



HARTT GROVE

1000 HARTT ROAD
SEBRING, FL 33870

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Property Overview



Sale Price **\$11,917,500**

OFFERING SUMMARY

Acreage: 1,136 Acres
Price / Acre: \$10,491
City: Sebring
County: Highlands
Property Type: Citrus

PROPERTY OVERVIEW

Hartt Grove is a 1,136 ± acre good quality income-producing grove property. Varieties include predominately Valencia, Hamlin, and Vernia oranges which are all sold for juice production. The average production per acre is higher than the industry standard at roughly 250 boxes per acre.

The entire grove is irrigated with under tree micro-sprinkler irrigation supplied by 11 wells that are all powered by diesel power units.

The property features a majority of uplands with a very limited number of wetland acres. The property is well-drained with a gradual 25-foot slope to the woods on the east side of the tract.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	Citrus
Uplands / Wetlands:	1117 ± Upland Acres / 9 ± Wetland Acres
Soil Types:	Taveres and Basinger Fine Sands
Taxes & Tax Year:	\$44,107 for 2021
Zoning / FLU:	AG - Agriculture
Water Source & Utilities:	Multiple Wells; Electric Available
Road Frontage:	Hartt Road - partially paved
Nearest Point of Interest:	City of Sebring 4 ± Miles
Fencing:	Barbed Wire
Current Use:	Citrus Grove
Potential Recreational / Alt Uses:	Potential Hunting
Wells Information:	6 - 16" wells; 4 - 12" wells; 1- 6" well
Irrigation:	Under tree micro-sprinkler system
Class of Grove:	Good

2020-2021 Season

<u>Variety</u>	<u>Acres</u>	<u>Boxes</u>	<u>Boxes/acre</u>	<u>Average Lb Solids</u>	<u>Total Lb Solids</u>
Hamlin	77	27,914	363	5.02	127,912
Vernia (1st Season)	87	2,913	33	4.83	14,,070
Valencia	866	221,408	256	6.00	1,330,758
Total boxes for Season		252,235			

2019-2020 Season

<u>Variety</u>	<u>Acres</u>	<u>Boxes</u>	<u>Boxes/acre</u>	<u>Average Lb Solids</u>	<u>Total Lb Solids</u>
Hamlin	77	24,571	319	5.02	123,351
Vernia	87	0	0	0	0
Valencia	866	218,022	252	6.10	1,330,663
Total boxes for Season		242,593			

2018-2019 Season

<u>Variety</u>	<u>Acres</u>	<u>Boxes</u>	<u>Boxes/acre</u>	<u>Average Lb Solids</u>	<u>Total Lb Solids</u>
Hamlin	77	25,214	327	4.96	123,436
Vernia	87	0	0	0	0
Valencia	866	173,591	197	6.23	1,072,900
Total boxes for Season		198,805			



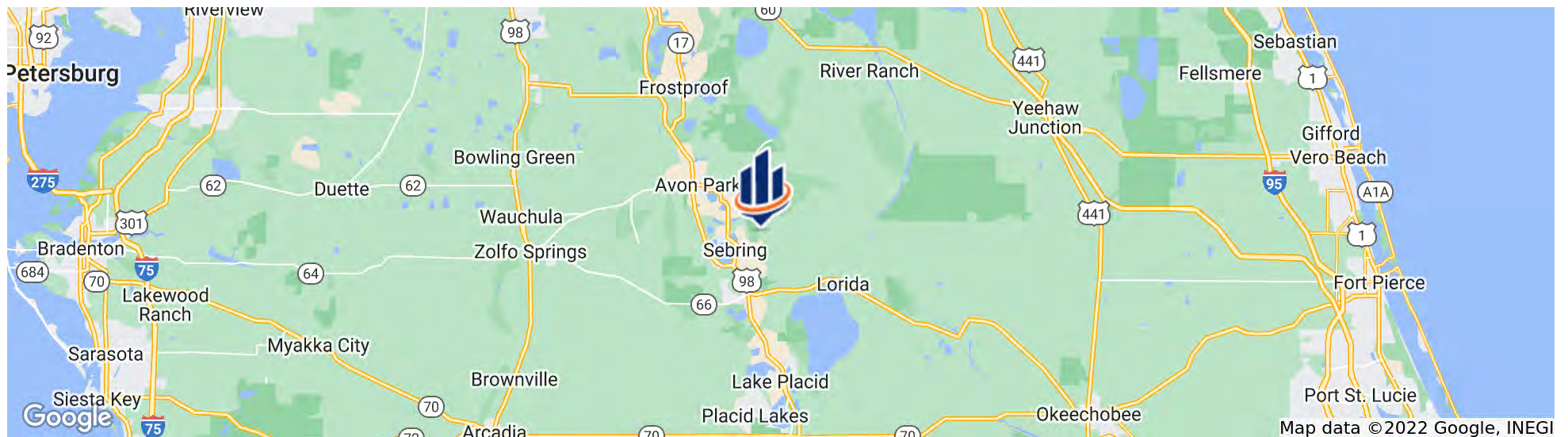
LOCATION & DRIVING DIRECTIONS

Parcel: C14342903000A00000

GPS: 27.5208397, -81.391496

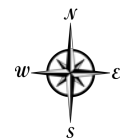
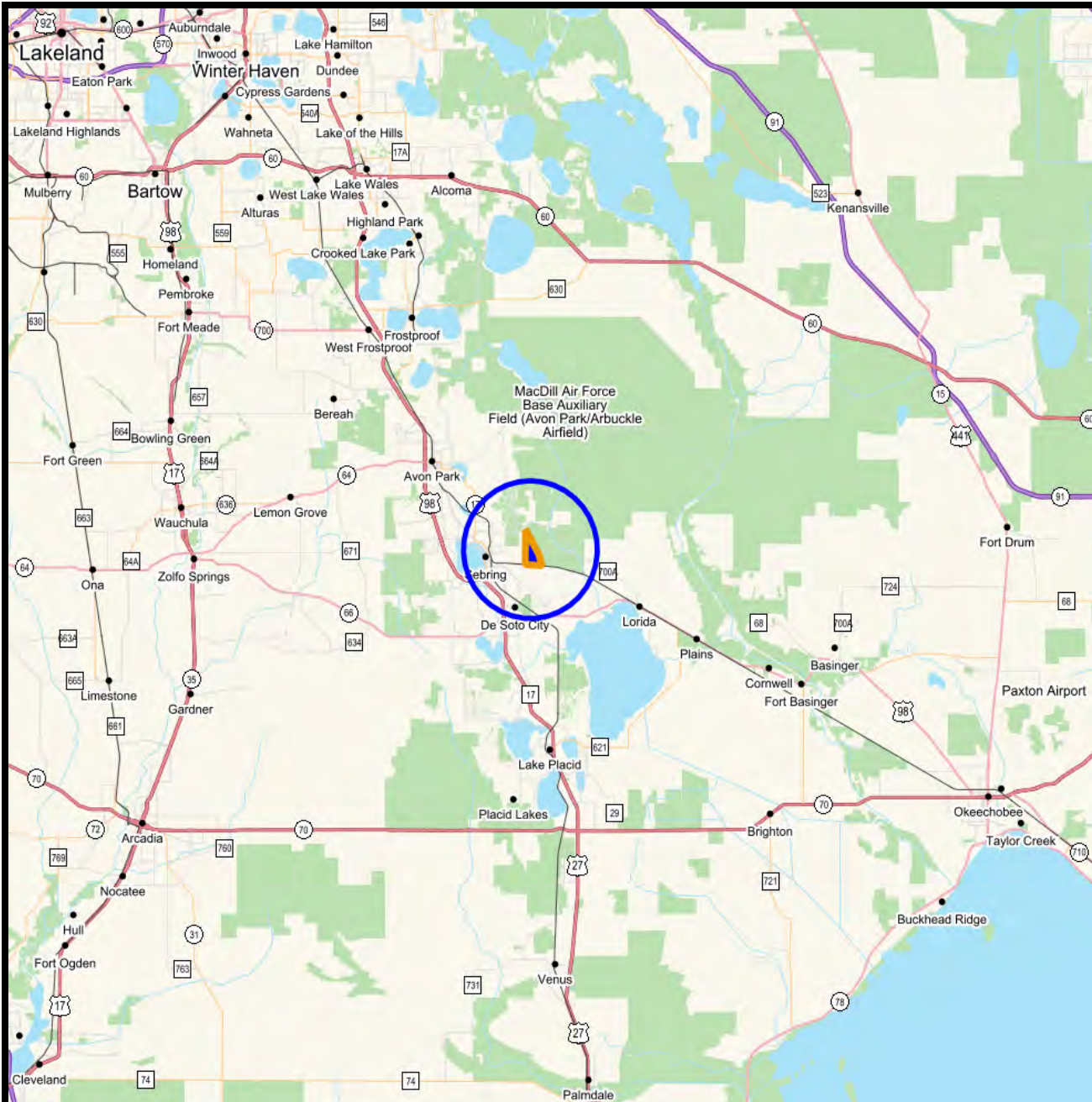
Driving Directions: From Sebring head east on Arbuckle Creek Road 4 miles to Hartt Road and turn right; Grove is on the left

Showing Instructions: Call Richard Dempsey

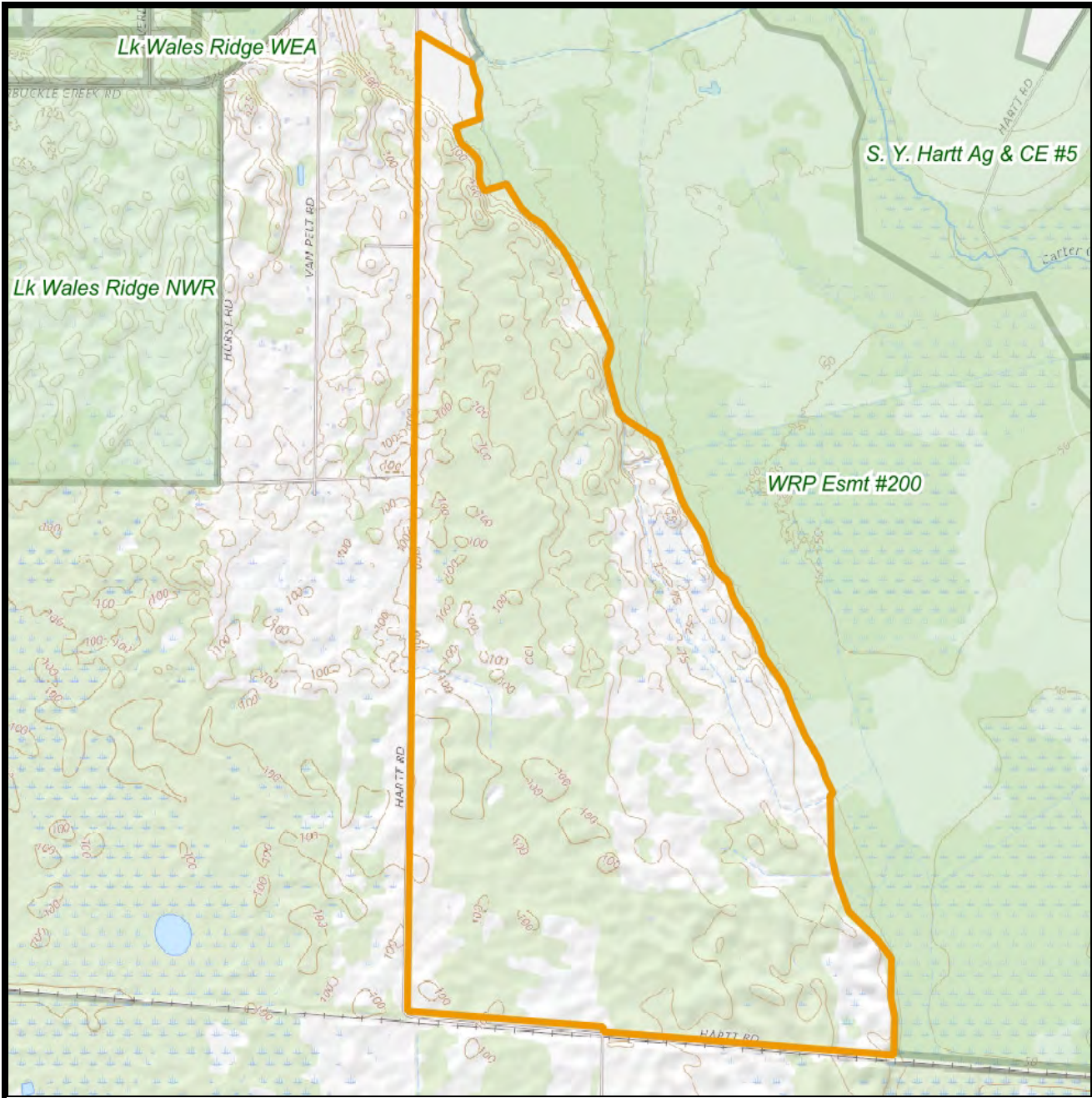


Vicinity Map






- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing

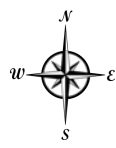


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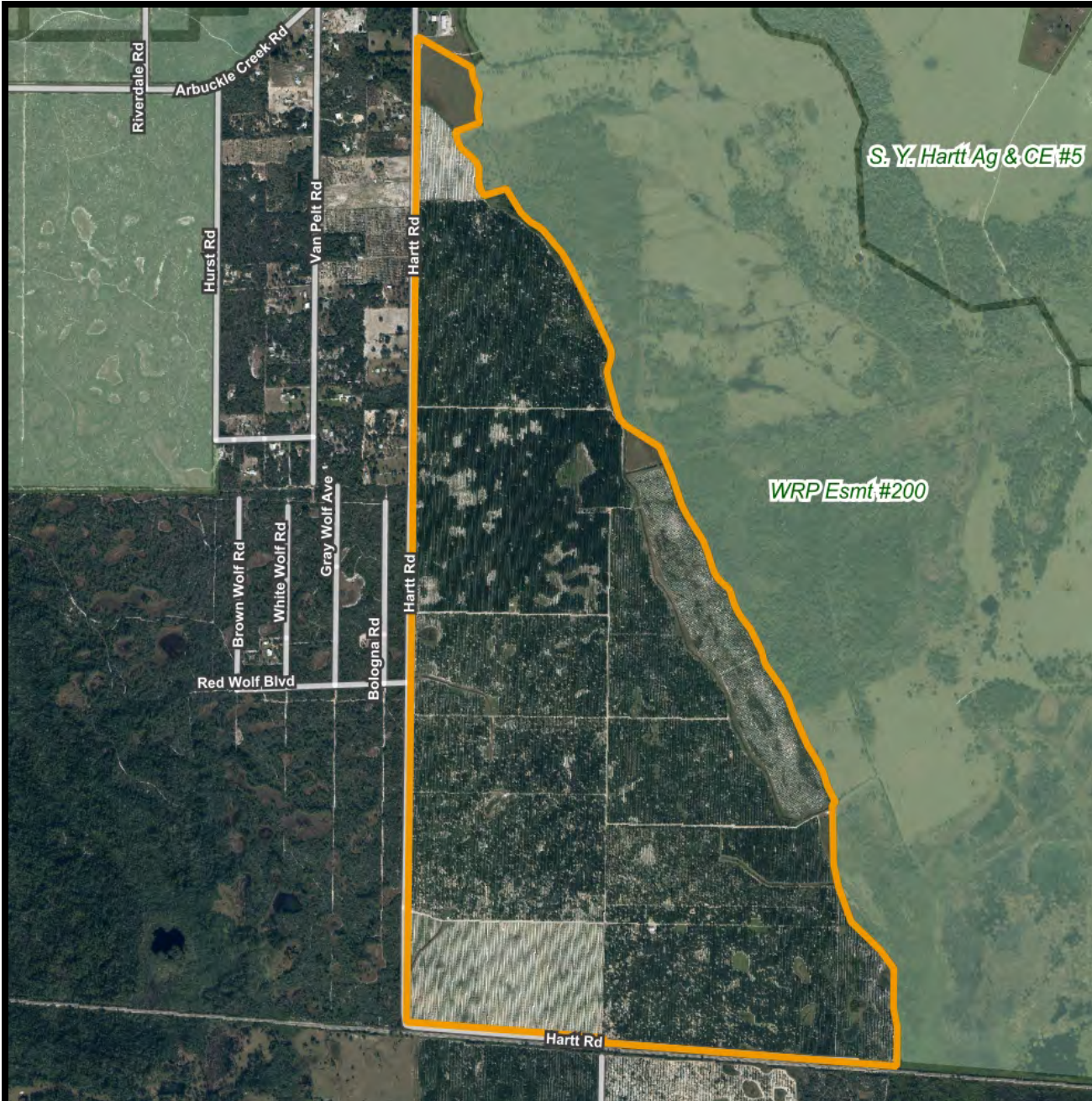


USGS Topo







-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Managed Lands FNAI

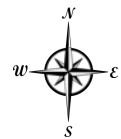


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Aerial Map

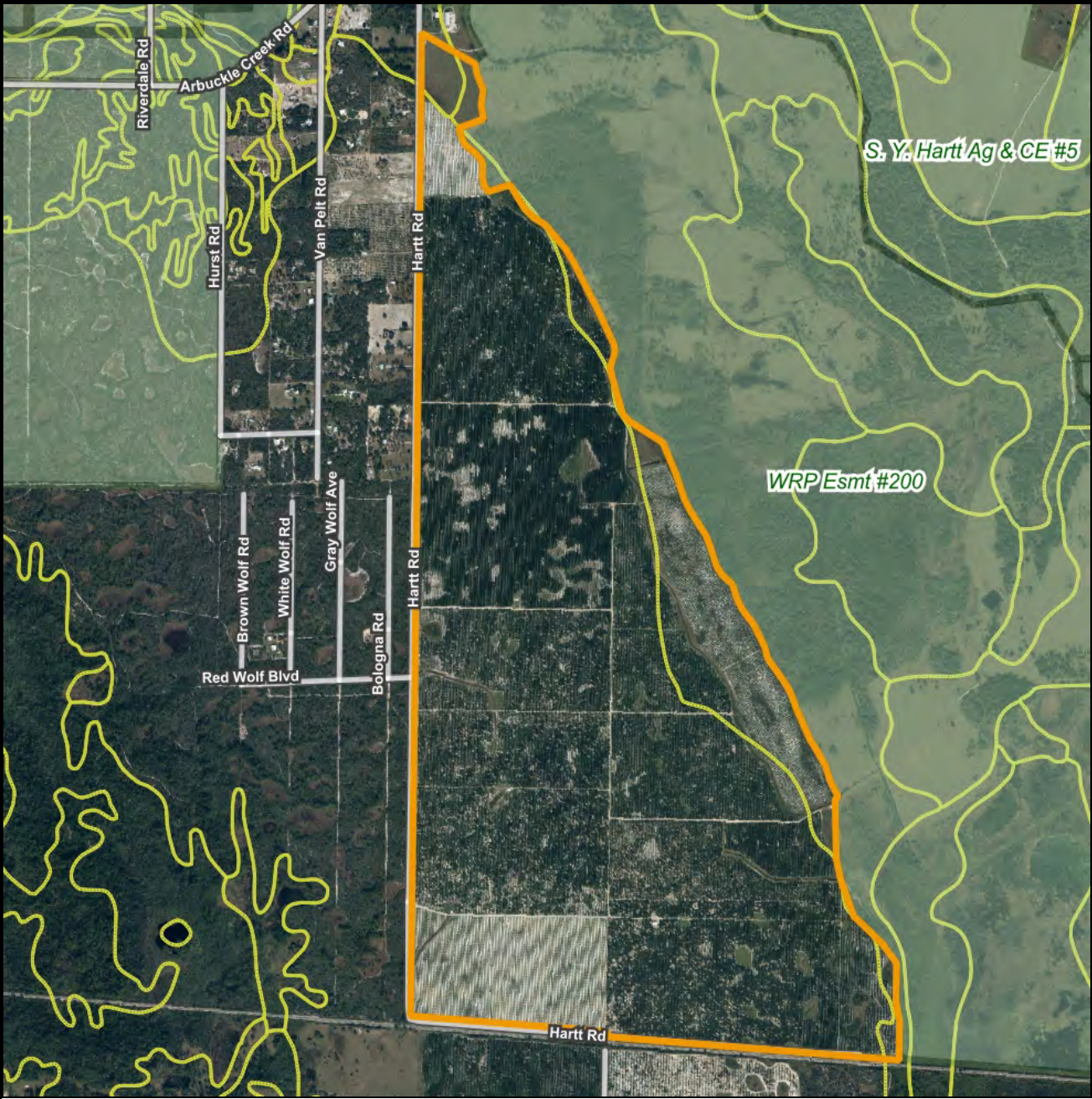
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Managed Lands FNAI



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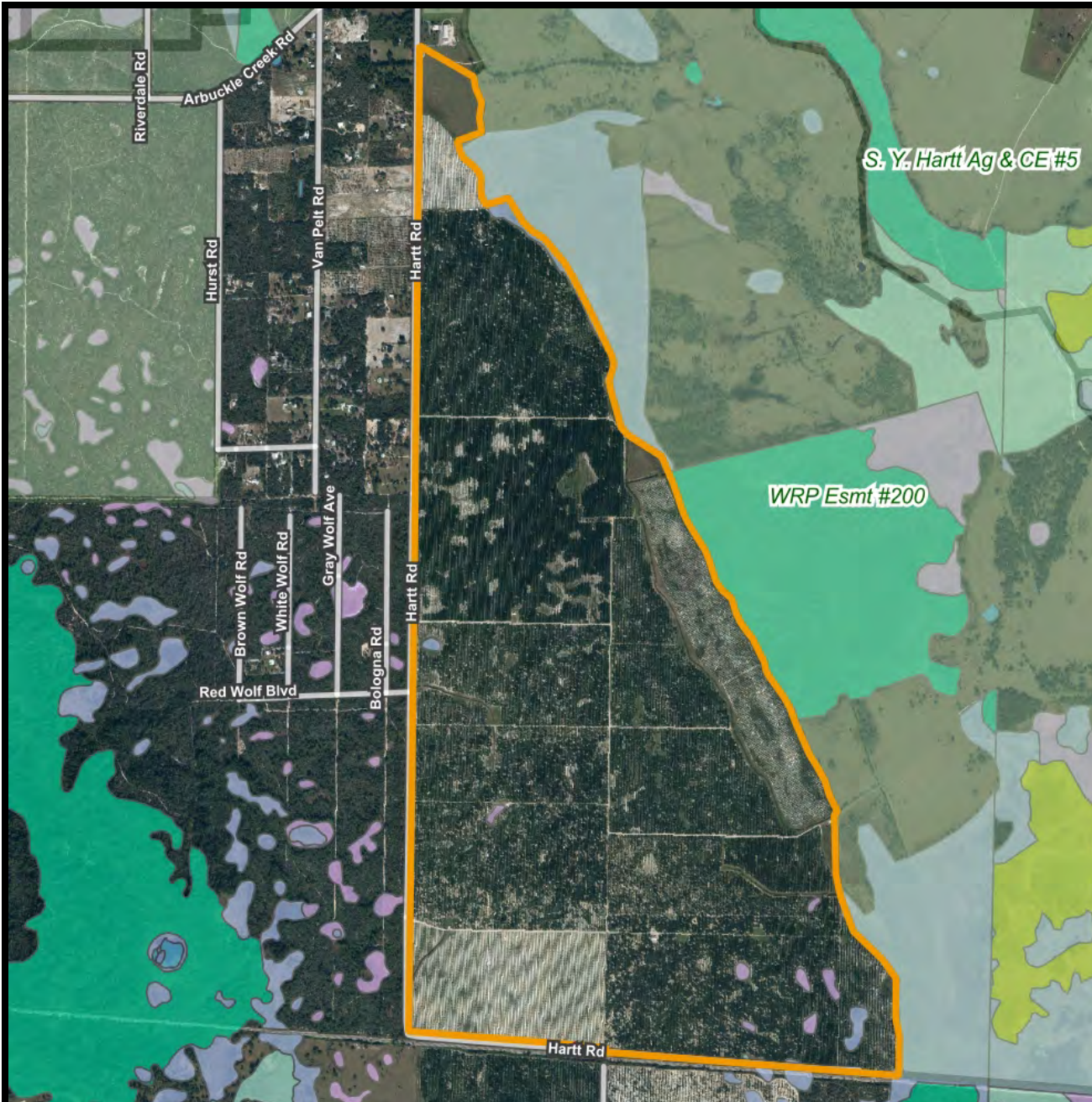
Soil Map

-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Managed Lands FNAI
-  Soils Boundaries



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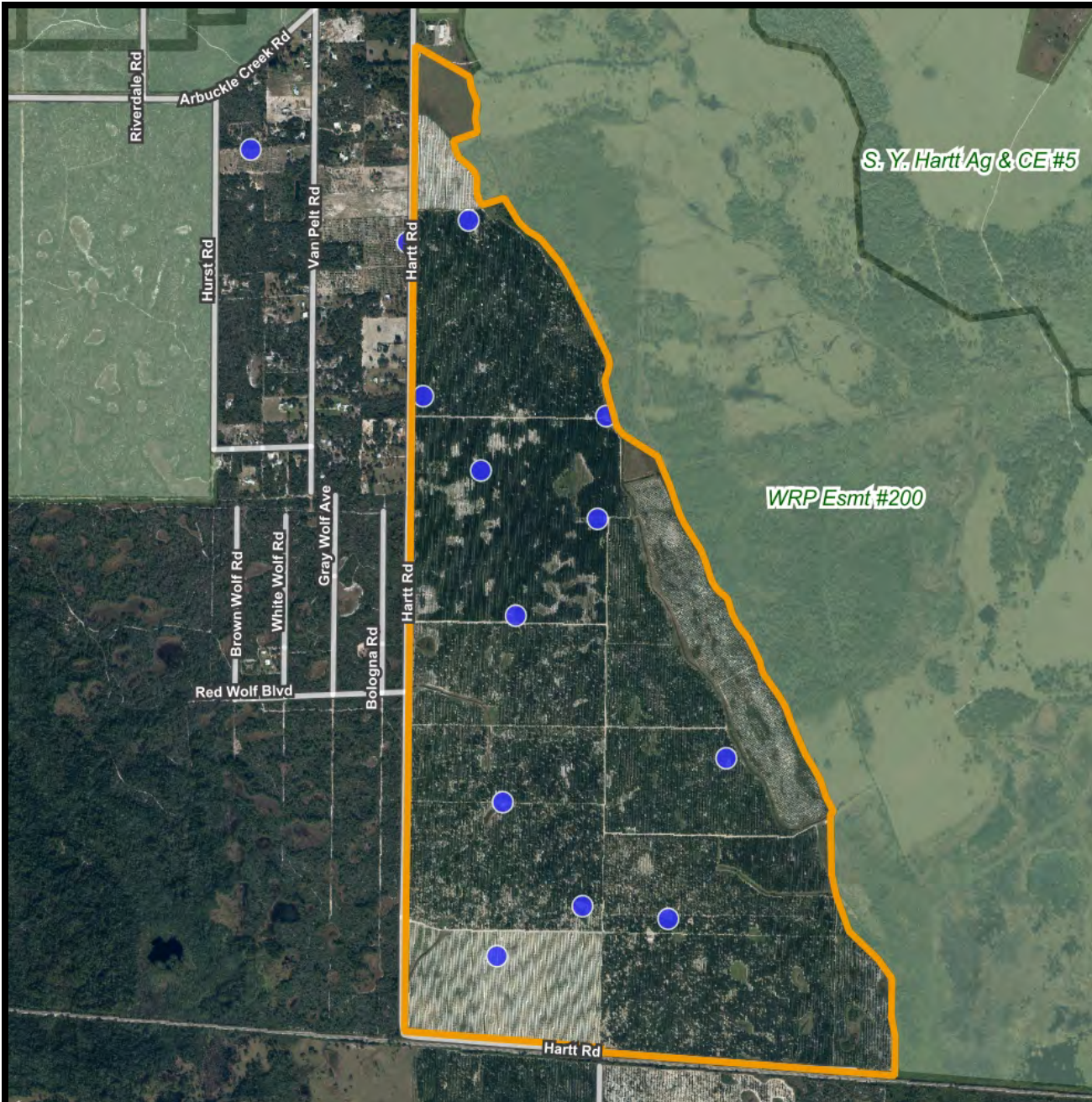
Wetlands Map












- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Managed Lands FNAI
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

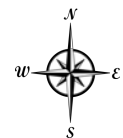


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Water Use Permit Sites

-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Existing Wells
-  Abandoned, Capped, Dismantled and Plugged Wells
-  Existing Surface Water Withdrawal
-  Managed Lands FNAI



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Additional Photos



Additional Photos





HIGHLANDS COUNTY

FLORIDA

Founded	1921	Density	103.3 [2019]
County Seat	Sebring	Population	106,221 [2019]
Area	1,028 sq mi	Website	highlandsfl.gov

Highlands County comprises the Sebring-Avon Park, FL Metropolitan Statistical Area, and the county seat is Sebring. Equidistant to Tampa, Orlando, and South Florida, Highlands County is located within two hours of more than 86% of Florida's population. The location makes the county a bedroom community for workers who commute. Highlands County is near three interstates, commercial airports, an intermodal logistics center, and deepwater ports and is about 1.5 hours to Orlando, Tampa, Fort Myers, and West Palm Beach.

According to Data USA, the local county economy employs 32,800 people. The largest industries are Health Care & Social Assistance [5,610 people], Retail Trade [5,473 people], and Accommodation & Food Services [3,292 people]. The highest paying industries are Mining, Quarrying, & Oil & Gas Extraction [\$88,194], Finance & Insurance [\$47,005], and Public Administration [\$46,005].



RICHARD DEMPSEY, ALC, CIPS

Senior Advisor

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PROFESSIONAL BACKGROUND

ALC, Richard Dempsey is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Richard has over twenty years of Florida land sales experience. Richards's real estate career began in 1984 as an appraiser for the Polk County Property Appraiser's Office. For thirteen years, he was a state-certified general appraiser with an agricultural lender, appraising a wide variety of properties.

His experience includes small residential tracts up to 25,000-acre groves, along with various types of commercial properties all over the state. Having sales and appraisal experience throughout Florida, Richard is knowledgeable about the diverse aspects of today's real estate market.

Disciplines

- Agricultural land
- Ranchland
- Citrus groves
- Large-acreage tracts
- Hunting/recreational tracts
- Commercial/development land

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