

**ACREAGE WITH GREEN HOUSES
WAVERLY, FLORIDA**



This listing is comprised of 6.1 Acres. The land use is A/RR (Agricultural/Residential-Rural). This property includes (2) large shade houses, small home, numerous small storage buildings. There is a 4" well that services the property. There are (3) electric services. (Each shade house and home– Duke Energy).

The property is currently used for growing plants for a plant rental business. Plants are not for sale but owner rents them for special events (weddings, churches, etc) and also establishes them and maintains them in hotels, restaurants, etc.

The business and inventory is not a part of this listing but due to age, owner will be glad to discuss possibilities for sale of the business, sale of all or part of the inventory, or possibly even acting as a consultant and handling sales? All open for discussion!

In viewing the above photo, you will see that there is adequate space for additional shade or green houses or agricultural operations of this nature.

The property is well drained, has natural wooded shade for some plants and plenty of space for additional buildings or additional agricultural ventures.

Currently plants cultivated for rental include: Ficus trees, Areca palms, Cat palms, Adonida palms, Majesty palms, small ferns, monster ferns (both hanging and floor) Crotons, Arborescens, Ti plants, Springeri, Colorama, etc. There are also numerous fruiting banana trees at the entrance to the property.

PRICE \$ 325,000. Shown by appointment. There are signs on the property.

EXCLUSIVELY BY:

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Numerous banana trees along the entrance drive. Indication of the temperature here.



Needs some repair but "Bare Bones" are here to repair or change for other uses.



This building is 75 x 100 feet, concrete floors with drainage areas and it is steel framework that is easy to adapt to and has only had hurricane damage to the shade cloth and poly coverings.



The owner also uses the outside of the building for storage and maintenance of plants as well as the wooded area adjoining this structure.



There is a band of Oak trees that run from Center Street to this shade house.



80 x 95' Shade house that does not have the height of the larger house. Also steel construction with poly roof.



Inside of the 80 x 95 building. Type of plants grown determine need for shade cloth or just poly. Concrete floors with drainage also.



80 x 95 building and storage and supply buildings.



755 Sq. Ft. frame cottage with 1 BR, 1 Bath, no heat and window AC units. Owner in process of doing some remodeling .



The pump house includes the pressure tanks for the system and the well head is outside . This appears to be a 4 inch well. Owner had a new submersible pump installed about 3 years ago.

There is no irrigation system for the shade houses and planting areas. Owner handles all with hoses.

It would not be a problem for a new owner to update this phase of the operation and provide irrigation lines to the various areas, valves and timers which would reduce substantial labor.



As you continue North on Center St.-go past Bonnie Plant farms, through the gate opening-continue until you see this post and a survey



This is the North East area of the property fronting on Center St.



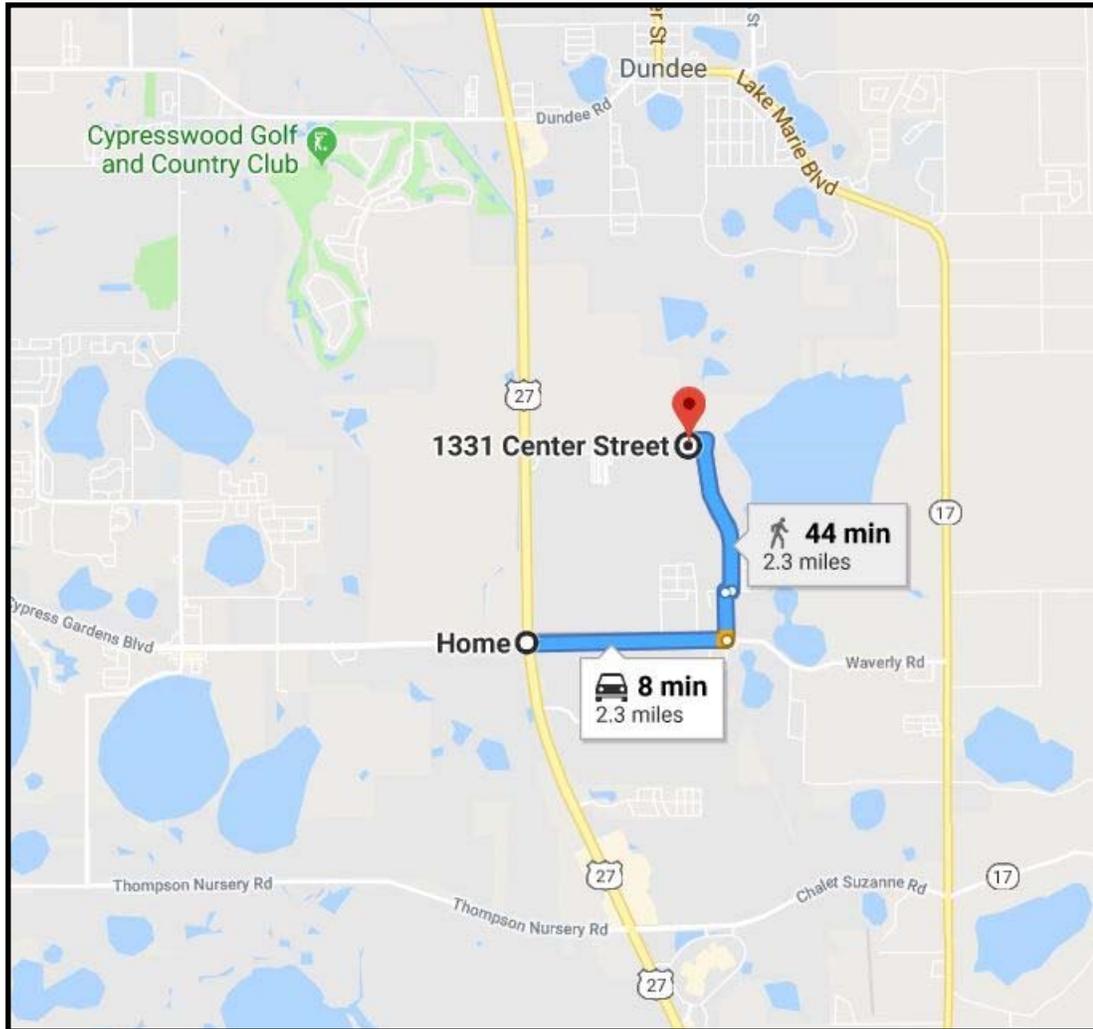
Looking South along the West line. There is a survey point in the tree area.

To the South of this is private property of an employee of Bonnie Plant Farms and then immediately South are the operations of Bonnie Plant Farms.

Center St. is a semi-improved street that is not County maintained. Each owner in this community has the right to use this street as ingress/egress to their property and as of this date, any maintenance is the responsibility of the owners of land North of 4th St.



This is a view of the large shade house looking East from the West boundary area.



DIRECTIONS

From intersection US 27 and FL 540– Go East on Waverly Road – Follow to Orange Ave

Turn Left on Orange– follow to intersection, turn right on Polk–very short distance to Center St.–turn left and follow North. Past Bonnie Plant Farms, through the gate and follow to sign on left– Turn left here and follow to buildings.

DISTANCES

Orlando-1 Hr. 8 min

Tampa-1 Hr. 30 min

Miami– 3-1/2 Hr.

DISCLAIMER NOTICE: 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, soils or sub-soils, oil, mineral or air rights, determination of flood hazard areas, underground hazards such as sink holes, buried tanks, quality or depth of any wells on the property, gas, oil, electric or communication lines or any contamination or existing concerns not readily available to the public, Buyer, Seller or Brokers. This office will provide a list of firms available for environmental assessments if you so request. Any water source used for public or private drinking water should be checked by the local 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 and/or City Planning verification for intended use is recommended. A buyer should personally confirm that the intended purchase meets their present zoning and land use requirements and any intended future use.

Real Estate investments contain risk. It is also suggested that potential buyers investigate and inspect this property, obtain any professional advice their intended project would indicate such as contractors, building inspectors, engineers, Planners, CPA, assessment and environmental firms and various local, state and federal regulatory agencies to fully evaluate the property. This should include your personal confirmation of present zoning, future land use, air rights, road frontage and road designations, availability of utilities, easements, deed restrictions, services and all other regulations or changes that may effect the intended use.

If this listing includes agricultural products, the buyer should consult professionals in that field to evaluate that portion of the property. Feasibility studies and residential home inspections are recommended.

REMINDER– This brochure is for the sale of Real Estate only but Owner is open to sale of inventory, working for a buyer as a consultant or handling sales for a buyer. Lots of ways to approach this property!