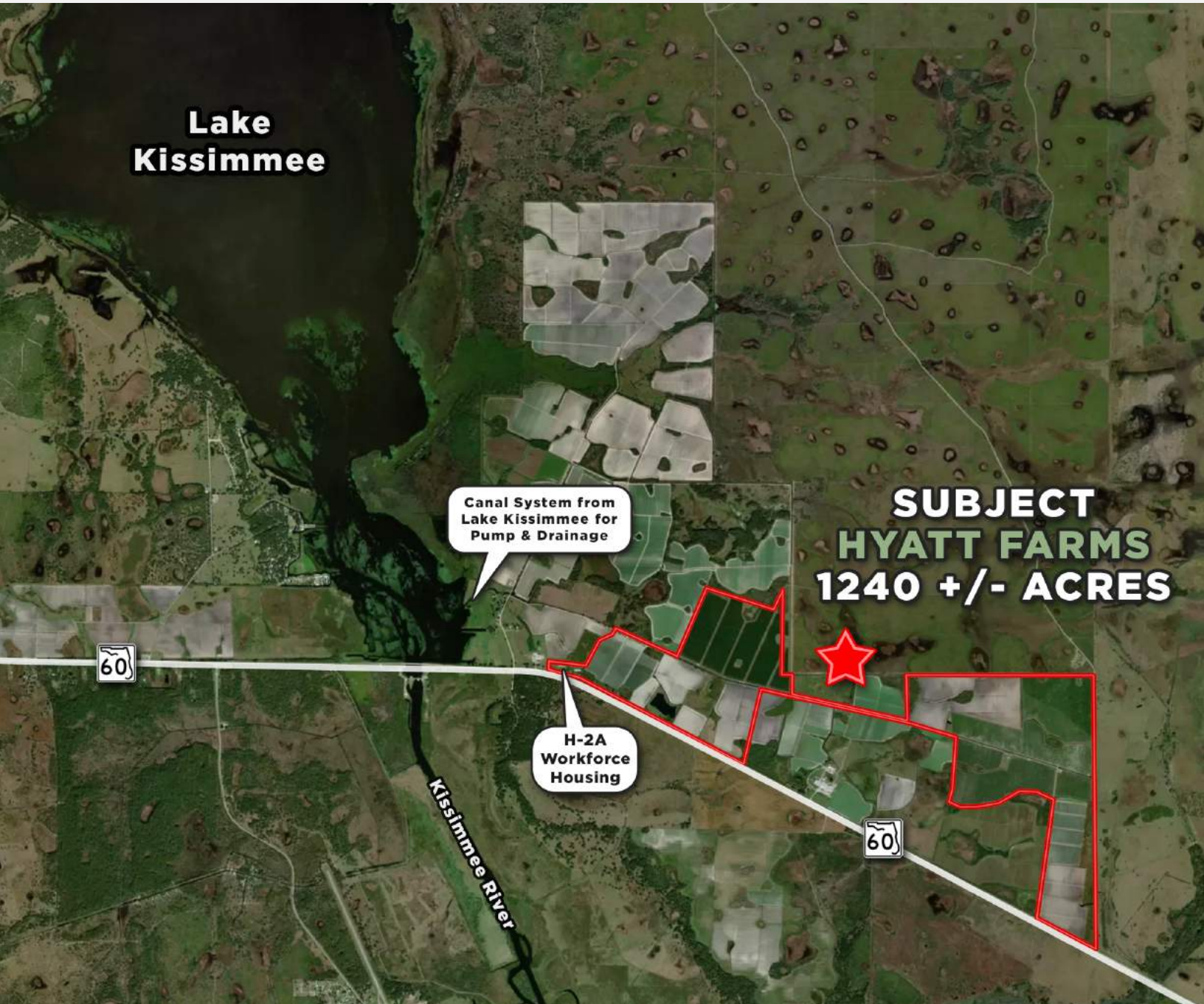




**FOR SALE
LAND
\$25,000,000**

HYATT FARMS AT LAKE KISSIMMEE 1,240 +/- ACRES

STATE ROAD 60, OKEECHOBEE, FL 34972

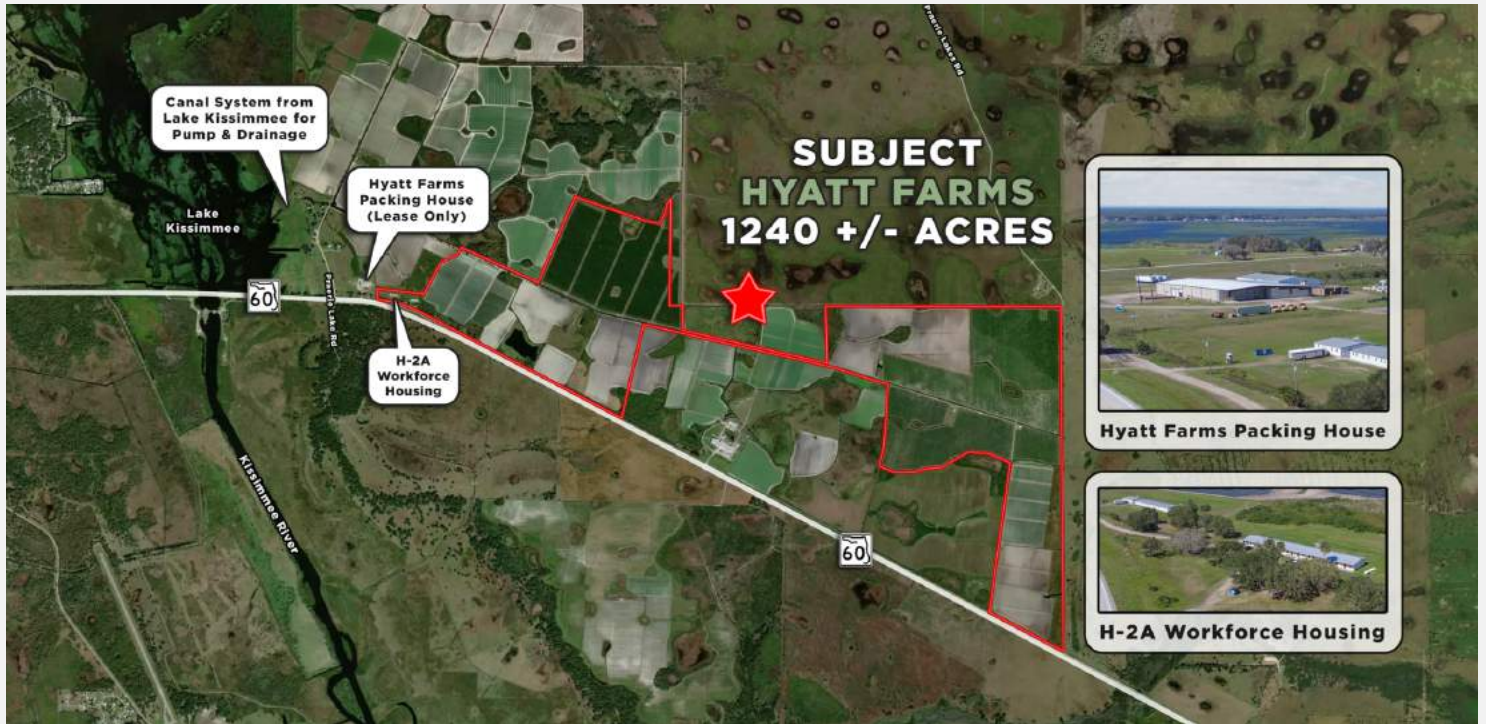


**BEN@CROSBYDIRT.COM
BEN CROSBY, CCIM, ALC
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**LORENA@CROSBYDIRT.COM
LORENA ALVAREZ CORDERO
863.412.9288**



**CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW
WINTER HAVEN, FL 33881**



VIDEO

PROPERTY DESCRIPTION

Golden opportunity to purchase a diversified farm operation with 719 row crop acres and 522 Citrus acres; This proven warm micro-climate at the Southeast side of the Lake Kissimmee and the head waters of the Kissimmee River gives confidence to grow winter vegetables. Warm site, abundant water and high quality soil make this site a replacement or complementary site to Immokalee, Homestead or the Plant City/ Manatee County winter vegetable areas.

This property grows a wide variety of crops, including peppers, watermelons, cucumbers, squash, tobacco, strawberries, peanuts, tomatoes, cabbage, potatoes, lettuce, cantaloupe, citrus, and more, showcasing its rich agricultural potential.

There are two H-2A approved labor camps with accommodations for up to 180 people, alongside a custom commercial kitchen. Water resources are plentiful, with unlimited access to surface water from Lake Kissimmee, supported by a permit for a semi-closed/drip irrigation system that guarantees year-round irrigation efficiency. Accessibility is convenient with three entrances from Hwy 60.

**A 30,000-square-foot vegetable packing house, including 12,000 square foot of cooler space is available for lease. There is also space available within the packing house for a 2nd packing line.

PROPERTY HIGHLIGHTS

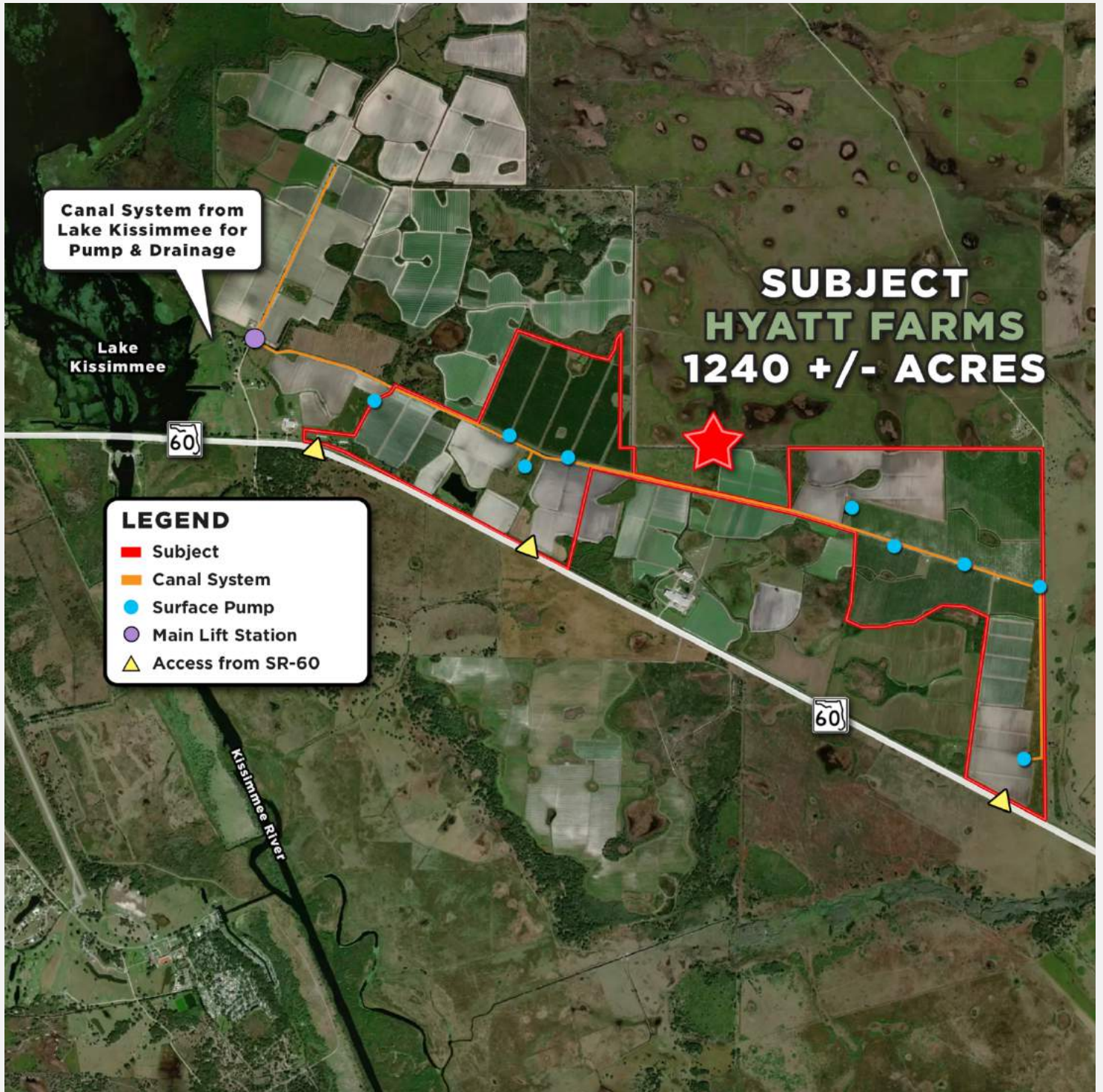
- High Visibility 9,700 feet of SR 60 road front
- Lake Kissimmee surface water water permit for irrigation
- 180 person capacity H-2A approved labor housing
- On site 30,000 sf Packing House with 12,000 sf cooler lease available
- 1 traffic light access to the Florida Turnpike/ I-75/ I-4 & I-95.

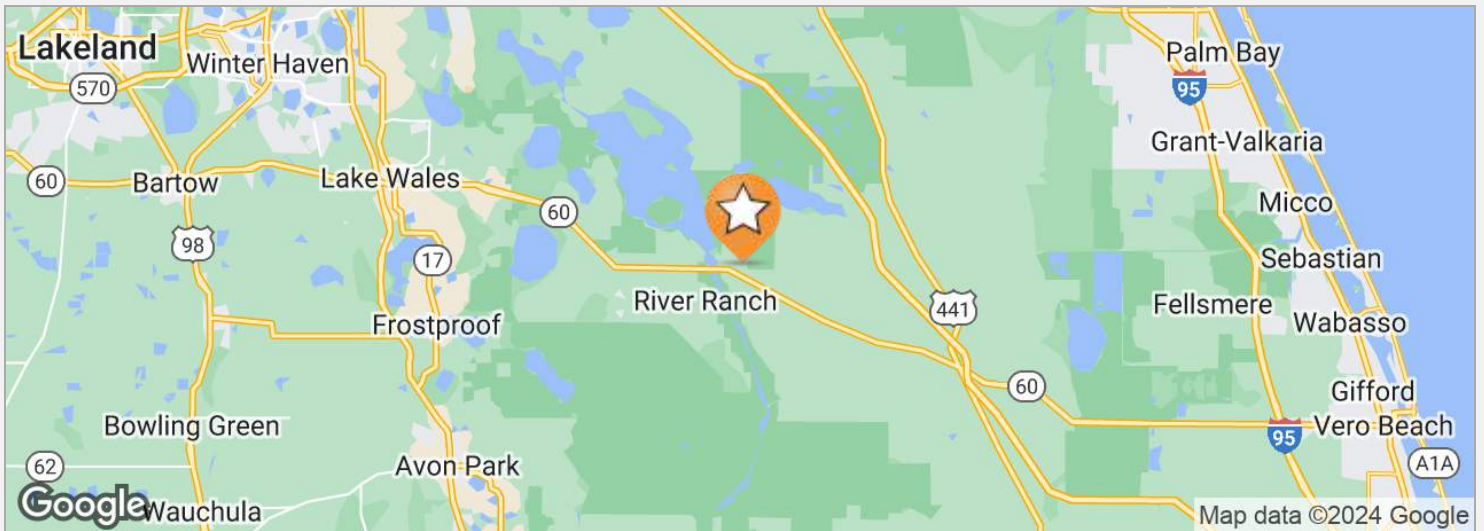
OFFERING SUMMARY

Sale Price:	\$25,000,000
Lot Size:	1,240 Acres









DRIVE TIMES

- 30 mins to Lake Wales
- 20 mins to Florida Turnpike/ Yeehaw Junction
- 40 mins Lake Placid

From US 27 at SR 60, proceed east 26 miles to the Kissimmee River and Hyatt Farms
From Yeehaw Junction at the Florida Turnpike, proceed west on SR 60 15 miles to Hyatt Farms