**Property Details**

**Total Acreage:** 189.89 +/- AC  
43.66 +/- AC Valencias  
146.2 +/- AC Hamlins with 10% resets  

**Sale Price:** $1,600,000  

**Varieties:** Hamlins & Valencias  

**Rootstock:** Carrizo & Swingle  

**Parcel IDs:** U-05-32-21-ZZZ-000004-50030.0, U-31-31-21-ZZZ-000004-49230.0  

**GPS Coordinates:** -82.23644, 27.73595  

**Road Frontage:** 0.25 +/- miles on Carlton Lake Rd.  
0.25 +/- miles on Alderman Turner Rd.  

**Future Land Use:** A/RR, which allows for one DU per five acres  

**Irrigation:** Two 12" wells  
Well 1-960 FT deep, casing depth 170 FT  
Well 2-900 FT deep, casing depth 180 FT  
158,200 average GPD total, 6,912,000 GPD for frost protection  
Two diesel power units (Caterpillar & John Deere)  

**DRIVING DIRECTIONS**  
From Wimauma, head east on SR 674 (Ruskin-Wimauma Rd.) to Carlton Lake Rd. Go north on Carlton Lake Rd. approximately 2 miles to Alderman Turner Rd. Property is on the northeast corner of that intersection.

**Production**

<table>
<thead>
<tr>
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<th>09/10</th>
<th>10/11</th>
<th>11/12</th>
<th>3-year Average</th>
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<tbody>
<tr>
<td><strong>Hamlins</strong></td>
<td>18,927</td>
<td>5.96</td>
<td>19,101</td>
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<td><strong>Valencias</strong></td>
<td>5,870</td>
<td>6.79</td>
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<td><strong>Total</strong></td>
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<td>24,936</td>
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Carlton Lake Grove
Hillsborough County, Florida

189 +/- Acre Producing Grove!

Carlton Lake Location
County Boundaries
Polygons Drawing
Lines Drawing
Labels Drawing
Points Drawing

SUBJECT
US 301
674
672

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