

BULMAHN GROVES

LABELLE, FL



OFFERING SUMMARY

Location: G Road and SR 29
Labelle, FL 33935

County: Hendry

Size: 166.2± acres

Zoning: A-2 (Agricultural)

Future Land Use: Agricultural

Utilities: Water available to site

Parcel ID: 1 29 43 27 010 0002-115.0
1 29 43 27 010 0002-114.0
1 29 43 27 010 0002-109.0
1 29 43 27 010 0002-100.0
1 29 43 27 010 0002-098.3
1 30 44 04 010 0009-001.0
1 30 44 04 020 0007-003.0

2018 Taxes: \$9,312.87

Price: \$1,002,000 | \$6,028 Per Acre

MARKETED AND EXCLUSIVELY LISTED BY:



BULMAHN GROVES

EXECUTIVE TEAM



Randy Thibaut, ALC
Owner / CEO



William Rollins, CCIM, ALC
Senior Broker



Hunter Ward
Sales Associate

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

PLEASE DIRECT ALL OFFERS TO:
Hunter Ward - hward@lsicompanies.com

EXECUTIVE SUMMARY

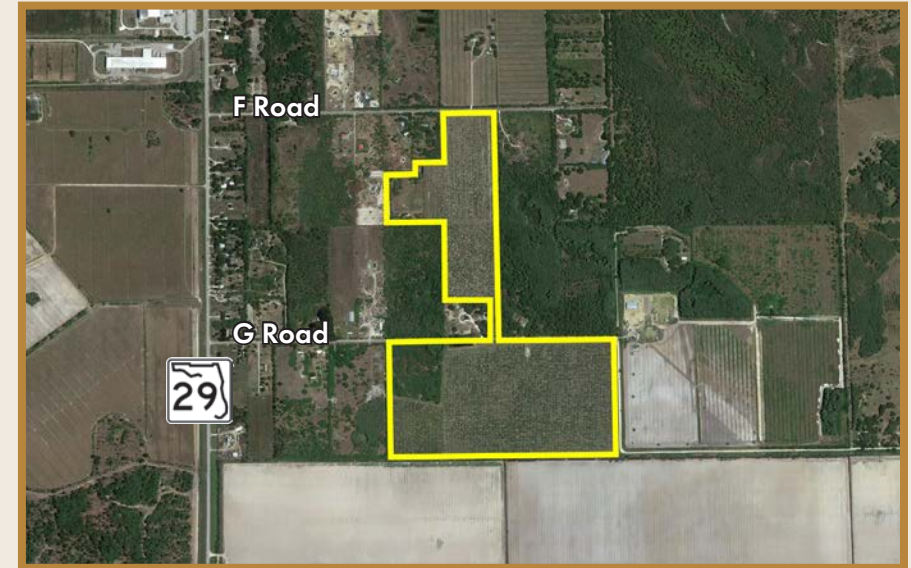
Bulmahn Groves consists of 167± total acres of turnkey citrus groves in the heart of Hendry County, FL. This property is comprised of two smaller groves in close proximity to each other. These groves have been operating consistently with FDACS Best Management practices over the last 5 years and have not had any compliance issues during that time. This is a unique opportunity for a potential purchaser to acquire a turnkey citrus operation as well as an extensive list of heavy equipment to operate and maintain the grove.

Primary Groves/ G Road

The heart of the grove is a 125± acre contiguous piece, complete with a microjet irrigation system, 5 permitted wells, and stormwater retention ponds. This grove is comprised mostly of Hamlins with a small block of Valencias for a total net of 100.1± net acres. (Hamlins: 91.8± acres, Valencias: 8.3± acres). A majority of the grove's tree spacing is 15'x25'.

Secondary Groves/ Sears Road

This is a smaller 42± acre grove comprised of both Valencias and Hamlins. There is estimated to be 18.6± net acres of Hamlins and 18.8± net acres of Valencias. These groves also utilize a microjet irrigation system and are each equipped with the respective pumps that draw surface water from feeder canals to be dispersed through the microjets. Both parcels are in the Gerber Grove Water Management system and as such all stormwater relief is managed by them. Both of these parcels have been maintained to a high standard and appear to be healthier than average citrus groves in this area of the state.



SITE AERIAL



EQUIPMENT INCLUDED IN SALE



- Agri-Fan sprayer with Tree-See variable rate system
- Conibear fertilizer spreader with Tree-See variable rate system
- New Holland 4835 tractor with herbicide boom and tank
- Kubota L3130 4-wheel drive tractor with loader, backhoe, mower, front bucket & grapple
- Farmall 105U tractor
- Bush Hog 15' bat-wing mower
- 2015 Ranger ATV
- Disk harrows
- Low-boy trailer
- 2007 Chevrolet Silverado pickup
- 6'x10' trailer
- Land Pride grader blade

AREA ATTRACTIONS



LaBelle Nature Park

Kid Jones Park

Davis-Pratt Park

Walmart

LaBelle Airport

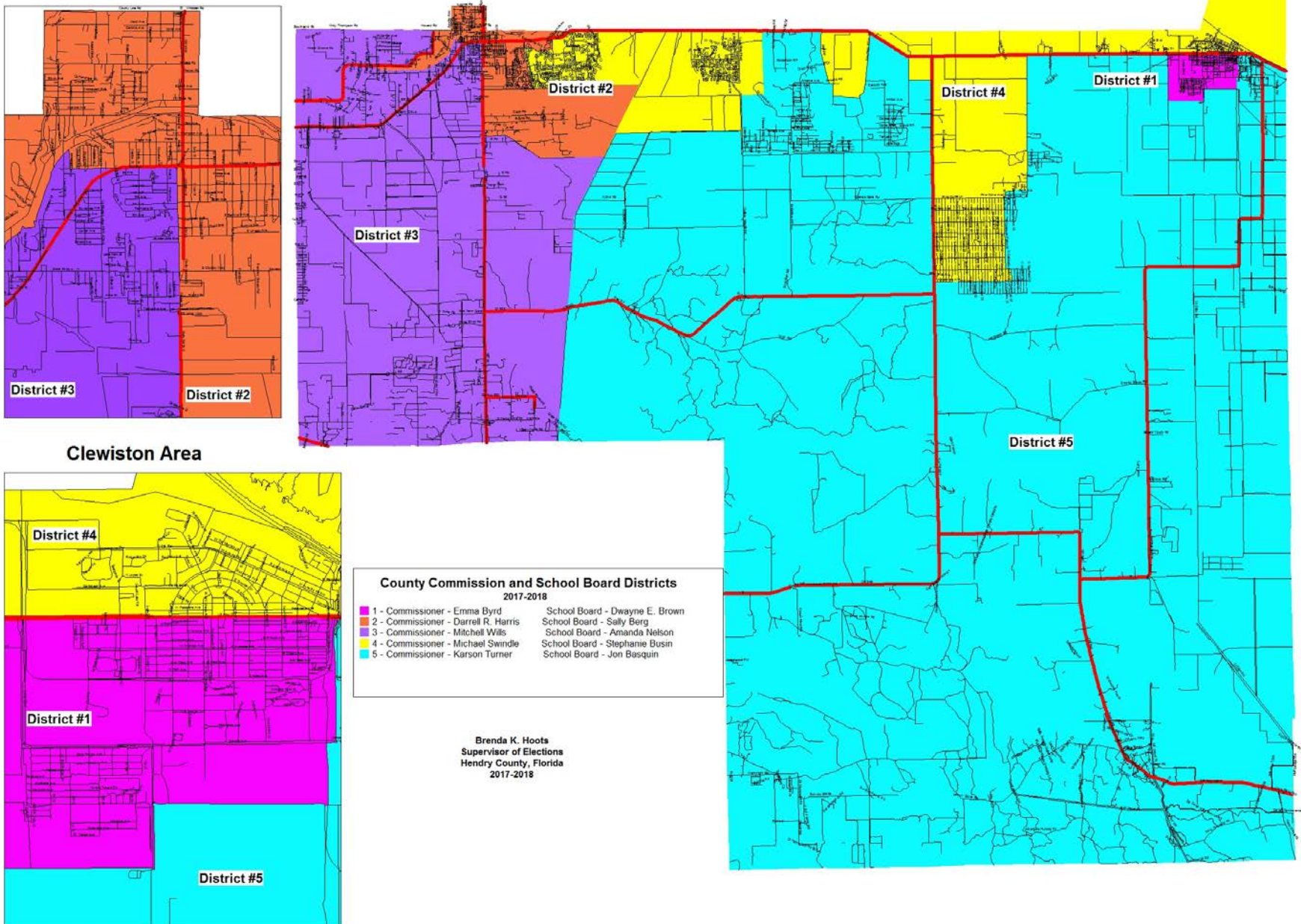
Hendry LaBelle Sports Park

Winn-Dixie	McDonald's	LOUISIANA HOT SPICES	Pizza Hut	goodwill	TACO BELL
FAMILY DOLLAR	POPEYES	DUNKIN' DONUTS	TSC TRACTOR SUPPLY CO	DOLLAR GENERAL	
Badcock HOME FURNITURE & more	Save a lot	BEEF 'O BRADY'S	AutoZone		
Advance Auto Parts					



1 SITE

SCHOOL DISTRICT MAP



BULMAHN GROVES

LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge.

Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail.

It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property.

The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed.

Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

Buyer will be a qualified Buyer with significant experience in entitlement and development process in Hendry County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.

BULMAHN GROVES

LABELLE, FL



LSI
COMPANIES

Land Solutions, a branch of LSI Companies, was founded in 2000 by Randy Thibaut to serve land owners, developers and home builders in acquiring land suitable for the development of residential and commercial properties. Today, LSI Companies is a recognized leader in Southwest Florida real estate brokerage, offering full land services, market research, asset management, and residential/commercial land marketing specialties. The LSI Companies team consists of highly skilled professionals with expertise in every aspect of the development process. The team specializes in current market and valuation issues, acquisition and disposition services, due diligence evaluation, permitting status and compliance, work-out projects, asset management, and land zoning and planning.

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