DeSoto Grove
Arcadia, FL • DeSoto County
240 +/- Acres
Includes 207 +/- Net Tree Acres
Hamlin & Valencia Oranges • Healthy Income-producing Citrus Grove!
2015-2016 Boxes / lb Solids

Variety Boxes lb Solids
Oranges, Hamlin 8,026 50,262
Oranges, Valencia 12,615 78,994
Total 20,641 129,256

14 +/- Miles to Arcadia
13 +/- Miles to US 17

Parcel IDs:
- 17-39-26-0000-0030-0000
- 17-39-26-0000-0040-0000

GPS: -81.73740, 27.08203

Driving Directions:
- From SR 17 and SR 31 in Arcadia, travel south on SR 31 for 8.8 miles to Pine Island Road
- Turn east on Pine Island Street for 2 miles then south on Pine Island Street for 0.6 miles
- Turn east on Hunter Road and travel 1.3 miles to grove

Showing Instructions: Must be accompanied by agent

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Healthy citrus grove with 207 +/- net tree acres on Carrizo root stock; high-density, double-row beds. Income-producing with Hamlin and Valencia Oranges. Sale price does not include 2016/17 crop, but crop is negotiable.

Acreage:
- 240 +/- acres
- Includes 207 +/- net citrus tree acres

Sale Price: $1,800,000
Price per Acre: $7,500

County: DeSoto

Site Address: Hunter Road SE, Arcadia, FL 34265

Road Frontage: 0.75 +/- Mile on Hunter Road

Irrigation/Wells: (3) 12-inch, 1,500 FT deep cased 540 to 620 FT

Water Use Permits: SWFWMD 20008287.005

Water Features on Site: (3) Reservoirs, 15.4 +/- acres

Soil Types: Predominately Farmton, Basinger, Valkaria, and Immokalee Fine Sands

Uplands/Wetlands:
- Uplands 225.6 +/- acres
- Wetlands 15.4 +/- acres

Zoning/FLU: Agriculture; 1 dwelling unit per 10 acres

Improvements: Citrus grove, 3 wells, 3 engines/gearheads/turbine pumps

Class of Grove: Healthy/productive

Annual Taxes: $8,320 (2015)
DeSoto Grove
Arcadia, FL • DeSoto County
240 +/- Acres

Healthy Florida Income-producing Citrus Property
High Density and Double-row Beds

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