

SUN PURE GROVE

FLORIDA AGRICULTURAL PORTFOLIO

DESOTO COUNTY | ARCADIA, FL

1,921 GROSS ACRES



Dean Saunders, ALC, CCIM
Managing Partner & Broker
Dean@svn.com
863.774.3522

Brian Beasley, CCA, CNLM
Senior Advisor
Brian.Beasley@svn.com
863.774.3527

Jeff Cusson, CCIM
Senior Advisor
JeffCusson@svn.com
772.332.9070



Sun Pure Grove is located near Arcadia, Florida and was originally planted in 1984 with a total land area equaling 1,921 acres. About 1,652 net tree acres are planted and fallow with 635 net tree acres of producing Valencias, 14 net tree acres of newly planted Valencias, 661 Net tree acres of Hamlins and 56 net tree acres of newly planted Hamlins with about 313 net acres of fallow land available for planting.

The grove is planted on two-row beds at a density of 116 trees per net acre (15 x 25). Some blocks are planted at a density of up to 218 trees per acre (8 x 25). Predominate rootstocks include Carrizo, Swingle and Cleo. Irrigation is provided by deep wells and surface water from a reservoir. Micro sprinklers and a Gravity Drain provide the majority of the irrigation to the groves. Fourteen 10-12 inch wells are 1,100 to 1,634 feet deep.

Sun Pure Grove is one of several included in a larger portfolio spanning across DeSoto, St. Lucie and Indian River Counties. These groves are turn-key and provide a solid foundation for current income production with long term appreciation.

SPECIFICATIONS & FEATURES

Acreage: 1,921 ± Gross Acres

County: DeSoto County

Soil Types: Mostly Smyrna, Myakka, Immokalee, Farmton, Basinger

Uplands/Wetlands: 1,887 acres of Uplands and 34 acres of Wetlands

Irrigation/ Wells: Irrigation is deep wells and surface water reservoir with Micro sprinklers and a Gravity Drain.

Improvements: 14 ten to twelve inch Wells 1,100 to 1,634 feet deep, Irrigation Systems, Surface Water Reservoir

Zoning/FLU: Agricultural Zoning 1 DU per 10 Acres

Income Features: YORN

Water Features: Surface Water Reservoir - 27 Acres

Road Frontage: 650 feet on SE Highlands County Line Road and 5000 feet on SE Betty Drive

Water Use Permits: SWFWMD 20006275.010 and 20006274.013. Permits expire February 2030 and May 2030

Fencing: Some Barbed Wire Fencing

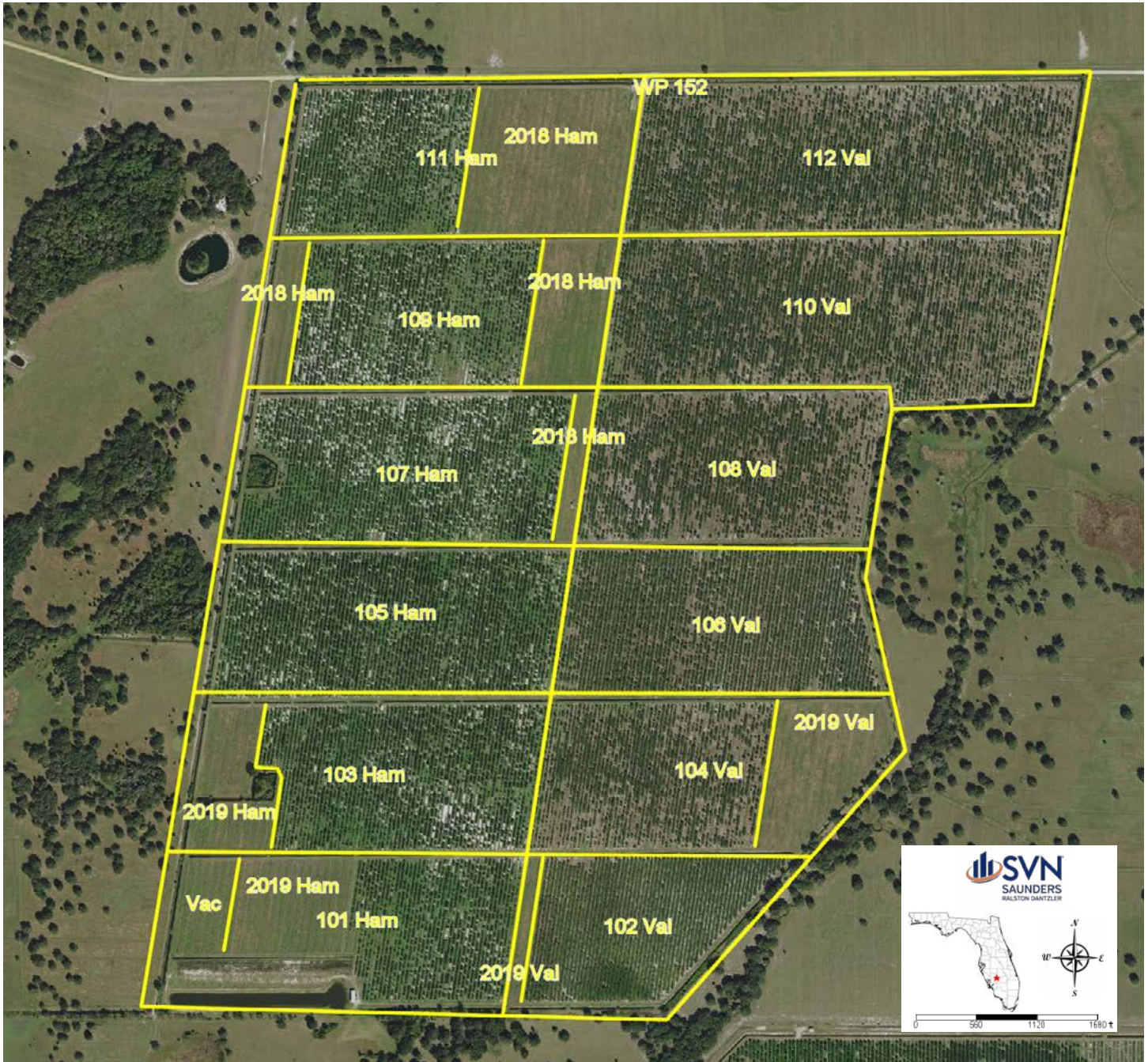


LOCATION MAP



SUNPURE TOTAL PRODUCTION DATA				
VARIETY	YEAR	BOXES	NET TREE AC	BOX/AC
Valencia	2016/17	148,833	640.7	232
Valencia	2017/18 Hurricane Irma	15,896	640.7	25
Valencia	2018/19	71,102	619.0	115
Valencia	2019/20	54,129	435.0	125
Hamkins	2016/17	197,291	705.9	279
Hamkins	2017/18 Hurricane Irma	16,866	705.9	24
Hamkins	2018/19	65,017	612.0	106
Hamkins	2019/20	60,125	453.0	133
Combined	2016/17	346,124	1,346.6	257
Combined	2017/18 Hurricane Irma	32,762	1,346.6	24
Combined	2018/19	136,119	1,231.0	111
Combined	2019/20	114,254	888.0	129

SUNPURE 100, 200, 300 ACRES/VARIETY DATA-NET TREE ACRES						
SECTION	HAMLIN	2018/19 HAMLIN	VALENCIA	2018/19 VALENCIA	VACANT	NET TREE ACRES
SunPure All Net Acres	661.2	55.7	634.7	14.4	312.8	1,678.8

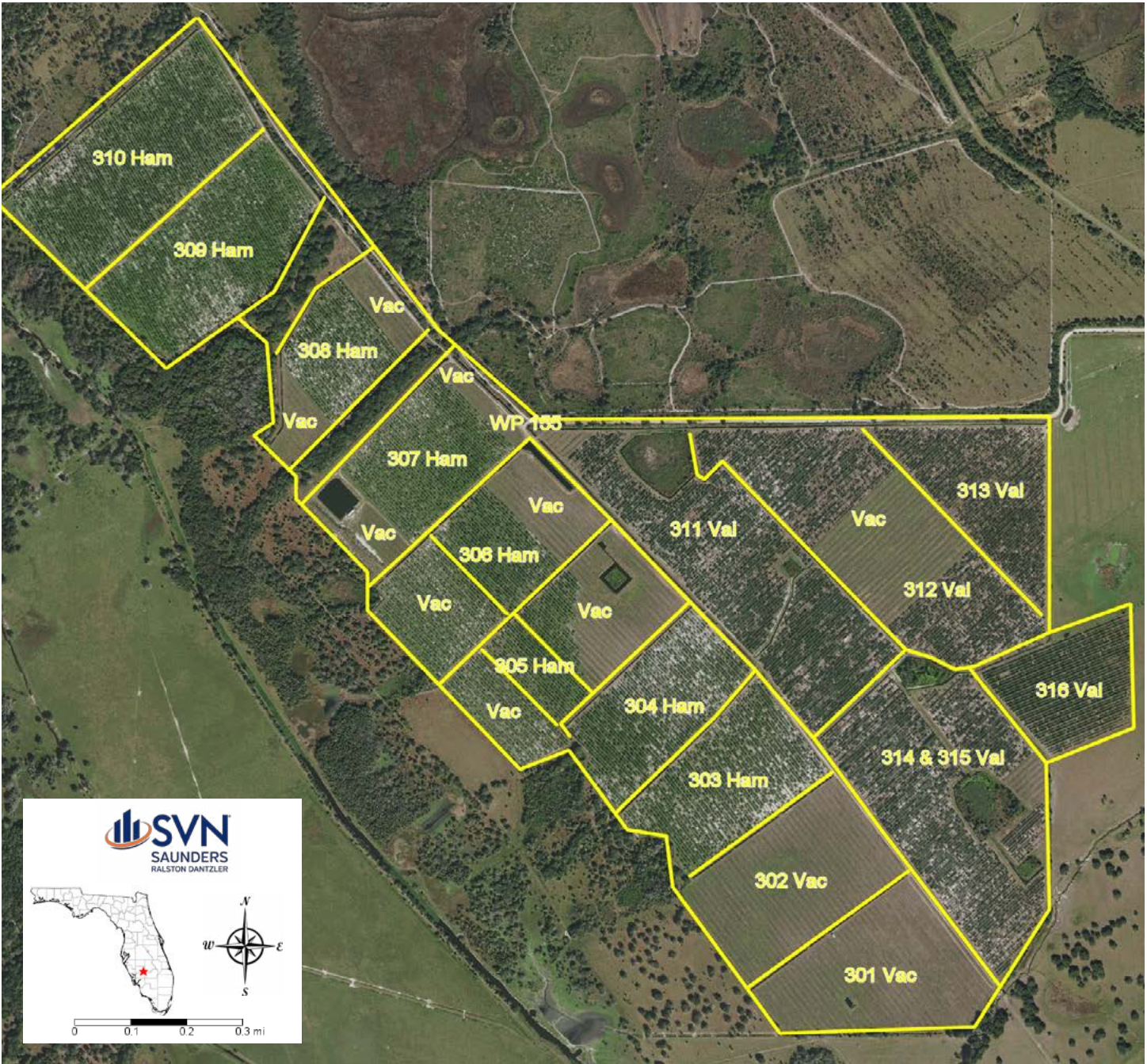


Sunpure 100 Grove

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing

SUNPURE 100 GROVE ACRES/VARIETY DATA-NET TREE ACRES

SECTION	HAMLIN	2018/19 HAMLIN	VALENCIA	2018/19 VALENCIA	VACANT	NET TREE ACRES
All SunPure 100 Acres	203.5	55.7	265.7	14.4	4.3	543.6



Sunpure 300 Grove

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing

SUNPURE 300 GROVE ACRES/VARIETY DATA-NET TREE ACRES

SECTION	HAMLIN	2018/19 HAMLIN	VALENCIA	2018/19 VALENCIA	VACANT	NET TREE ACRES
All SunPure 300 Net Acres	228.4	-	214.0	-	180.9	623.3







1723 Bartow Rd | Lakeland, Florida 33801

1,921 ± Gross Acres • Turn-key grove and provides a solid foundation for current income production

Fourteen 10-12 inch wells are 1,100 to 1,634 FT deep and provide support to the groves
50 FT road frontage on SE Highlands County Line Road and 5,000 FT on SE Betty Drive

Dean Saunders, ALC, CCIM
Managing Partner & Broker
Dean@svn.com
863.774.3522

Brian Beasley, CCA, CNLM
Senior Advisor
Brian.Beasley@svn.com
863.774.3527

Jeff Cusson, CCIM
Senior Advisor
JeffCusson@svn.com
772.332.9070



HEADQUARTERS

1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

NORTH FLORIDA

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

©2021 SVN | Saunders Ralston Dantzler Real Estate.
All SVN® Offices Independently Owned and Operated

SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNSaunders.com.

