SEARS GROVE

LABELLE, FL | HENDRY COUNTY

761 +/- ACRES
SPECIFICATIONS & FEATURES

Acreage: 761 +/- acres of citrus and pasture combined
Sale Price: $5,327,000
Price per Acre: $7,000
County: Hendry
Site Address: 3900 Sears Road, Labelle, FL 33935
Road Frontage: Gerber Water Control District unpaved roads
Fencing: 130 Acres are fenced for cattle with 5-strand barbed-wire and wood posts
Uplands/Wetlands: 100% uplands
Zoning/FLU: Agriculture
Taxes: $113,223 for 2016, includes Gerber Water Control District taxes

The Sears Grove and Ranch consists of 631 acres of citrus grove (minimal caretaking) and 130 acres of improved Bahia grass pasture.

The property is divided into 4 portions all located within the Gerber Water Control District (GWCD) growing area.

The property is suitable for citrus, sugarcane, row crops, and vegetable farming.

Irrigation water is provided to the property by a series of GWCD canals. Irrigation water is lifted onto the property with land owner’s irrigation pumps.

General district drainage is also provided by the GWDC canals. On-site drainage is provided by land owner’s beds and sublateral ditches. All are gravity drained.

14 +/- Miles to LaBelle & SR 80
38 +/- Miles to I-75

Located within the **Gerber Water Control District** (GWCD)
Suitable for Citrus, Sugarcane, Row Crops, and Vegetable Farming
Irrigation Water Provided By GWCD Canals
LOCATION & DRIVING DIRECTIONS

GPS: -81.33800, 26.64884

Driving Directions:
- From SR 80 and SR 29 in Labelle, FL, travel south on SR 29 for 8.0 miles to Sears Road
- Turn east on Sears Road and travel 6.0 miles to property

Showing Instructions:
The Gerber Water Control District Roads are open to the public
SEARS GROVE AERIAL
TAX PARCEL ID's

- 1-30-44-04-010-0012-002.3 ....................... 40.01
- 1-30-44-04-020-0001-001.0 ....................... 2.14
- 1-30-44-04-020-0001-001.1 ....................... 51.40
- 1-30-44-04-020-0001-001.2 ....................... 6.49
- 1-30-44-04-020-0002-001.0 ....................... 25.00
- 1-30-44-04-020-0002-001.1 ....................... 5.00
- 1-30-44-04-020-0002-001.3 ....................... 10.00
- 1-30-44-04-020-0002-002.0 ....................... 38.79
- 1-30-44-04-020-0002-002.1 ....................... 3.79
- 1-30-44-04-020-0002-003.0 ....................... 10.18
- 1-30-44-04-020-0002-003.1 ....................... 10.00
- 1-30-44-04-020-0002-003.2 ....................... 1.27
- 1-30-44-04-020-0003-001.0 ....................... 120.01
- 1-30-44-04-020-0004-001.0 ....................... 7.54
- 1-30-44-04-020-0004-001.5 ....................... 2.50
- 1-30-44-04-020-0004-001.6 ....................... 2.50
- 1-30-44-04-020-0004-001.7 ....................... 2.00
- 1-30-44-04-020-0004-002.0 ....................... 38.31
- 1-30-44-04-020-0004-002.1 ....................... 15.00
- 1-30-44-04-020-0004-002.2 ....................... 2.50
- 1-30-44-04-020-0004-002.5 ....................... 10.00
- 1-30-44-04-020-0004-002.6 ....................... 5.00
- 1-30-44-04-020-0004-002.7 ....................... 2.50
- 1-30-44-04-020-0004-002.8 ....................... 2.50
- 1-30-44-04-020-0004-003.0 ....................... 15.00
- 1-30-44-04-020-0004-003.2 ....................... 15.00
- 1-30-44-04-020-0004-004.0 ....................... 20.00
- 1-30-44-04-020-0004-004.2 ....................... 39.93
- 1-30-44-04-020-0005-004.0 ....................... 31.67
- 1-30-44-04-020-0005-004.1 ....................... 20.00
- 1-30-44-04-020-0005-005.1 ....................... 4.97
- 1-30-44-04-020-0005-005.2 ....................... 5.00
- 1-30-44-04-020-0006-001.0 ....................... 56.43
- 1-30-44-04-020-0006-001.2 ....................... 22.33
- 1-30-44-04-020-0006-002.0 ....................... 67.12
- 1-30-44-04-020-0006-002.1 ....................... 11.14
- 1-30-44-04-020-0007-001.0 ....................... 14.96
- 1-30-44-04-020-0007-002.1 ....................... 10.00
- 1-30-44-04-020-0007-002.4 ....................... 10.00
- Mixed Parcels - above ......................... 3.02

TOTAL - 761.00 +/- Acres

ACREAGE BREAKDOWN

761 +/- acres of citrus and pasture:
- 631 +/- acres of citrus grove (minimal caretaking) includes:
  - 316 +/- acres of Hamlins
  - 315 +/- acres of Valencias
- 130 +/- acres of improved pasture
SEARS GROVE SOILS

<table>
<thead>
<tr>
<th>CODE</th>
<th>DESC</th>
<th>ACRES</th>
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<tbody>
<tr>
<td>4</td>
<td>Oldsmar Sand</td>
<td>341</td>
</tr>
<tr>
<td>10</td>
<td>Pineda Fine Sand</td>
<td>249</td>
</tr>
<tr>
<td>32</td>
<td>Riviera Sand, Depressional</td>
<td>47</td>
</tr>
<tr>
<td>7</td>
<td>Immokalee Sand</td>
<td>43</td>
</tr>
<tr>
<td>8</td>
<td>Malabar Sand, Holopaw Sand, Depressional</td>
<td>32</td>
</tr>
<tr>
<td>33</td>
<td></td>
<td>25</td>
</tr>
<tr>
<td>19</td>
<td>Gator Muck</td>
<td>9</td>
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<tr>
<td>2</td>
<td>Pineda Sand, Limestone Substratum</td>
<td>5</td>
</tr>
<tr>
<td>17</td>
<td>Basinger Sand</td>
<td>4</td>
</tr>
<tr>
<td>14</td>
<td>Wabasso Sand, Limestone Substratum</td>
<td>3</td>
</tr>
</tbody>
</table>

TOTAL = 758.342598514589 acres
Soil Types: Predominately Oldsmar (341 acres) and Pineda (249 acres) Sands

Irrigation/ Wells:
- A series of lift pumps pull from the Gerber Water Control District Canals
- Water is sourced from the Caloosahatchee River
- Irrigation Systems are drip/microjet.

Water Use Permits: Gerber Water Control and Barron Water District Permits

Class of Grove: Greening and minimal caretaking

Improvements: Drip/Microjet irrigation systems, bedded land, drainage infrastructure

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### Grove Table

<table>
<thead>
<tr>
<th>VARIETY</th>
<th>ROOT STOCK</th>
<th>SET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hamlin Oranges</td>
<td>Carrizo</td>
<td>15 x 25</td>
</tr>
<tr>
<td>Valencia Oranges</td>
<td>Carrizo</td>
<td>15 x 25</td>
</tr>
</tbody>
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### Boxes / lb Solids

<table>
<thead>
<tr>
<th>VARIETY</th>
<th>2016/17</th>
<th>2015/16</th>
<th>2014/15</th>
<th>3-YR AVG</th>
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<tbody>
<tr>
<td>Hamlin Oranges</td>
<td>12,743 / 82,830</td>
<td>18,092 / 117,598</td>
<td>21,995 / 142,968</td>
<td>17,610 / 114,465</td>
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<td>Valencia Oranges</td>
<td>10,996 / 74,773</td>
<td>15,209 / 103,421</td>
<td>26,476 / 181,832</td>
<td>17,560 / 120,009</td>
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<tr>
<td>TOTAL</td>
<td>23,739 / 157,603</td>
<td>33,301 / 221,019</td>
<td>48,471 / 324,800</td>
<td>Total Boxes 35,170</td>
</tr>
</tbody>
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761 +/- Acres • Citrus & Pasture
Citrus, Sugar Cane, Row Crops, Vegetable Farming
Irrigations by Gerber Water Control District

SREland.com/SearsGrove
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