

40 +/- CITRUS GROVE AND WOODS

Rhoden Loop Road, Ft. Meade, FL



West Boundary



Hamlin/Valencia Mature Tree area



Young Trees West and North sides



The grove picked about 865 boxes of fruit 2018/2019.

Soil types on this property include Felda & Pomona (in the wooded area and gets wet)

Other soils on property include Immokalee, Pomello, Lockloosa, Smyrna and Mill-hopper.

The soils are not the very best for citrus production but with property drainage it will support citrus.

Soils would be more adaptable to other crops such as vegetables, specialty crops or trees, bamboo, improved pasture, hay fields, etc.

Ideal location for a special endeavor!

PRICE \$ 5,250. PER SURVEYED ACRE. The owner may consider some conservative financing for a qualified buyer. There are signs on the property. Shown by appointment. Please do not drive in grove.

EXCLUSIVELY BY:

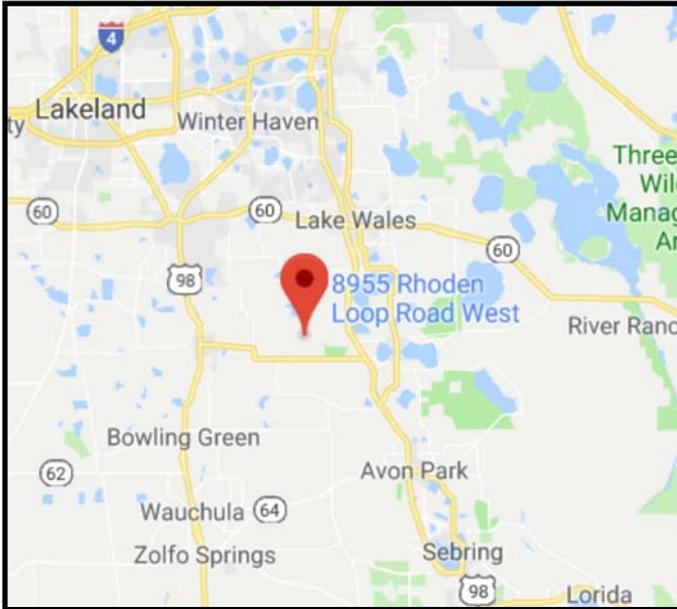
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For GPS directions insert 8955 Rhoden Loop Rd. South and will take you to this grove area. The houses in the area are not part of this package.

Property is about 10 miles West of US 27/Hwy. 98 at Frostproof and about 13 miles East of Ft. Meade, FL



This grove area is serviced by an 8" Irrigation well that is 900 ft. deep and permitted until 7-2-2037.

Well is serviced by a Duetz 6 cylinder diesel powered engine.

The micro-jets are green and the well can irrigate all at 1 time but they typically run in 2 sections.

The tree settings vary but most range from 15' in tree row to 25 to 29' middles.



This old barn is located on the property but is not in very good condition.

Has possibilities?? There are no homes on the property but there is electric to the area and a building permit could be obtained for 5 acres.

The well and irrigation is here, you can build a house or new barns and do most endeavors of an agricultural nature.

BROKER'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 or other such actions that are not within my control or knowledge. This office is not responsible for verification of property boundaries, wetlands or scrub verification, 100 year or other flood zone info, soils or sub-soils, determination of flood hazard areas, air rights, underground hazards such as sink holes, buried tanks or other contamination or safety or condition of any drinking or irrigation wells on a property. Buyer should always have the Health Dept. check the quality of drinking water source. This office will provide a list of firms available for environmental assessments if you so request. Information on this property has been obtained from best known sources and is not warranted to be correct as to information from other sources, invalid map or document interpretation, etc. An agricultural consultant should advise for persons not involved in the industry.

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 highly 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, citrus consultants, 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 and all other regulations that would affect the intended use.