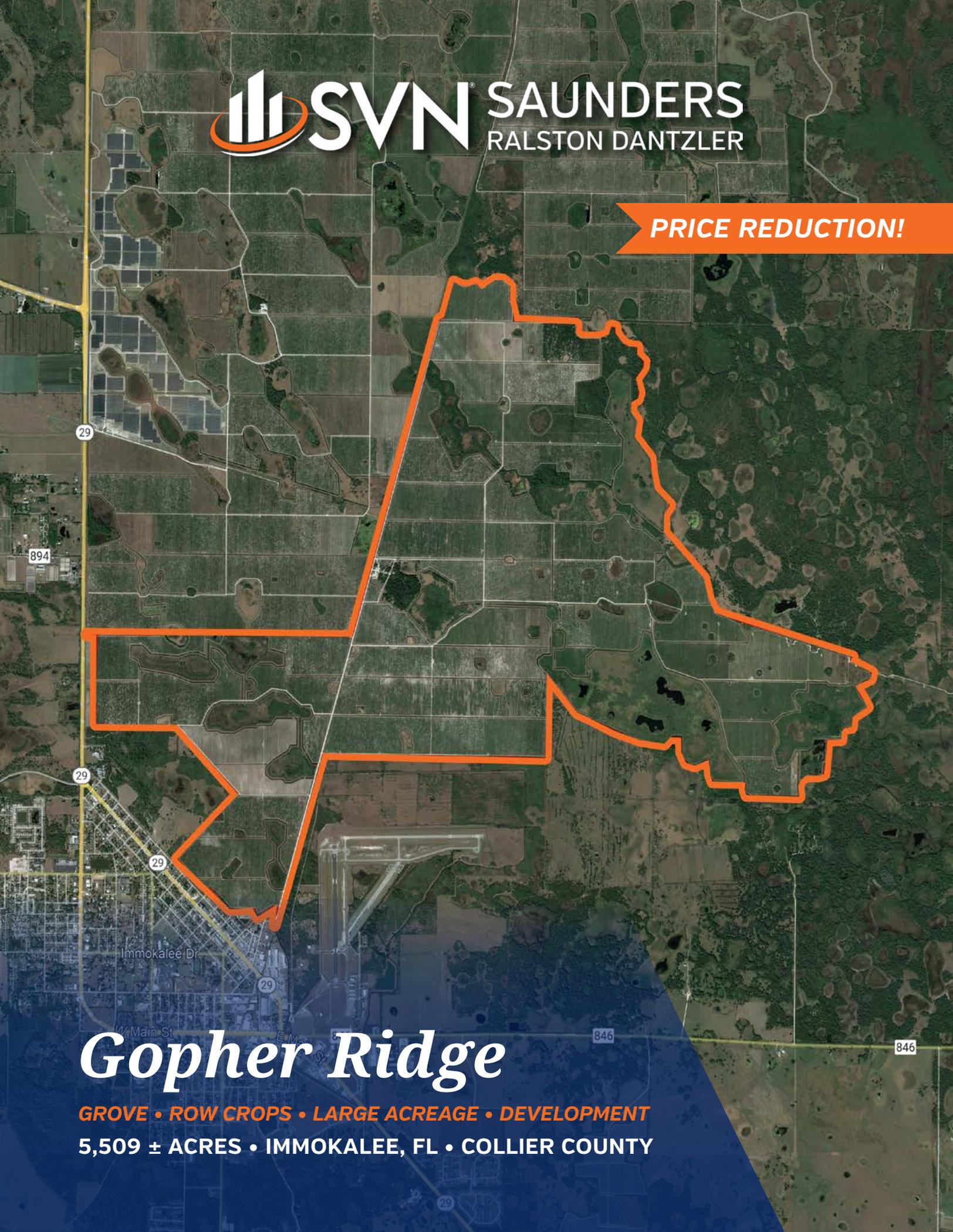


PRICE REDUCTION!



Gopher Ridge

GROVE • ROW CROPS • LARGE ACREAGE • DEVELOPMENT

5,509 ± ACRES • IMMOKALEE, FL • COLLIER COUNTY



Gopher Ridge

5,509 ± ACRES • IMMOKALEE, FL

PROPERTY INFORMATION

Acreage: 5,509 ± Acres

Current Use: Income Producing Citrus Grove

Tree Acres: 3,386 ± Acres

Additional Unplanted Land: 1,353 ± Acres

Property Type: Groves

Price: \$38,000,000

Price per Acre: \$6,897

Contact the agent for production information

LAND FIELDS

Potential Alternative Uses: Row Crop Farmland, Residential Development, Large Acreage

Uplands/Wetlands: 4,739 Uplands/770 Wetlands

Taxes: \$89,164.28 [2021]

Road Access: Gopher Ridge Road, which runs into New Market Road and 60 feet deeded entrance from State Road 29

Zoning/FLU Future Land Use:

- Agricultural /Rural Mixed Use District/RLSA: 3,726.9 Acres
- Urban Residential Subdistrict: 1,763 Acres

Property Overview

Located immediately north of the community of Immokalee, the Gopher Ridge is in the middle of America's fruit and vegetable basket. Known for its warm winters and fertile soil, Collier County is home to some of the most successful agribusinesses in the world. Historically, this parcel has produced high-yielding round oranges for juice production.

In addition to its agricultural roots, this parcel is located immediately northwest of Immokalee Airport, a community centerpiece. Constructed for bomber training in World War II, the airfield has hosted commercial and private jets, including an emergency landing of a Southwest passenger jet. Surrounding the airport is a business incubator and plans for additional commercial development. The Naples airport during the winter months is over capacity, and the Immokalee Airport often receives its overflow.

With development all around southwest Florida, much of the very best farmland is being converted to residential and commercial developments leaving farm operators with little land. Not all land is farmland. Though the citrus industry now has many therapies to stabilize production losses seen over the last decade, this parcel could be in part or whole transitioned to row crop farmland.

Through the property is a main power line that links many of the power plants in the southeast together. West of this parcel is one of the largest solar power farms in this area tied directly to this significant power infrastructure. Solar power is a possible transitional use for this property. Furthermore, a planned Immokalee bypass will be constructed soon with many of the proposed pathways going through this parcel.

Collier County created the Rural Lands Stewardship Area to manage growth and protect sensitive land species. Though complex, this plan offers many opportunities for this parcel to transfer, buy, and/or sell its development rights. Endangered species credits can also be explored.

Not often does a tract of land this size or quality come available in Collier County. While agriculture is thought to be its current highest and best use, there are many other opportunities available on this property. Such as mining, residential development, commercial/industrial development, and solar.



Alternative Land Uses

Gopher Ridge promotes a variety of alternative land uses and its location serves as a highly-profitable area for future development. 1,763.1 acres is in the city limits and has a future land use of urban residential subdistrict which allows a density of 7,052 units [4 per acre] and a maximum of 14,104 units [8 units per acre]. In accordance with IAMP (Immokalee Area Master Plan) Policy, development of mobile homes is permitted within the property. The intent for this subdistrict is to provide low-density residential development for prospective South Florida residents.

Agriculture is also a significant economic driver in the Immokalee region which allows for various uses through IAMP Policy 1.2.4. Potential uses include agricultural research and development facilities, agri-business offices and headquarters, and facilities, offices, headquarters and apparatuses associated with alternative energy use.

There are very few parcels of this size left in Florida. With the rapid growth of cities like

Naples and Ave Maria, this property provides a unique location to buy a large tract of land for future use and development. Pre-development, the property currently holds the capacity to function as an income-producing orange grove, generating income while the land appreciates and growth continues around the property. Workforce housing is also in huge demand for the city of Immokalee. Gopher Ridge has the potential to accommodate over 1,700 acres of workforce housing.

Additionally, the property could easily be converted into row crops. The conversion to farmland would offer increased land appreciation to the overall land value. Statewide, the surrounding area is recognized for its agricultural land values and fertile soil. Tomatoes, peppers, watermelons, cucumbers, squash, eggplant, sugar cane, corn, cabbage, potatoes, Asian fruits and vegetables, oranges, avocados, grapefruit, lime, lemon, and other popular crops could be grown on this property.

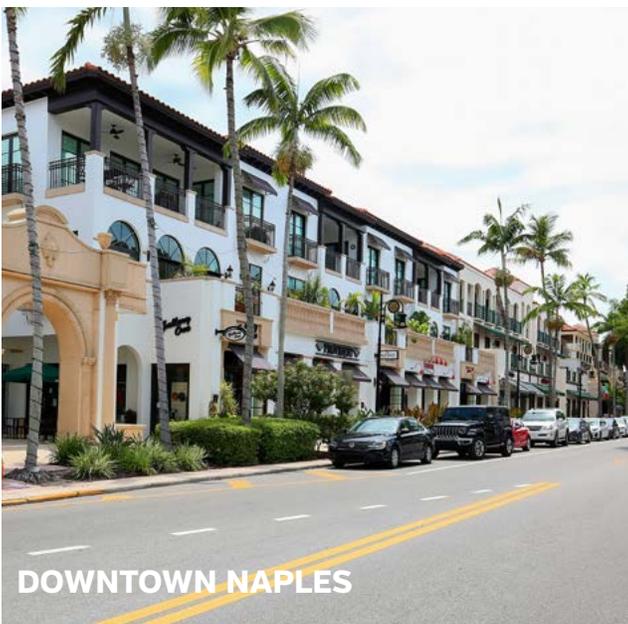


ROW CROPS

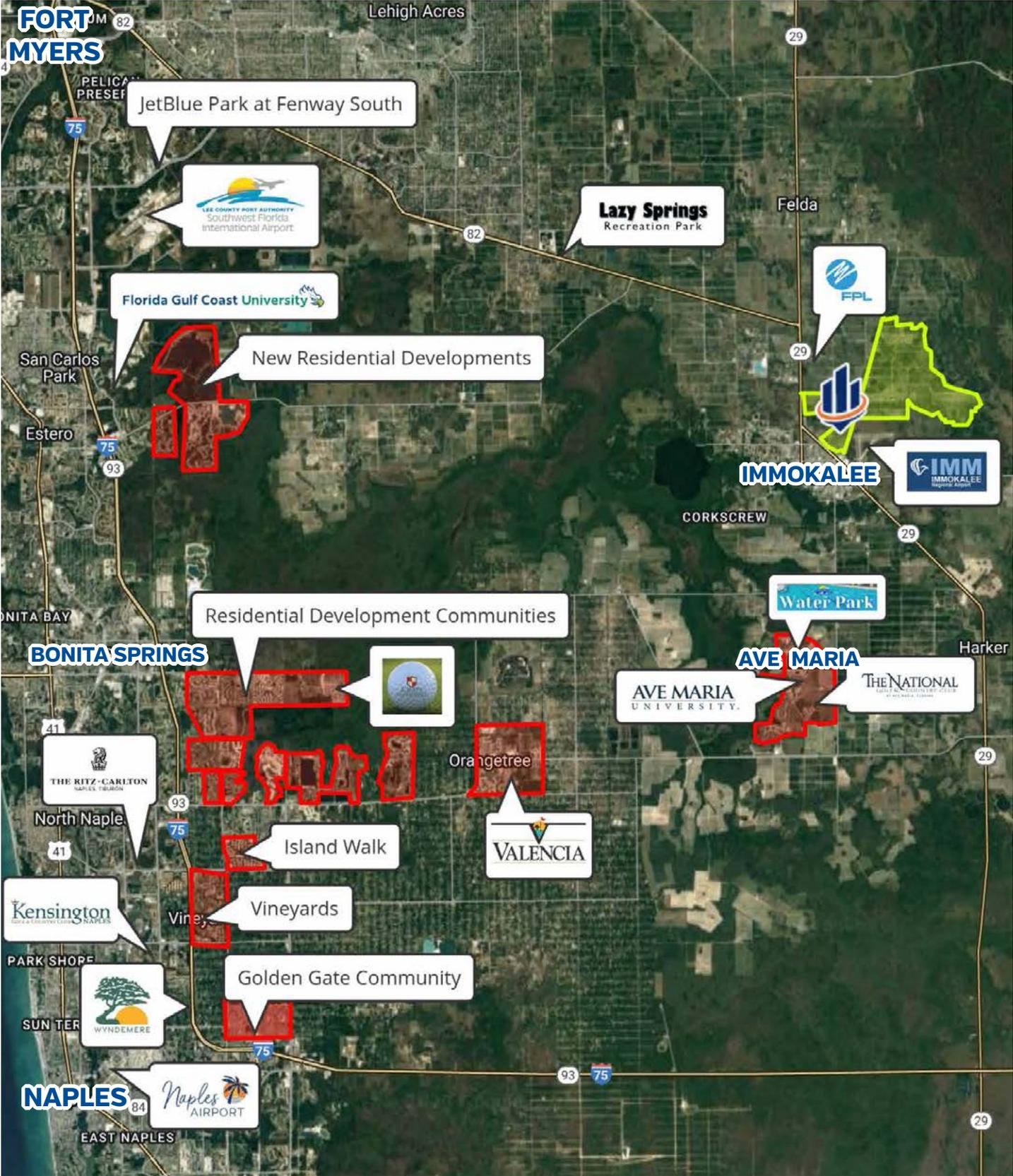
Location Benefits

Gopher Ridge provides alternative land uses and is located in a profitable area for future development. An hour and a half from Fort Lauderdale and less than an hour away from Fort Myers and downtown Naples, the city is known for many things, and appropriately

referred to as the “Crown Jewel of Southwest Florida.” These vacation destinations, are known for their white-sand beaches and top-rated golf courses among other attractions including fishing, boating, water sports, art and spectacular sunsets.



Neighboring Community Map



Location & Driving Directions

LOCATION

Address: 1475 Gopher Ridge RD, Immokalee, FL 34142

Nearest Point of Interest: Immokalee

Directions: From S.R. 29, turn onto New Market Road [CR29A] and drive southeast for 1.7 miles and turn north on Alachua street, which will dead end at the property gate, and turn into gopher ridge road.

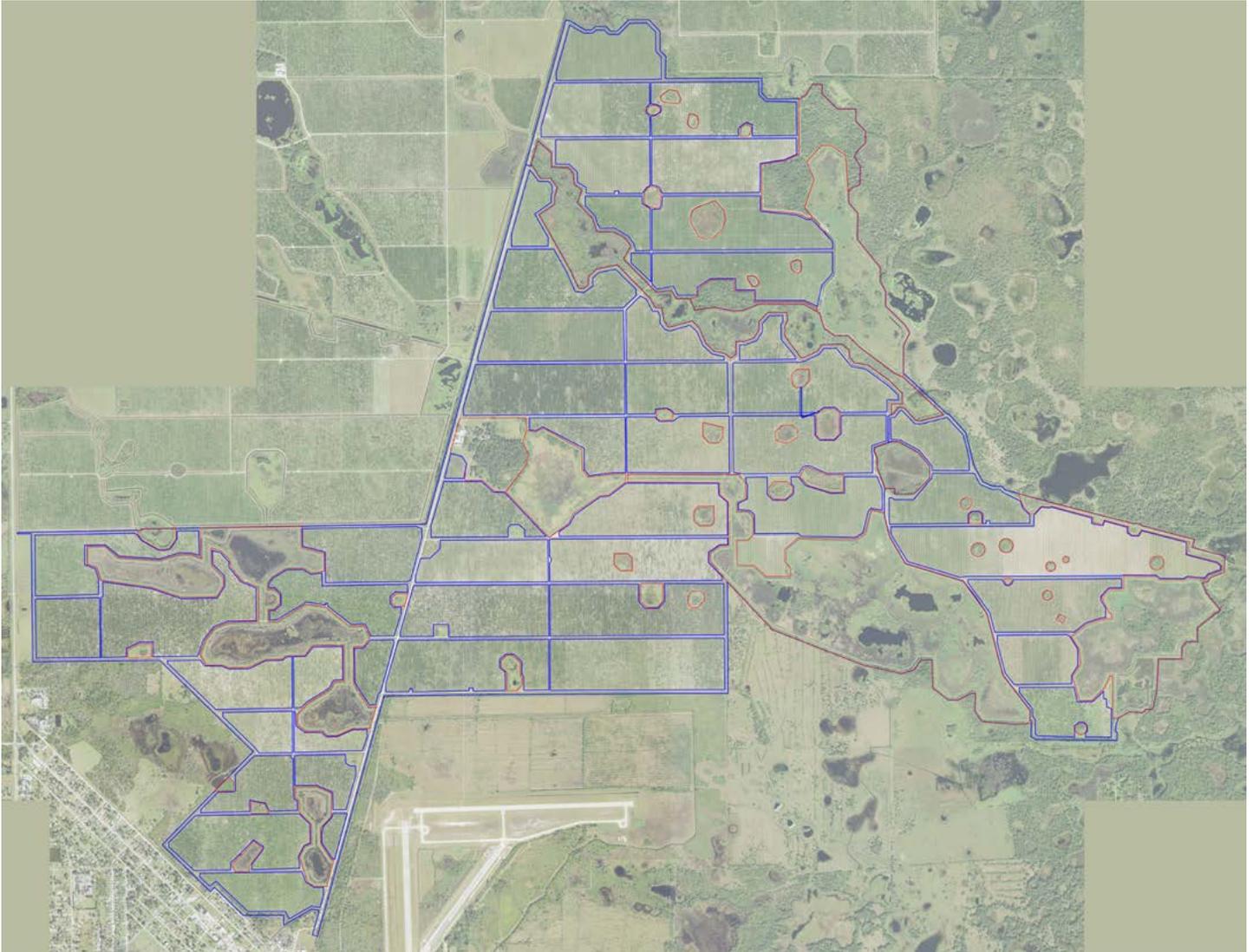
Parcel ID's: 00087440007, 22 parcels total





Grove Information

Planted and Unplanted Acres Map



- Planted Tree Acres
- Unplanted Tree Acres

PROPERTY INFORMATION

Total Acreage: 5,509 ± Acres

Tree Acres: 3,386 ± Acres

Additional Unplanted Land: 1,353 ± Acres

Uplands/Wetlands: 4,739 Uplands/770 Wetlands

Land Cover: Citrus Groves, Fallow Cropland, Pine Flatwoods, Mixed Shrubs, Freshwater Marshes/Graminoid Prairie - Marsh, Rural Residential

Soil Types: Oldsmar Fine Sand, Malabar Fine Sand, Immokalee Fine Sand, Myakka Fine Sand, Wabasso Fine Sand, Holopaw and Okeelanta Soils, Holopaw Fine Sand, Chobee, Winder, And Gator Soils, Pomello Fine Sand, Boca Fin Sand, Basinger Fine Sand, Pineda, and Riviera Fine Sands, Tuscawilla Fine Sand.

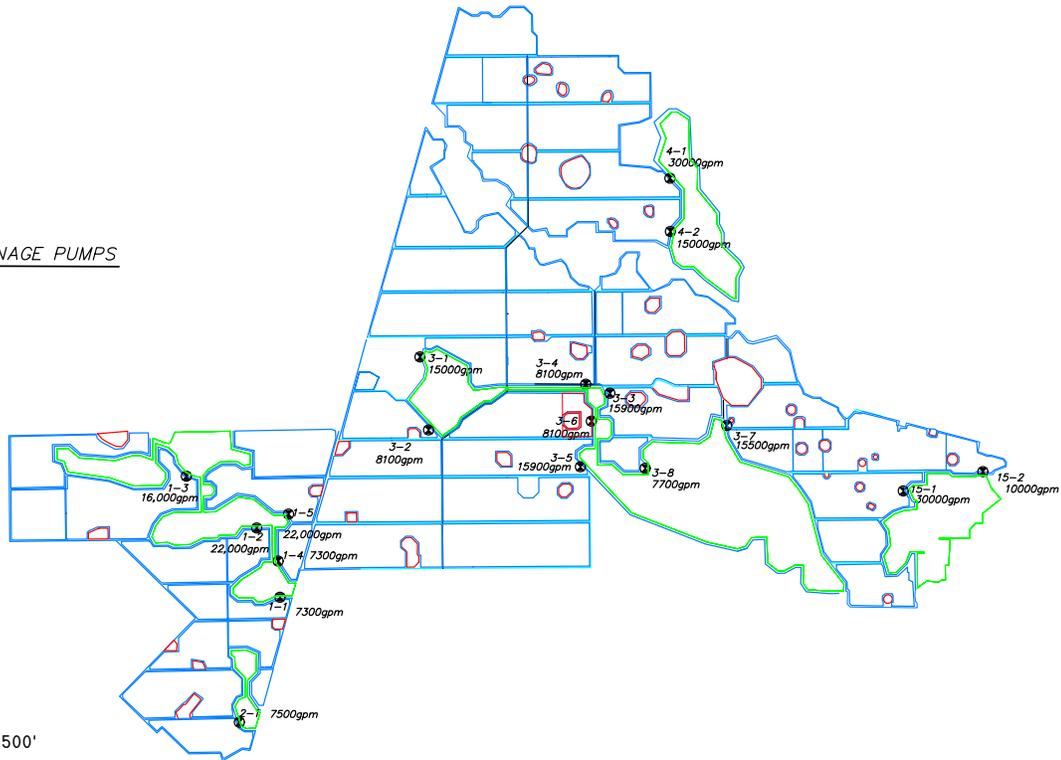


Tree Count Chart

| | | Tree Count | | | | Distribution | | | |
|-----------------|----------------|---------------------|-----------------|----------------|----------------|---------------------|-----------------|------------|--|
| Block | Variety | Young Non-Producing | Young Producing | Mature | Total | Young Non-Producing | Young Producing | Mature | |
| A1 | Hamlin | 940 | 6,709 | 488 | 8,137 | 12% | 82% | 6% | |
| A2 | Hamlin | 1,270 | 11,074 | 2,104 | 14,447 | 9% | 77% | 15% | |
| A3 | Valencia | 1,073 | 5,357 | 4,454 | 10,884 | 10% | 49% | 41% | |
| A4 | Valencia | 58 | 684 | 694 | 1,436 | 4% | 48% | 48% | |
| A5 | | - | - | - | - | | | | |
| A6 | Valencia | 20,398 | - | - | 20,398 | 100% | 0% | 0% | |
| A7 | Valencia | 2,653 | 11,238 | 10,349 | 24,240 | 11% | 46% | 43% | |
| A8 | Hamlin | 1,711 | 9,411 | 1,088 | 12,210 | 14% | 77% | 9% | |
| A9 | Hamlin | 487 | 2,227 | 945 | 3,659 | 13% | 61% | 26% | |
| A10 | Valencia | 240 | 3,191 | 5,767 | 9,198 | 3% | 35% | 63% | |
| A11 | Valencia | 809 | 5,705 | 3,332 | 9,846 | 8% | 58% | 34% | |
| B1 | Hamlin | 3,684 | 28,444 | 3,604 | 35,732 | 10% | 80% | 10% | |
| B2 | Valencia | 5,686 | 12,006 | 11,452 | 29,144 | 20% | 41% | 39% | |
| B3 | Pineapple | 4,758 | 14,407 | 409 | 19,574 | 24% | 74% | 2% | |
| B4 | Hamlin | 3,740 | 5,197 | 885 | 9,822 | 38% | 53% | 9% | |
| B5 | Pineapple | 3,077 | 8,244 | 2,055 | 13,376 | 23% | 62% | 15% | |
| B6 | Hamlin | 70 | 258 | 305 | 633 | 11% | 41% | 48% | |
| C1 | Hamlin | 1,295 | 12,783 | 1,308 | 15,386 | 8% | 83% | 9% | |
| C2 | Parson Brown | 3,780 | 17,170 | 6,322 | 27,272 | 14% | 63% | 23% | |
| C3H | Hamlin | 417 | 5,060 | 1,680 | 7,157 | 6% | 71% | 23% | |
| C3P | Parson Brown | 1,579 | 17,221 | 5,599 | 24,399 | 6% | 71% | 23% | |
| C4 | Rhode Valencia | 1,741 | 4,248 | 3,775 | 9,764 | 18% | 44% | 39% | |
| C5 | Valencia | 12 | 873 | 1,698 | 2,583 | 0% | 34% | 66% | |
| D1 | Mid-Sweet | 1,674 | 4,159 | 3 | 5,836 | 29% | 71% | 0% | |
| D2 | Hamlin | 187 | 3,499 | 5,693 | 9,379 | 2% | 37% | 61% | |
| D3 | Valencia | 2,718 | 4,453 | 7,270 | 14,441 | 19% | 31% | 50% | |
| D4H | Hamlin | 2,593 | 7,081 | 2,202 | 11,876 | 22% | 60% | 19% | |
| D4P | Parson Brown | 468 | 2,342 | 955 | 3,765 | 12% | 62% | 25% | |
| D5 | Parson Brown | 429 | 1,980 | 533 | 2,942 | 15% | 67% | 18% | |
| E1 | Rhode Valencia | 457 | 5,915 | 6,161 | 12,533 | 4% | 47% | 49% | |
| E2 | Valencia | 500 | 4,689 | 12,569 | 17,758 | 3% | 26% | 71% | |
| E3 | Hamlin | 783 | 7,090 | 1,565 | 9,438 | 8% | 75% | 17% | |
| E4M | Valencia | - | - | - | - | | | | |
| E4H | Hamlin | 287 | 6,186 | 1,524 | 7,997 | 4% | 77% | 19% | |
| E4T | Temple | 132 | 1,587 | 11,006 | 12,725 | 1% | 12% | 86% | |
| E5 | Hamlin | 409 | 8,225 | 2,147 | 10,781 | 4% | 76% | 20% | |
| F1 | Valencia | 527 | 3,890 | 2,435 | 6,852 | 8% | 57% | 36% | |
| F2 | Parson Brown | 938 | 7,126 | 507 | 8,571 | 11% | 83% | 6% | |
| F4A | Valencia | 666 | 9,411 | 84 | 10,161 | 7% | 93% | 1% | |
| F4B | Hamlin | 2,985 | 3,838 | - | 6,823 | 44% | 56% | 0% | |
| F4C | Valencia | 5,407 | 14,032 | - | 19,439 | 28% | 72% | 0% | |
| F5 | Valencia | 149 | 2,653 | 6,439 | 9,241 | 2% | 29% | 70% | |
| F6 | Hamlin | 572 | 3,509 | 1,663 | 5,744 | 10% | 61% | 29% | |
| Subtotal | | 81,359 | 283,172 | 131,069 | 495,599 | 16% | 57% | 26% | |

Drainage Pumps Map

DRAINAGE PUMPS

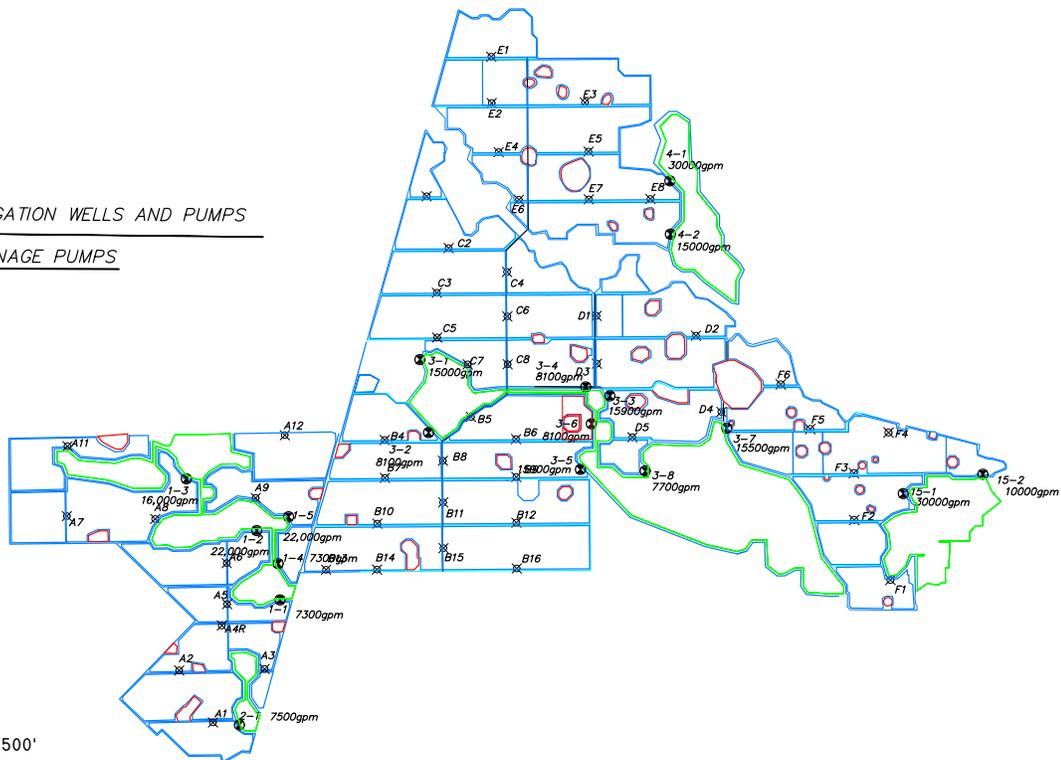


SCALE: 1" = 3500'

Irrigation Wells & Pumps Map

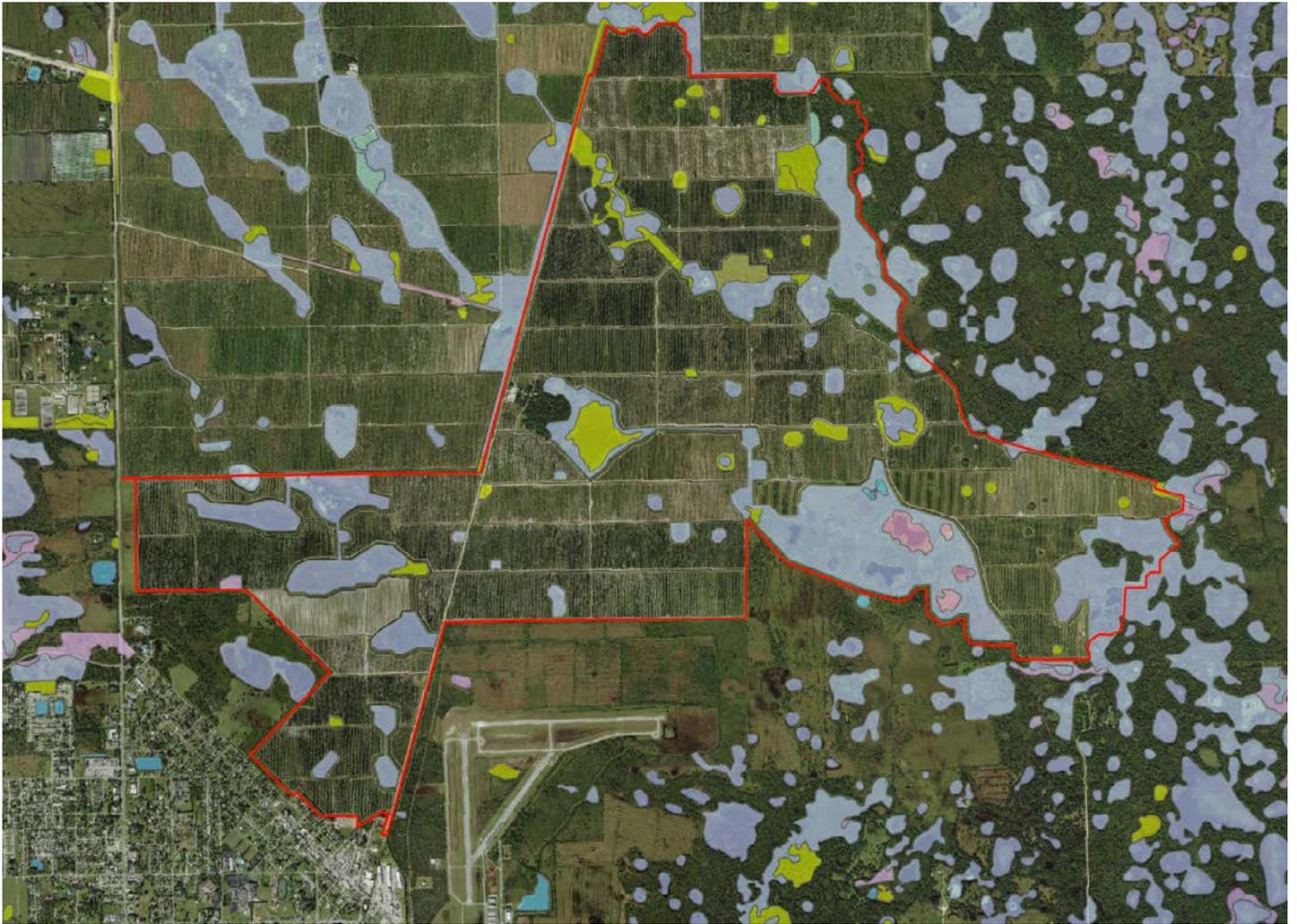
IRRIGATION WELLS AND PUMPS

DRAINAGE PUMPS



SCALE: 1" = 3500'

Property Wetlands Map



Property Structures

STRUCTURES & YEAR BUILT

Office/Mechanic Shop: Located across from the chemical storage room. 3-bay building. The mechanic shop is used for equipment and vehicle inspection, maintenance, and repairs. The air-conditioned office is roughly 1,000 SF [25' x 40'] and features a conference room, enclosed office space for employees, and a restroom.

Chemical Storage Room: Features two rolling doors.

Large Chemical Tanks: Three chemical drums are located outside [open-air] across from the chemical storage room. Two drums have a capacity of 20,000 gallons, while the smaller remaining drum has a capacity of 4,000 gallons. There is a gasoline pump/tank located adjacent to the chemical drums.

Garage: Adjacent to the chemical storage room is an open-air garage for vehicle storage. The garage houses the chemical mixing trailer.











Dean Saunders, ALC, CCIM

FOUNDER, MANAGING DIRECTOR & SENIOR ADVISOR

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Since 1985, Dean has specialized in Florida land and conservation easements. He served in the US Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to US Senator Lawton Chiles, then Governor Chiles (D-FL).

From 1992 to 1996 he served in the Florida House of Representatives. Combining a passion for supporting landowner property rights while also conserving natural land in Florida, Dean proposed and became one of three main sponsors of Bert J. Harris Private Property Rights Protection Act. This legislation later evolved into Florida's conservation easements programs. The concept of state-owned conservation easements was truly revolutionary 25 years ago, but the success of this idea is recognized today as a tremendous positive impact on our state.

In 1996, Dean formed the real estate brokerage firm as Saunders Real Estate, LLC and affiliated with the Coldwell Banker Commercial brand in early 2006. This affiliation brought a national and global presence to the firm.

In 2019, Saunders Real Estate affiliated with the SVN Shared Value Network®, a globally recognized commercial real estate brand united by a shared vision of creating value with clients, colleagues, and communities. The brokerage also more fully integrated with its sister company, Saunders Ralston Dantzler Realty, a comprehensive commercial real estate brokerage, to become SVN | Saunders Ralston Dantzler Real Estate.

As an industry authority, Dean is published and quoted in a variety of respected journals, such as The Land Report, Florida Investor, Florida Trend, and Florida Forests. He authored the benchmark, award-winning consumer publication, "We Create Solutions: A Primer on Conservation Easements" and produces a real estate Florida land conference based upon his innovative work through the Lay of the Land Market Report. The report is the only source for verified Florida land sales and values for specific land property types.

Notable Awards

- 2021, 2020, 2018 APEX Top National Producer Award
- "America's Best Brokerages" from 2010 to 2022
- 2022 CFCAR/CFCREA Top Producer in Land & Top Producer Overall
- 2021, 2020, 2019 named to the Florida Trend Florida 500
- 2021 #2 advisor in SVN® among 1,117 advisors
- 2021 #1 advisor in Florida among 200 advisors

Leadership & Associations

- 2022 National President of REALTORS® Land Institute (RLI)
- Current member of the Lakeland Association of REALTORS®, Central Florida Commercial Association of REALTORS® and the Florida Gulf Coast Commercial Association of REALTORS®
- Former chair of the Florida Real Estate Commission (FREC)



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Trent Saunders is a licensed real estate advisor specializing in agricultural land, ranchland, recreational land, and large acreage properties. He has transacted over \$135 million primarily in ranch, recreation, and citrus properties.

A 9th-generation Floridian, he comes from a family with long-time ties to Florida agriculture, citrus, and the real estate industry.

In addition, Trent has a solid background in real estate activities including GIS mapping, property research providing statistical data on land sales, and property project coordination. Previously, Trent managed two small service businesses, was a ranch hand, and assisted with jobs for Saunders Real Estate before obtaining his real estate license.



Paul J. Meador

SENIOR ADVISOR

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Paul J. Meador is a 4th generation Florida grower, he has extensive experience with ranchland, citrus groves, and vegetable farm operations. Paul offers over two decades of agricultural ownership and management experience.

He is a Vice Chairman of the Florida Citrus Commission, Executive Committee Member of the Florida Fruit and Vegetable Association, President of the Barron Library, Executive Committee National Council of Employers, Past President of the Hendry/Glades County Farm Bureau, Past Vice President of the Gulf Citrus Growers Association and currently serves on the Hendry Regional Hospital Board.

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