IMMOKALEE GROVE & FARM
Immokalee, FL • Collier County

522 +/- ACRES
Well Maintained, Income-Producing Citrus Grove
Valencia Crop Included!
Well Maintained Income-Producing Citrus Grove

Irrigation in Place

240 +/- Gross Acres of Citrus
142 +/- Gross Acres Farmland
75 +/- Gross Acres Marginal Pasture/Wetland

Road Frontage!

5,130 +/- ft on CR 858

Soils Map

Soils Legend

<table>
<thead>
<tr>
<th>CODE</th>
<th>DESC</th>
<th>ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>17</td>
<td>Basinger Fine Sand</td>
<td>257</td>
</tr>
<tr>
<td>7</td>
<td>Immokalee Fine Sand</td>
<td>177</td>
</tr>
<tr>
<td>27</td>
<td>Holopaw Fine Sand</td>
<td>54</td>
</tr>
<tr>
<td>25</td>
<td>Boca, Riviera, Limestone Substratum, and Copeland Fine Sands, Depressional</td>
<td>14</td>
</tr>
<tr>
<td>22</td>
<td>Chobee, Winder, and Gator Soils, Depressional</td>
<td>14</td>
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<td>10</td>
<td>Oldsmar Fine Sand, Limestone Substratum</td>
<td>4</td>
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<td>43</td>
<td>Winder, Riviera, Limestone Substratum, and Chobee Soils, Depressional</td>
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</table>

TOTAL = 522.792623319943 acres

For additional details and maps, go to:
www.SaundersRealEstate.com/ImmokaleeGrove
**Total Acreage:** 522.89 +/- acres
- 240 +/- gross acres of citrus (200 +/- net acres)
- 142 +/- gross acres farmland
- 75 +/- gross acres marginal pasture/wetland
- 66 +/- acres reservoir

**Sale Price:** $3,200,000
**Price per Acre:** $6,119.83

**Site Address:** 16768 CR 858 (Oil Well Road), Immokalee, FL 34142 • Collier County

**Road Frontage:** 5,130 +/- ft on Oil Well Road (CR 858)

**Soils:**
- 257 +/- acres of Basinger Fine Sand
- 177 +/- acres of Immokalee Fine Sand
- 54 +/- acres of Boca-Riviera-Limestone Substratum

**Uplands/Wetlands:**
- 382.99 +/- acres uplands
- 139.9 +/- acres of mixed wetlands hardwoods

**Irrigation:** (3) existing wells:
- (1) 10-inch wells
- (2) 8-inch wells
- Water use permits: Permit #11-00354-W with South Florida Water Management District

**Zoning/FLU:** Land use is 66 - orchard groves, citrus, etc.

**Taxes & Tax Year:**
- 2013: $8,177.49
- 2014: $6,304.17

**Valencia Crop Included!**

<table>
<thead>
<tr>
<th>Variety</th>
<th>10/11*</th>
<th>11/12*</th>
<th>12/13**</th>
<th>13/14</th>
<th>14/15</th>
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<tbody>
<tr>
<td>Early &amp; Mids</td>
<td>6,235</td>
<td>4,000 (Est)</td>
<td>3,626</td>
<td>5.86</td>
<td>3,858</td>
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<tr>
<td>Valencia</td>
<td>36,800</td>
<td>28,846</td>
<td>7.64</td>
<td>20,826</td>
<td>7.13</td>
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<tr>
<td>Total Prod.</td>
<td>43,035</td>
<td>32,846</td>
<td>24,452</td>
<td>36,085</td>
<td>40,195 (Est)</td>
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</tbody>
</table>

*Valencia declination believed to be due to poor caretaking, as the borrower experienced financial stress (vegetable farmer)*

**Significant drop from freeze damage about 25% - hedged and topped in early 2012, which cut off the 12/13 crop**
522 +/- Acres • Income-Producing Grove • Valencia Crop Included!
Citrus Acres, Farmland, Pasture
Well-Maintained, 3 Wells, Valencia and Early & Mid Oranges

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522 +/- Acres • Income Producing!

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