

LAND FOR SALE

CENTRAL FLORIDA ORGANIC BLUEBERRY FARM

6000 BERRY GROVES ROAD

Clermont, FL 34711

PRESENTED BY:

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SALE PRICE	\$1,600,000
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OFFERING SUMMARY

ACREAGE:	60 Acres
PRICE / ACRE:	\$26,666
CITY:	Clermont
COUNTY:	Lake
PROPERTY TYPE:	Blueberry Farm
VIDEO:	View Here

PROPERTY OVERVIEW

The Central Florida Organic Blueberry Farm is a 60 ± acre farm in south Lake County. This operation is turn-key with infrastructure in place for an easy transition in ownership. This farm currently has 44 ± acres in Organic Production. Varieties for this acreage include Arcadia, Avanti, Chickadee, Emerald, Kestrel, and Spring High. Of the acreage currently in production, 11 ± acres are being converted to organic and will be ready to certify in 2023.

This is a great opportunity for a grower or investor to hop into what is a turn-key organic operation with the bulk of the groundwork already completed by the current owners. Plants are irrigated via drip with overhead wobblers for frost and freeze protection. In previous years this farm has had quite the following from people across Central Florida wanting an Agritourism experience for U-picking. This is something that could be carried forward by a new owner if desired. The farm has been meticulously maintained and well-kept making for a quaint location for families to spend the day. This farm is only 50 minutes to Orlando, 40 minutes to Lakeland, and 20 minutes from the heart of the growing town of Clermont.

For an additional \$350,000

There is an additional 45+/- contiguous acres available that would make a practical addition to the farmable acreage. This adjoining parcel has an 1100 square foot log home that was built in 2005 and would make an excellent place for a farm manager or caretaker to live. The home is situated on a small, one-acre pond and provides an excellent view of the farming operation. This contiguous parcel can add recreational value to the property as well for an individual that wishes to have a getaway alongside their farm. Deer and turkey both are very common in this area. There is also a pump and well on this additional acreage that could be repurposed to help irrigate the Blueberry acreage next door.



SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Blueberry • Farms & Nurseries Properties
UPLANDS / WETLANDS:	Uplands 56.9 ± AC/ Wetlands 4.6 ± AC
SOIL TYPES:	37 acres- Myakka Sand 7 acres- Lochloosa Sand 7 acres- Tavares Sand 6 acres- Swamp 3 acres- Candler Sand 1 acre- Kendrick Sand
TAXES & TAX YEAR:	2020-\$261.26
FLU / ZONING:	FLU: Green Swamp Core Conservation / Zoning: Agriculture

WATER SOURCE & UTILITIES:	Power on site
CURRENT USE:	Organic Blueberry Operation
WELLS INFORMATION:	[1] 12" Surface Water Well and [1] 12" Groundwater Well [with ability to irrigate via surface water also] both powered by 6 cylinder John-Deere power units.
INCOME FEATURES:	Income from Organic Blueberry Operation.
INVENTORY:	Organic Blueberry Varieties include: Arcadia, Avanti, Chickadee, Emerald, Kestrel, and Spring High Conventional Varieties Include: Emerald, Jewel, Kestrel, and Windsor
WATER USE PERMITS:	SWFWMD Water Use Permit: 8090.006
CROP YIELD/INCOME:	Production records and financials are available after making a site visit to the farm and signing an NDA.
IRRIGATION:	Drip irrigation with overhead wobblers.
TURN-KEY DESCRIBE:	Turn-key Organic farm with a management team in place. Take advantage of this fully restocked planting which is now ready for annual production increases from high-yielding varieties.



LOCATION & DRIVING DIRECTIONS

PARCEL:

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 012424000400000800
 and
 012424000300001100

GPS:

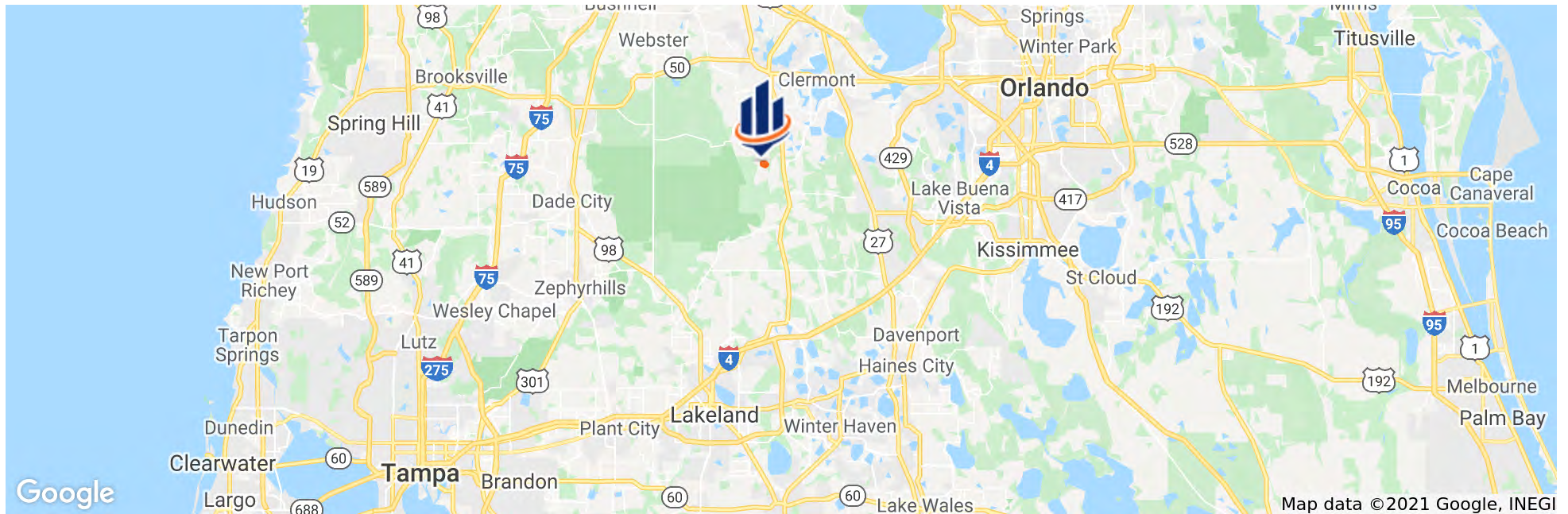
28.4198142, -81.8640702

DRIVING DIRECTIONS:

From State Road 33 take Berry Groves Road for approximately 1.7 miles and the entrance to the farm will be on the south side of the road

SHOWING INSTRUCTIONS:

Please contact listing agents.













Additional Contiguous 45 ± Acres







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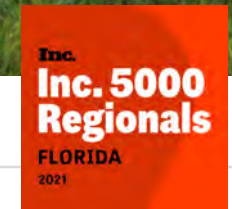
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ADVISOR & OFFICE LOCATIONS

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SYN

HEADQUARTERS

LAKELAND OFFICE
1723 Bartow Rd
Lakeland, Florida 33801

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Lake City, Florida 32055

GEORGIA

THOMASVILLE OFFICE
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