

PRICE REDUCED

\$5,785,000

~~\$5,950,000~~

Make Offer

FOR SALE

1,300 ± Acres

Okeechobee, Florida

Citrus Grove

Low Volume Irrigation
*powered by 5 wells &
reservoir*

One Mile of Frontage
on Eagle Island Road

Excellent Drainage

Caretaker Home
*1,100 sqft & Recently
Renovated*

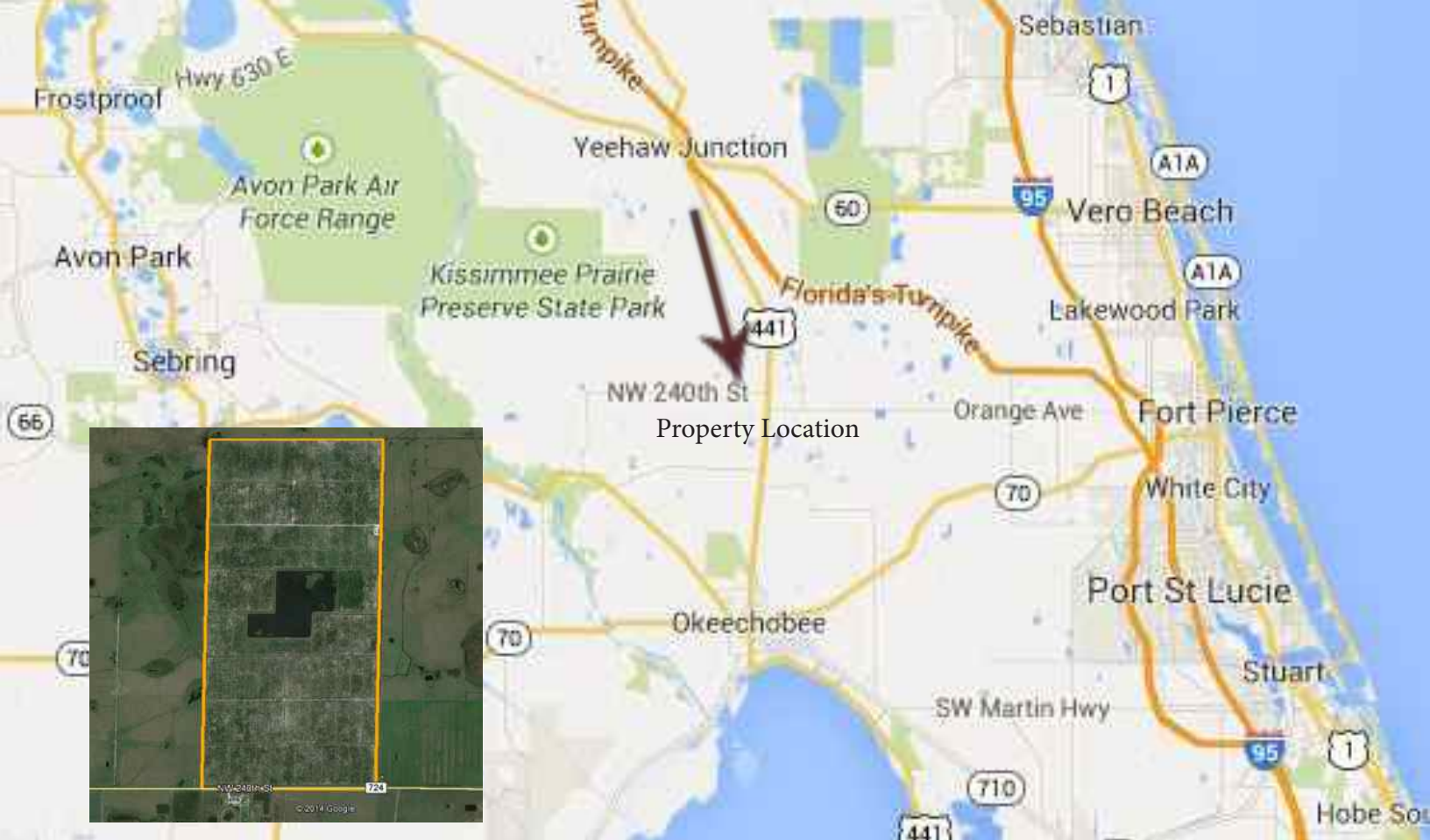
Grove Irrigates at Once
Freeze Protection

Barn & Office
3,500 sqft with lunchroom

Maintenance Barn
3,300 sqft Metal Barn

Fuel Farm
Diesel & Gas Tanks

2013 Taxes: \$49,025.00



Directions to the Property: From Yeehaw Junction, travel south for 17.5 miles on US Hwy 441. Turn west onto NW 240th Street. Travel 3.5 miles, the property will be on the right.

Production

Year	Variety	Boxes	Lbs/Solids	Lbs/Box
2012	Early & Mids	72,542	485,245	6.69
	Valencia	91,803	632,193	6.89
	Total	164,345	1,117,438	6.80
2013	Early & Mids	76,837	451,386	5.87
	Valencia	93,543	570,472	6.10
	Total	170,380	1,021,858	6.00
2014	Early & Mids	52,827	325,569	6.16
	Valencia	80,912	515,630	6.37
	Total	133,739	841,199	6.29

Soils Survey

Unit	Name	Acres	%
2	Basinger fine sand, 0-2% slopes	385.3	28.4%
3	Basinger & Placid soils, depressional	60.8	4.5%
5	Valkaria fine sand	57.2	4.2%
7	Floridana, Riveria & Placid soils, depressional	72.9	5.4%
9	Riviera fine sand	60.1	4.4%
11	Immokalee fine sand, 0-2% slopes	44.2	3.3%
14	Myakka fine sand, 0-2% slopes	587.0	43.3%
99	Water	89.3	6.6%
	Total	1,356.7	100.0%

OFFERED BY

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