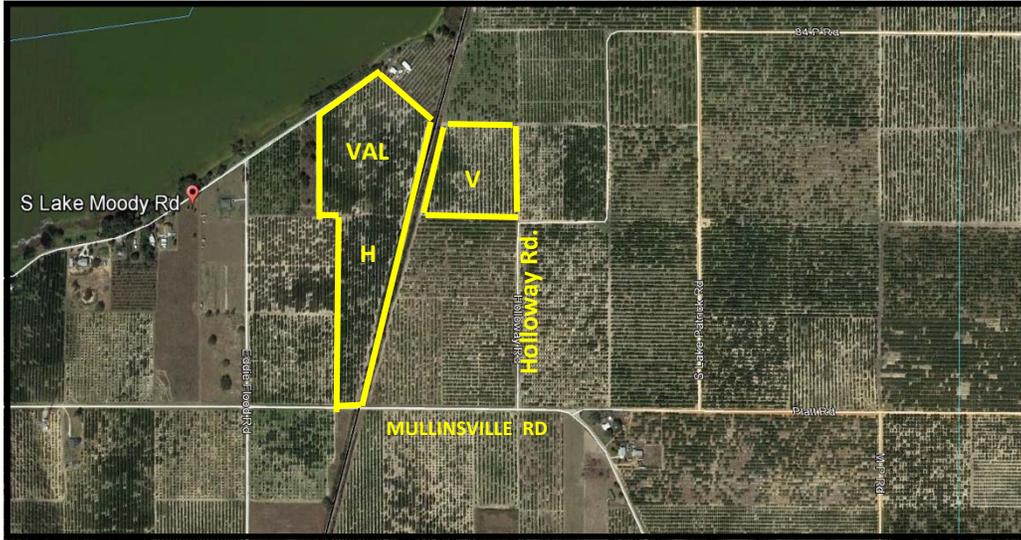


LAKE MOODY-FROSTPROOF, FL.  
31 ACRE CITRUS GROVE WITH 12 " WELL



Do you like investments near a lake? This grove parcel consists of about 20 a/c of Valencia and 10 a/c of Hamlin and rootstock is primarily Swingle and Carrizo.

Property frontage goes to S. Lake Moody Road and the lake is just across the road!

Perhaps a good location for a lakefront home with citrus ?

There are signs on the property.

This grove has frontage on both South Lake Moody Rd. and Mullinsville Rd. which would permit some division of the property if a buyer should want to do this at a later date. The property is comprised of 4 separate parcels. Seller will not divide. Future Land Use is A/RR (Agricultural/Residential-Rural) 5 acre tracts if complying with current permitting and land use requirements.

Soils are Candler, one the more desirable citrus soils. Elevation ranges from 131+- ft. above sea level gradually sloping toward the lake.

The area West of the railroad is set 12.5 x 25 and the 10 acres East of rail is set on 30' wide middles with in row trees 12.5 ft.

Property taxes about \$ 821+-.

The entire acreage is serviced by a 12" well equipped with a John Deere Diesel engine, 500 gal. fuel tank and irrigates the entire acreage at 1 time. This well is permitted to 12/28/2029. Large irrigation wells are becoming very valuable and expensive to install. The irrigation system includes a quality fertilizer injection system. This permits induction of liquid fertilizer and other liquids to improve production and comply with BMP (Best Management Practice). They sell water to an adjoining grove. This supplements fuel expense.

One area of the grove actually includes this mature Avocado tree. This gives you an idea of the possible alternative crops that this property could support, should a buyer decide to consider this approach.

PRICE \$ 350,000. including crop.



EXCLUSIVELY BY:

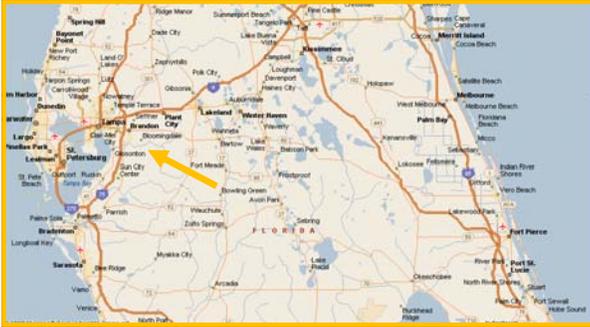
MARY L ADSIT, REALTOR

5757 Trask Road, Ft. Meade, FL 33841

PHONE 863 285 7118

E-MAIL [landlady@maryadsit.com](mailto:landlady@maryadsit.com)

WEB SITE WITH PICTURES, MAPS AND FULL DETAIL [www.maryadsit.com](http://www.maryadsit.com)



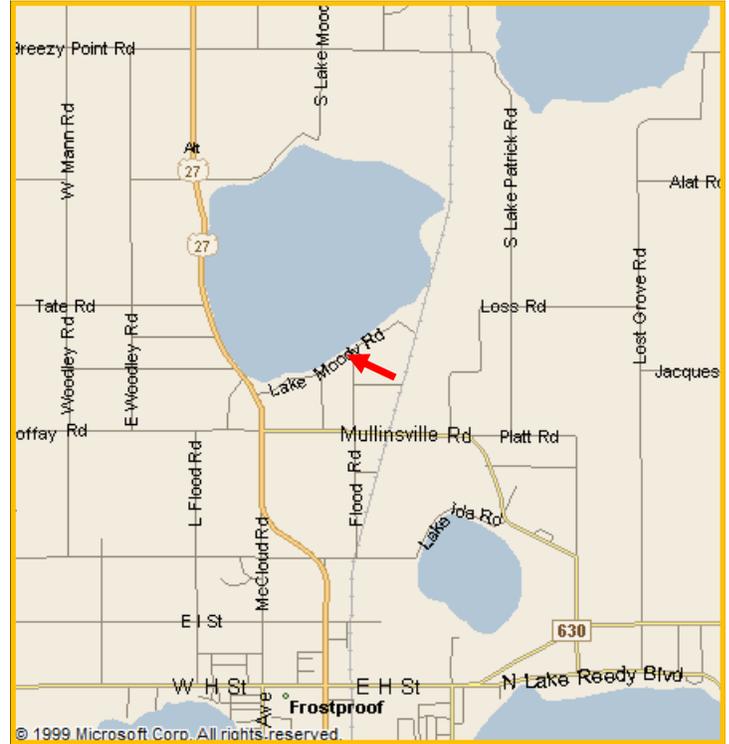
**CENTRAL FLORIDA LOCATION:**

- Miami Airport**      200 +- miles
- Tampa Airport**     80 +- miles
- Florida/Georgia line** 205 +- miles
- Orlando Airport**    70 +- miles

This property is located on the South side of Lake Moody, just north of the little town of Frostproof, aptly named for its warmer climate. Located "On the Ridge" in an area of historic citrus culture.



Valencia Block West side of Holloway Rd. East of The RR tracks.





Approach to S. Lake Moody Road from the South.



First Row . Hedging & topping current. S. Lake Moody Rd.



S Lake Moody Road dead ends at the railroad and you follow grove boundaries by bearing right.



Lake Moody is about 400 acres and is considered a great bass lake.



Typical crop on younger trees.



This is the Hamlin grove area which fronts on paved Mullinsville Rd. on the west side of the RR track. 6 Rows of trees.



Holloway road going North from Mullinsville Road.



8-1/2 a/c Valencia block on Holloway Rd. Swingle & Carrizo 30x12.5 set. Cold protection. (East of Railroad).

**BOKER'S STATEMENT:**

Any information provided or implied in this package is obtained from sources that I consider reliable; however, I am not responsible for mis-statement of facts, errors, omissions, prior sales, leases, easements, changes in price, zoning changes or withdrawal from market without notice. This office is not responsible for verification of property boundaries, wetlands or scrub verification, quality, depth and capability of irrigation wells, soils or sub-soils, determination of flood hazard areas, underground hazards such as sink holes, buried tanks or other contamination. This office will provide a list of firms available for environmental assessments if you so request.

Information on the grove has been obtained from best known sources and is not warranted to be correct as to production, varieties, rootstock, disease of any nature including Citrus Canker, Burrowing Nematodes, Decline, HLB (Greening) , insects or other disease infestations of any nature, etc. A citrus consultant should advise for persons not involved in the industry.

Any wells on the property that may be used for drinking water should be checked by the appropriate Health Dept.

The Comprehensive Plan that is now effective in Florida has made a drastic change in our land use and development as we knew it in the past. County Planning verification for intended use is recommended. A buyer should personally confirm that the intended purchase meets their present needs and any intended future use.

All Real Estate investments contain risk. It is recommended that potential buyers investigate and inspect this property, obtain any desired professional advice from contractors, building inspectors, engineers, planners, your CPA or other financial adviser, etc. to fully evaluate this property and the investment. This should include your personal confirmation of present zoning, future land use, availability of utilities, any environmental issues and all other regulations that would effect the intended use.

**PRODUCTION INFORMATION**

**Crop is currently committed production is increasing**

<b>YEAR</b>	<b>HAMLIN</b>	<b>VALENCIA</b>	<b>BOXES</b>	<b>Boxes per Acre</b>
<b>2014/2015</b>	<b>4350</b>	<b>3866</b>	<b>8216</b>	<b>265</b>
<b>2015/2016</b>	<b>2805</b>	<b>3646</b>	<b>6451</b>	<b>208</b>
<b>2016/2017</b>	<b>3169</b>	<b>2990</b>	<b>6159</b>	<b>198</b>
<b>2017/2018</b>	<b>2630</b>	<b>3100</b>	<b>5730</b>	<b>184</b>
<b>2018/2019</b>	<b>3407</b>	<b>4795</b>	<b>8202</b>	<b>264</b>

**The owners are waiting to replant trees (especially Valencia) until a tree that is more tolerant to "Greening"**

**The current contract runs until 1921/22 crops.**