

# BAY GROVE

FLORIDA AGRICULTURAL PORTFOLIO

*DESOTO COUNTY | ARCADIA, FL*

316 GROSS ACRES



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**B**ay Grove is a 316 acre grove located in Arcadia, Florida with approximately 100% uplands. This grove receives most of its water from four 10-12 inch wells and a distribution system with micro sprinklers. Bay Grove is one of several included in a larger portfolio of 11,100.9 ± acres spanning across DeSoto, St. Lucie and Indian River Counties.

This grove was originally planted in 1989 and 1990. Two-row beds help organize the 295 net tree acres with 202 acres Valencia, 27 acres of Hamlins and 72 acres of fallow land. The balance of ditches and roads help to support the citrus areas. Bay Grove is turn-key and provides a solid foundation for current income production with long term appreciation.



**BAY GROVE ACRES/VARIETY DATA-NET TREE ACRES**

SECTION	HAMLIN	VALENCIA	VACANT	NET TREE ACRES
All Bay Grove Total Acres	27.0	202.0	72.0	295.0

## SPECIFICATIONS & FEATURES

**Acreage:** 316 ± Gross Acres

**County:** DeSoto County

**Uplands/Wetlands:** 316 acres uplands ± acres uplands

**Irrigation/Wells:** 4 ten to twelve inch wells with Diesel/Turbine. Wells are approximately 1,200 feet deep. Distribution system is with micro sprinklers. Surface water reservoir. Gravity Drain

**Soil Types:** Mostly Malabar, Eugallie, Farmton

**Improvements:** Wells and irrigation system. 3-phase power along CR 763

**FLU/Zoning:** Agricultural Zoning 1 DU per 10 Acres

**Water Features:** 1-acre Surface Water Reservoir

**Road Frontage:** 3,500 feet on CR 763

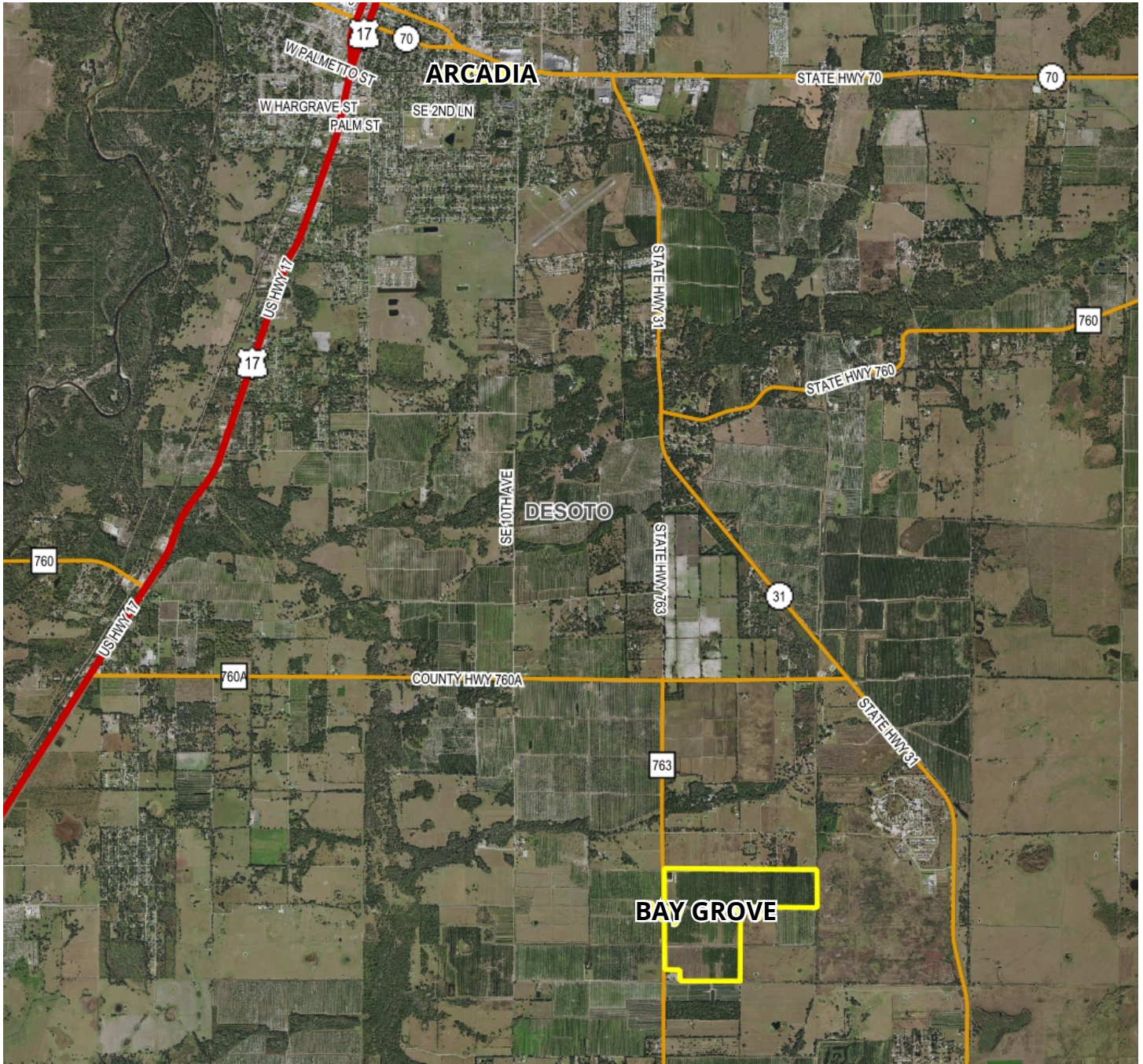
**Water Use Permits:** SWFWMD 20009492.005  
Permit expires 4/6/2030

BAY GROVE PRODUCTION DATA				
VARIETY	YEAR	BOXES	NET TREE AC	BOX/AC
Valencia	2016/17	52,009	201.7	258
Valencia	2017/18 Hurricane Irma	26,154	201.7	130
Valencia	2018/19	37,986	197.0	193
Valencia	2019/20	38,529	201.7	191
Hamkins	2016/17	6,081	26.9	226
Hamkins	2017/18 Hurricane Irma	2,558	26.9	95
Hamkins	2018/19	3,967	25.0	159
Hamkins	2019/20	4,343	26.9	161
Combined	2016/17	58,090	228.6	254
Combined	2017/18 Hurricane Irma	28,712	228.6	126
Combined	2018/19	41,953	222.0	189
Combined	2019/20	42,872	228.6	188







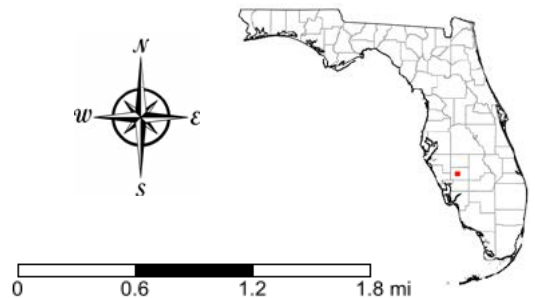


# LOCATION MAP



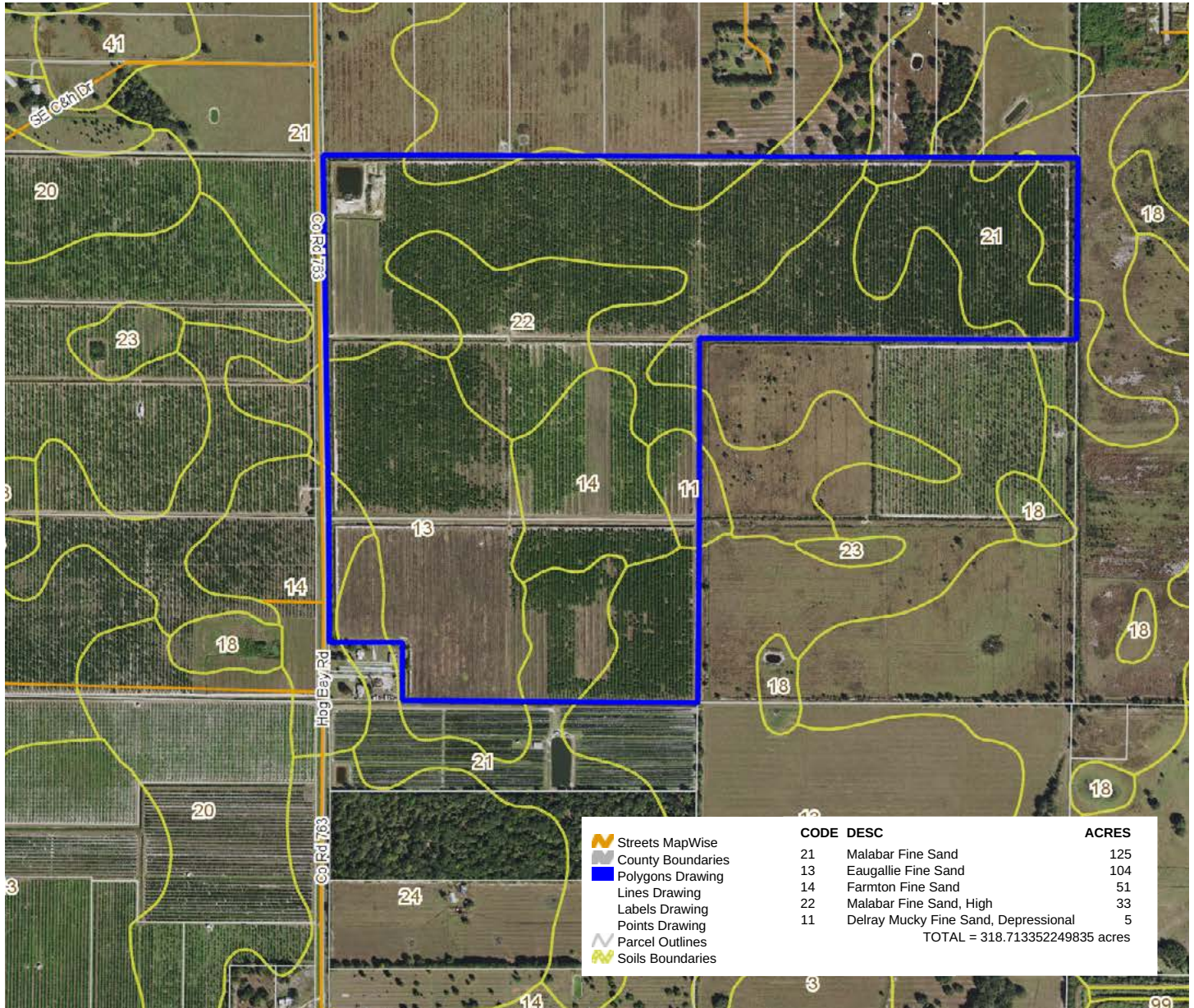
Bay Grove Location Map

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Toll Roads
-  Interstates
-  US Roads
-  State Roads
-  County Roads
-  Interstates





# SOILS MAP



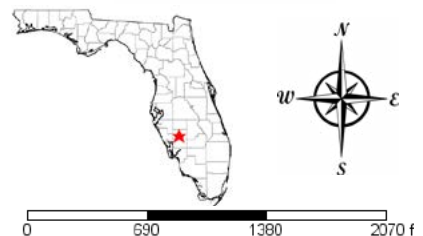
## LOCATION & DRIVING DIRECTIONS

**GPS Location:** -81.82735, 27.12885

**Driving Directions:**

- From US 17 and SR 70 in Arcadia, travel South on US 17 4.9 miles to CR 760A.
- Proceed east on CR 760A 3.8 miles to CR 763.
- Proceed south on CR 763 1.5 miles.
- Gate is on the east side of CR 763

**Showing Instructions:** Contact the listing agent for more information or to schedule a showing time.















1723 Bartow Rd | Lakeland, Florida 33801

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 3,500 FT on CR 763

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