

# OKEECHOBEE HWY 68 GROVE

100± acres

Okeechobee County, FL

**SOLD!**

LAND FOR SALE



## LOCATION

Property located in Okeechobee County, Florida. 1.6 miles west of Hwy 441 on the north side of Hwy 68.

## SIZE

100.06± acres

## PRICE

NOW: \$475,000 or \$4,750/acre

WAS: \$550,330 or \$5,500/acre

## GROVE DETAILS

VARIETIES	Hamlin (35 acres) Valencia (45 acres)
PRODUCTION	See production history chart on the following page
WELL/ IRRIGATION	1 - 10" well on diesel power unit, entire property is in microjet
RESERVOIR	9± acre reservoir on site
SPACING	25' x 12'



## ROAD FRONTAGE

2,190'± of hard road frontage on Hwy 68

## UTILITIES

Electricity available on Hwy 68

## DESCRIPTION

This property is 100± acres in size with 80± acres plantable acreage. This grove could be operated as-is, rehabbed, or pushed and reset. Additionally, this property could be used for alternative agricultural purposes such as ranching, dairy farming, nursery operations, vegetables, watermelon, and many other agricultural based purposes. This property could also be used for recreational purposes (depending on type). This property has a very significant isolation buffer from any other citrus groves in the area. The closest citrus grove is approximately 1.2 miles north. This is ideal for psyllid control. Property is ideal for agriculture conversion to alternative crops or uses.

Offering subject to errors, omission, prior sale or withdrawal without notice.



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Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



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Licensed Real Estate Broker

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## COMPARATIVE PRODUCTION 2007-2014

Grove is 100 acres of land - 80 acres of orange grove

Valencia 45 acres / Hamlin 35 acres

	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
<b>HAMLINS</b>								
Boxes Picked	5,622	8,864	8,551	12,805	5,812	7,441	5,295	6,559
LBS Solids	7.01	6.48	6.06	6.08	5.90	5.51	6.12	5.95
<b>VALENCIAS</b>								
Boxes Picked	5,146	6,872	8,353*	5,753**	9,591	5,820	5,546	5,522
LBS Solids	7.39	6.90	6.03*	5.72**	6.67	6.29	6.80	6.64

\*Light freeze damage to Valencias

\*\*Freeze damage to Valencia crop - insurance claim received

## DETAILS

- Trees damaged by hurricanes in 2004/05 and 2005/06. Production began to recover in 2008/09.
- Fruit crops damaged by cold weather in 2009/10 and 2010/11.
- Consumptive use permit in place - SFWMD.
- Grove was engineered and planted in 1990-1991.
- Irrigated from Floridian aquifer with 10" well.

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PROPERTY MAP

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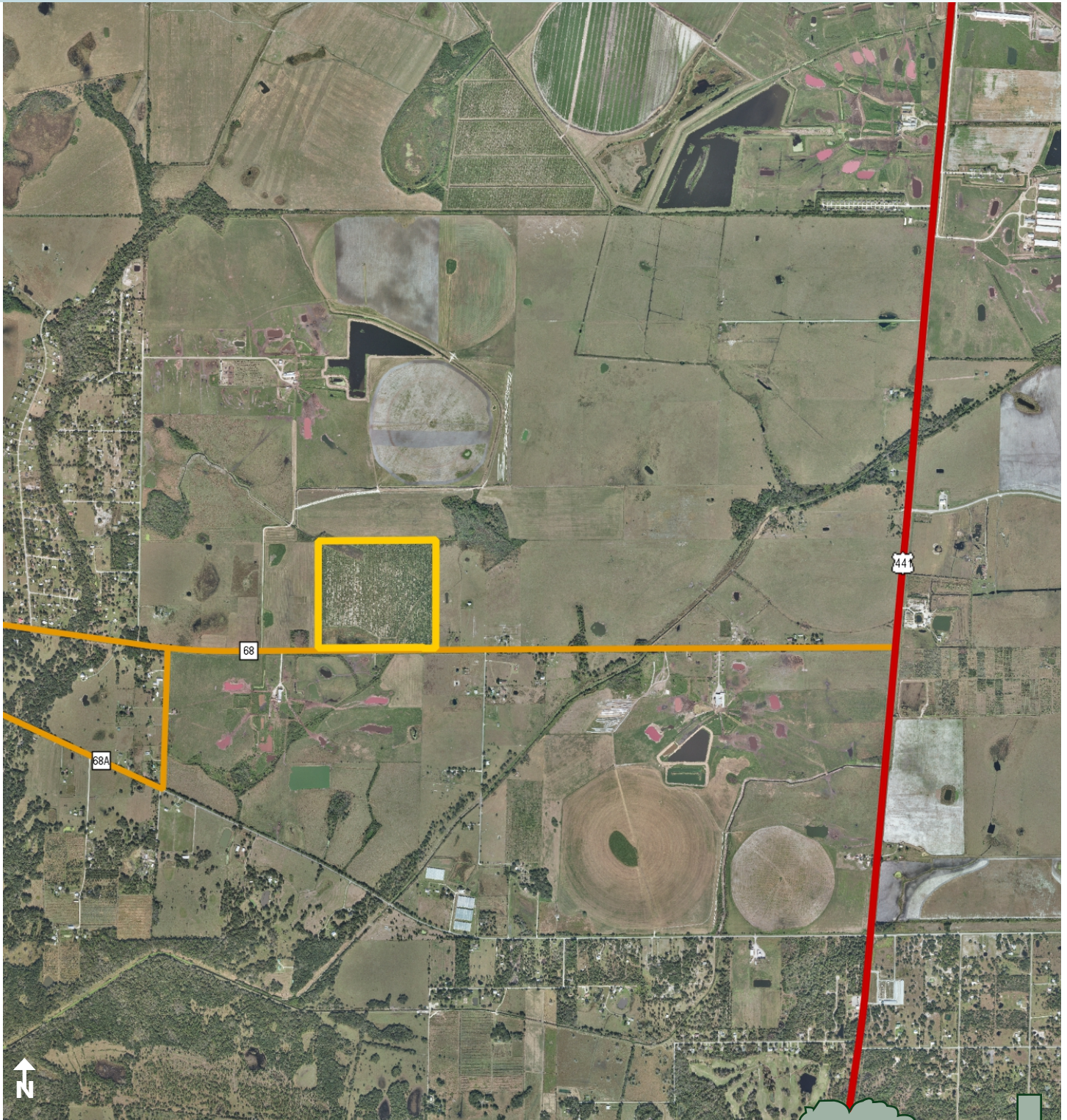


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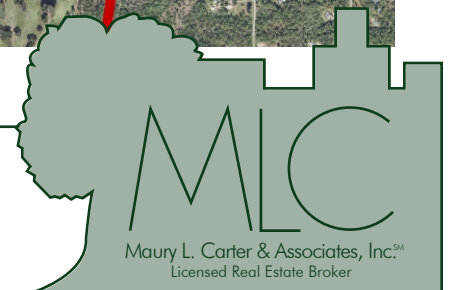
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REGIONAL MAP

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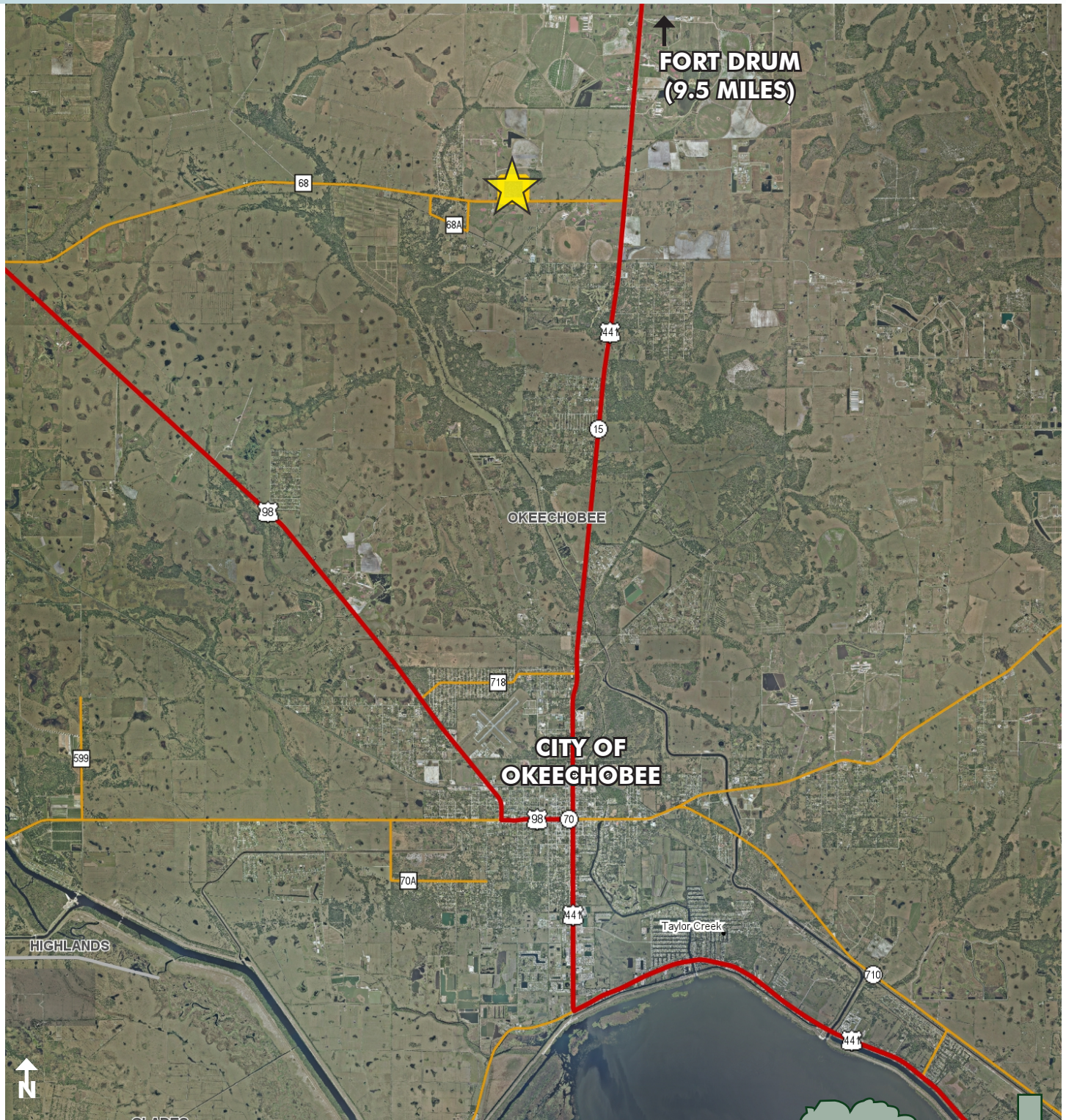


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LOCATION MAP

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