Lee Grove
Estero, FL • Lee County
Citrus Groves & Farmland

373.40 +/- Acres
Includes 31 +/- Net Acres of Tillable Farmland
GPS: -81.60876, 26.42817

Driving Directions:
From I-75 and Corkscrew Road at Estero, travel east on Corkscrew Road 11.7 miles to TPI Road
- Turn south on TPI Road for 1.0 Mile to first limerock road on west side of TPI Road
- Travel west on lime rock road 0.8 miles to property

From SR 29 and SR 82 north of Immokalee, travel west 5.4 miles on SR 82 to CR 850
- Turn South on CR 850 and travel 3.7 miles to Corkscrew Road
- Proceed south and west on Corkscrew Road for 3.4 miles to TPI Road
- Turn South on TPI Road for 1.0 Mile to first limerock road on West side of TPI Road
- Travel west on lime rock road 0.8 miles to property
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Lee grove consists of citrus groves and with 31 +/- net acres of tillable farmland. Sale Price does not include 2016/17 crop, but is negotiable.

Acreage:
- 373.40 +/- Gross Acres
- Includes 31 +/- net acres of tillable farmland

Sale Price: $2,000,000 (Sale Price does not include 2016/17 crop, but is negotiable).

Price per Acre: $5,356

County: Lee
Site Address: 21601 Carter Road, Estero, FL 33928
Road Frontage: 1,320 +/- feet on Carter Road

Irrigation/Wells:
- 2- 10” X 200’ x 1400 GPM Wells Cased to 100 feet
- 1- 6” x 45’ x 200 GPM Well Cased to 30 feet
- 1- 6” x 30’ x 550 GPM Well Cased to 25 feet
- 1- 6” x 110’ x 550 GPM Well Cased to 30 feet
- 1 - 6” x 125’ x 750 GPM Well Cased to 30 feet
- 2- 6” x 45’ x 750 GPM Well Cased to 30 feet

Water Use Permits: SFWMD 36-07002-W

Soil Types: Predominately Immokalee Sand and Myakka Fine Sand

Uplands/Wetlands:
- Uplands 366 +/- Acres
- Wetlands 7 +/- Acres

Zoning/FLU: AG-2

Class of Grove: Fair

Annual Taxes: $7,057

<table>
<thead>
<tr>
<th>Grove Table</th>
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<tbody>
<tr>
<td>Variety</td>
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<tr>
<td>Oranges, Hamlin</td>
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<tr>
<td>Oranges, Valencia</td>
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<tr>
<td>Grapefruit, Red</td>
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</tbody>
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<tr>
<th>2015-2016 Boxes / lb Solids</th>
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Parcel IDs:
- 274627000000020030
- 34462700000010010
- 33462700000020000
- 33462700000012000

Showing Instructions:
Must be accompanied by Brian Beasley or Paul Meador

11 +/- Miles to I-75
13 +/- Miles to Estero & US 41
373.40 +/- Gross Acres Total • Includes 31 +/- Acres Farmland
Valencia & Hamlin Oranges • Red Grapefruit • 8 Wells

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373.40 +/- Acres Includes 31 +/- Net Acres of Tillable Farmland

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