering | 237 ± Acres

















For more information visit SVNsaunders.com

HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

GEORGIA

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

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