

RIVER GEM GROVE

FLORIDA AGRICULTURAL PORTFOLIO

ST. LUCIE COUNTY | FT. PIERCE, FL

1,038 GROSS ACRES



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SPECIFICATIONS & FEATURES

Acreage: 1,038 ± acres

Acreage Breakdown:

- 939.5 Net Acres Irrigated Citrus
- 15 Net Fallow Acres
- 955 Total Net Tree Acres

Soil Types: Pineda Sand 50%, Riviera Fine Sand 28%, Wabasso Sand 14%

Uplands/Wetlands: 1,025 Upland/13 acres Wetland

Irrigation/ Wells: The grove is irrigated with a low volume micro-sprinkler irrigation system. Irrigation water is supplied by surface water canals maintained by the Orange Avenue Citrus Growers Association (OACGA). The water is pumped via diesel engine powered pumps with centrifugal pumps with fertigation capability. The property is permitted for agricultural irrigation water use and drainage within the OACGA.

Income Features - YORN: Citrus Grove

Road Frontage: OACGA District Roads Only

Annual Taxes: The tax rate is approximately \$16.15 per acre. Total millage = 20.6020. Non-Ad Valorem Orange Avenue Citrus Growers Association Irrigation/Drainage taxes = \$115 per acre

Improvements: There is a steel frame shop building (3,540 square feet) that includes enclosed office area and partially enclosed storage and maintenance area. The only other structures consist of irrigation pump shelters.

Zoning/FLU: Agriculture - 1 dwelling unit per 5 acres. FLU is Agriculture

Class of Grove: Good Productive Citrus Grove in keeping with other similar Citrus Groves in the area.

Water Use Permits: SFWMD #56-00473-W (OACGA)

Structures & Year Built: 3,540 SF Steel Frame Shop - 20+ years old.

RIVER GEM PRODUCTION DATA				
VARIETY	YEAR	BOXES	NET TREE AC	BOX/AC
Valencia	2016/17	227,473	950.6	239
Valencia	2017/18 Hurricane Irma	177,432	931.6	190
Valencia	2018/19	182,875	940.0	195
Valencia	2019/20	189,433	931.6	203



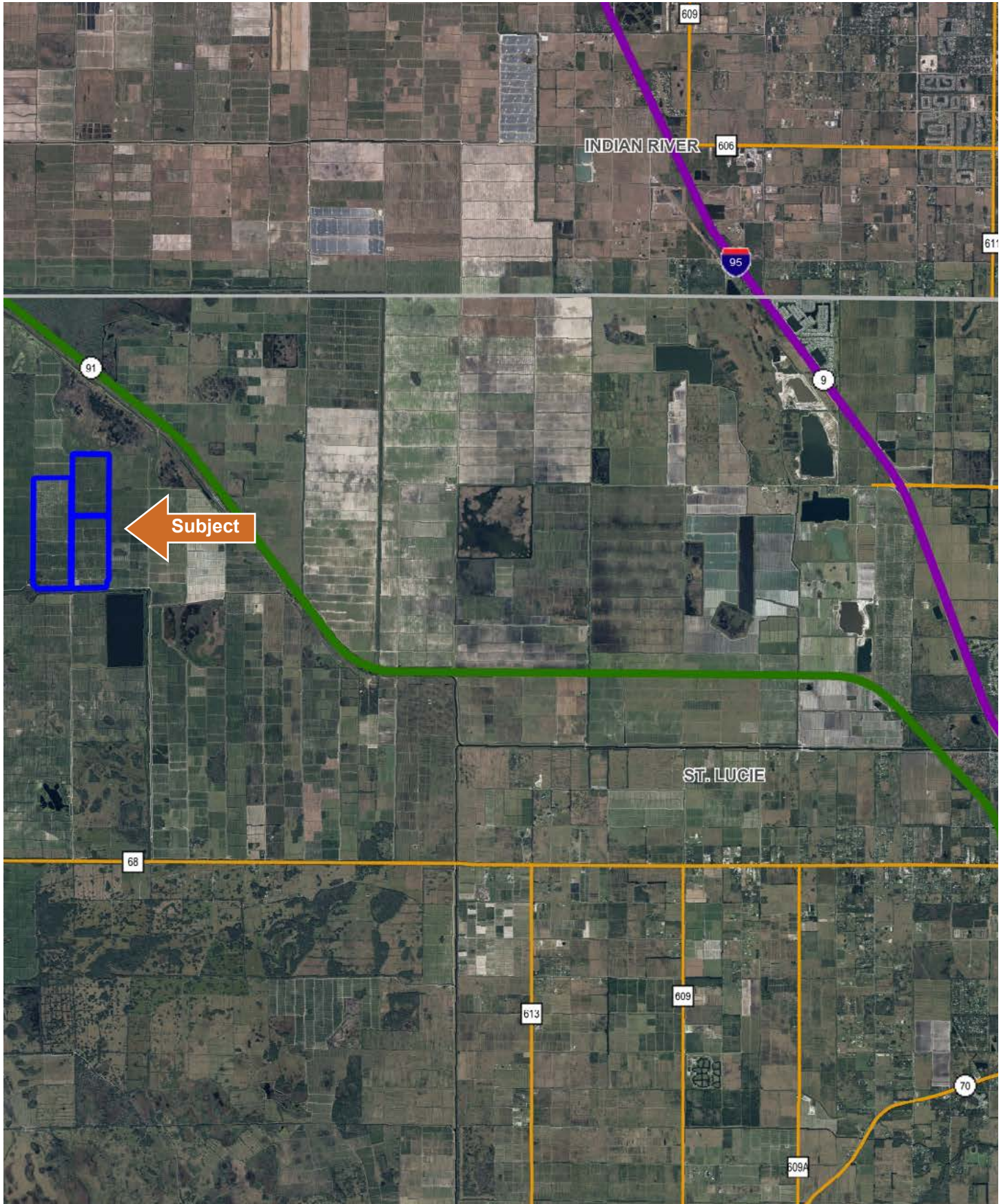
River Gem Grove is 1,038 acres of typical flat woods groves in St. Lucie County. This grove is planted with double beds and was originally planted in 1984 and 1985. The net tree acreage consists of 931.6 acres of Valencias and 8 acres of newly planted 2018/19 Valencias. There are 15.0 net acres of fallow land and the remainder of the property consists of retention areas, roads, ditches, support areas and low/waste areas. The majority of the trees were originally planted on Sour Orange rootstock, however, one block of Valencias is on Swingle and four blocks (including 2002 resets) are on Carrizo. Carrizo and Swingle has also been widely used as reset rootstocks. River Gem Grove is one of several included in a larger portfolio spanning across DeSoto, St. Lucie and Indian River Counties.



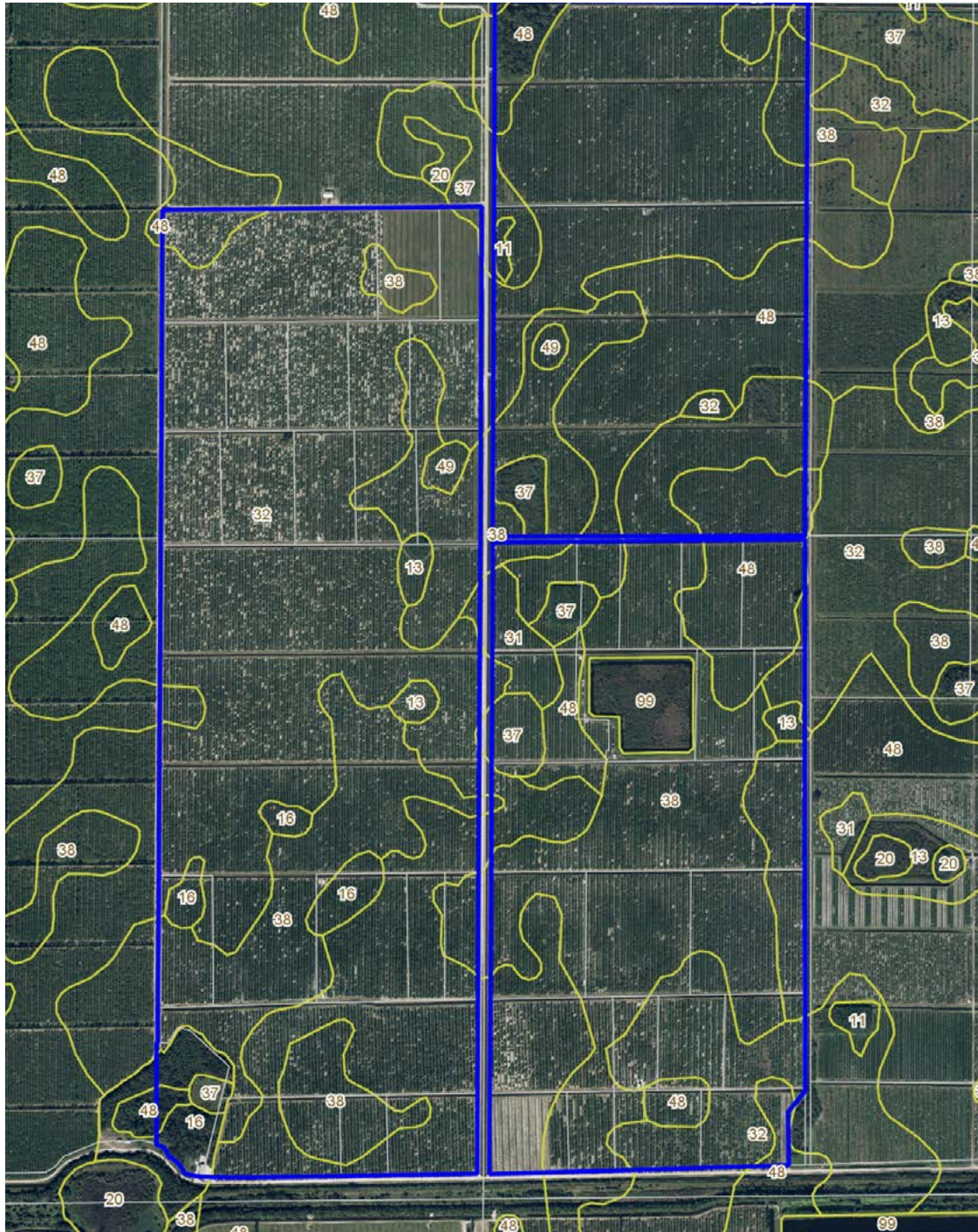
RIVER GEM ACRES/VARIETY DATA-NET TREE ACRES

GROVE NAME	VALENCIA	2018/19 VALENCIA	VACANT	NET TREE ACRES
All River Gem Groves	932	8.0	15	955.0

LOCATION MAP



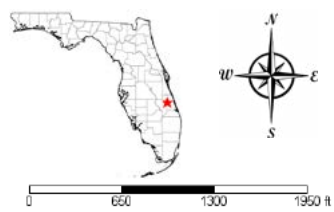
SOILS MAP



- Streets MapWise
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Soils Boundaries

CODE	DESC	ACRES
32	Pineda Sand	510
38	Riviera Fine Sand	288
48	Wabasso Sand	148
37	Riviera Sand, Depressional	24
16	Hilolo Loamy Sand	20
99	Water	13
31	Pepper And Eauggalle Sands	9
13	Floridana Sand, Depressional	7
49	Gravelly Substratum	4
11	Chobee Loamy Sand, Depressional	1

TOTAL = 1024.69944268628 acres



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1723 Bartow Rd | Lakeland, Florida 33801

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