FLORIDA AGRICULTURAL PORTFOLIO

DESO TO, S T. LUCIE, AND INDIAN RIVER COUNTY

11,100 ± ACRES TOTAL
The Florida Agricultural Portfolio offering is a unique opportunity to acquire large-scale agricultural land holdings with significant appreciation potential in one of the fastest-growing areas of the United States. The 11,100 acre collection of 13 parcels spans Indian River, St. Lucie and Desoto Counties with contiguous tracts as large as 2,622 ± acres. Many of these parcels are in a developmental phase with significant upside. They include a diversified portfolio of income-producing fresh and processed citrus groves, farms and agricultural properties in warm, easily-accessed locations. Each property is institutionally managed. The facilities are well maintained and include fixed assets such as barns, pumps, irrigation and drainage systems. Established groves bring income through both leases and direct farming operations. Historically, the farmland parcels have been leased to a diversified mix of institutional-grade tenants.

Florida's rapid growth leads to higher developmental upside than many other prime agricultural regions. Florida is currently the second-fastest growing state in the country, growing at nearly one thousand new residents per day. This has led to an increase in population of nearly six million people since the year 2000, creating significant demand for lands throughout the state to meet the needs of this expansion. The Florida Agricultural Portfolio offers a rare combination of current income, with significant potential for long-term appreciation from owning well-positioned properties. Land use optionality is limited only to the imagination: Solar/energy crops, hemp, specialty citrus crops, residential/ranchette development, water farming, conservation, bamboo, vegetable production, ornamental horticulture, recreational uses and more.
SPECIFICATIONS & FEATURES

Acreage: 11,100.9 ± acres
Combined Listing Price: $72,383,275
Site Address: Variety of different properties
County: Desoto, St. Lucie, and Indian River County
Inventory: Crop is negotiable
Uplands/Wetlands:
• 136.4 ± acres wetlands
• 10,964.5 ± acres uplands
Irrigation/Wells: All citrus under micro-jet, farmland under linear irrigation
FLU/Zoning: Agricultural
Current Use: Citrus, farming, fallow
Income Features: Properties bring income through leases and operations of the groves.
Net Citrus Land: 8,319.2 ± acres
Net Farm Land: 1,580.0 ± acres
All Net Acres: 9,899.1 ± acres
**INDIAN RIVER PARCELS COMBINED**

6,739.6 ± Total Acres

- Farm and grove lands with great potential
- 3,055.7 net acres citrus
- 1,579.9 net acres operating farmland
- 1,345.4 fallow
- 5,981 total net acres
- 2.5 mile frontage on SR60
- 10 miles of frontage on secondary roads
- Irrigated with microjet and traveling linear systems
- Zoned A-2 allowing one unit per 10 acres
**INDIAN RIVER WEST NORTH**

*912.7 ± Total Acres*

**Listing Price:** $5,320,000
- 912.7 acres farm and grove Lands
- Warm location with great access
- 359 net acres citrus
- 267.5 net acres farmland
- 190.7 net acres fallow
- 817.2 total net acres
- 1 mile of highway frontage on SR60
- Irrigated with microjet and traveling linear systems

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**INDIAN RIVER WEST SOUTH**

*1,013 ± Total Acres*

**Listing Price:** $6,000,000
- Operating citrus grove with great access
- 577.9 net acres citrus
- 307.6 net acres fallow
- 885.5 net acres total net
- 1 mile of highway frontage on SR60
- Irrigated with microjet

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**SECTION 21**

*614.3 ± Total Acres*

**Listing Price:** $4,110,000
- 614.3 surveyed acres
- Leveled, improved operating farmland
- 534.6 net acres irrigated farmland
- Two miles of frontage on 9th St SW and 154th Ave
- Irrigated with two traveling linear systems
- Good access with paved road to the north property line

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**CYPRESS 2 GROVE**

*77.9 ± Total Acres*

**Listing Price:** $400,000
- 77.9 surveyed acres
- Ideal location for small farmer
- Laser leveled
- 70 net acres non-irrigated farmland
- ¼ mile frontage on secondary district road
**COMBINED MARSH 1,2,3, WEST 1**

**2,622.4 ± Total Acres**

**March Tract 1 Listing Price:** $1,806,829  
**March Tract 2 Listing Price:** $1,408,720  
**March B-3 Listing Price:** $3,210,000  
**West 1 Listing Price:** $9,329,726

- Improved farmland, grove and transitional lands
- Great potential—¼ mile from Urban Service Area
- 1194.0 net acres irrigated citrus
- 405.1 net acres irrigated farmland
- 715.2 net acres fallow
- 2314.3 total net acres
- 1.5 mile on Oslo Rd
- ½ mile highway frontage on SR 60
- 2 miles from I-95 interchange
- Irrigated with microjet and traveling linear system
**HERITAGE GROVE**  
*559.5 ± Total Acres*

**Listing Price:** $3,360,000  
- Grove and operating farmlands  
- 171.5 net acres irrigated citrus  
- 302.8 net acres irrigated farmland  
- 43 net acres fallow  
- 517.2 total net acres  
- Microjet and traveling linear irrigation systems  
- 2.7 miles of secondary Rd frontage

**ANAPA**  
*330 ± Total Acres*

**Listing Price:** $3,348,000  
- Good producing fresh fruit grove  
- 309.5 net acres irrigated citrus  
- 7.5 net acres fallow  
- 317 total net acres  
- Microjet Irrigation  
- ½ mile of frontage on secondary farm rd.

**TREE-O (SHINN)**  
*609.8 ± Total Acres*

**Listing Price:** $4,400,000  
- Quality grove of primarily oranges  
- 443.9 net acres irrigated citrus  
- 81.5 net acres fallow  
- 525.4 total net acres  
- Microjet Irrigation  
- 1.5 miles of frontage on 122nd Ave.  
- Ag-2 Land Use allows one unit per ten acres
ST. LUCIE PARCELS COMBINED
2,123.2 ± Total Acres

- 1,625.0 net acres irrigated citrus
- 319.1 net acres fallow
- 1,944.6 total net acres
- Microjet Irrigation
- 1.5 miles of frontage on district roads
- Ag-5 Land Use allows one unit per five acres
RIVER GEM
1,037.7 ± Total Acres

Listing Price: $8,100,000
- Productive orange grove
- 939.5 net acres irrigated citrus
- 15 net acres fallow
- 955 total net acres
- Microjet Irrigation
- 1 mile of frontage on district roads
- Ag-5 Land Use allows one unit per five acres

BLUEGRASS FLS
HAMMOND
353.9 ± Total Acres

Listing Price: $2,080,000
- Primarily orange grove
- 180 net acres irrigated citrus
- 145 net acres fallow
- 325 total net acres
- Microjet Irrigation
- ¼ mile of frontage on district roads
- Ag-5 Land Use allows one unit per five acres

SIEBLES & SOUTHERN COMFORT
731.6 ± Total Acres

Listing Price: $4,860,000
- Oranges and young lemons
- 505.5 net acres irrigated citrus
- 159.1 net acres fallow
- 664.6 total net acres
- Microjet Irrigation
- ¼ mile of frontage on district roads
- Ag-5 Land Use allows one unit per five acres
DESOTO COUNTY PARCELS COMBINED
2,238.2 ± Total Acres

- Productive orange groves
- 1,588.5 net acres irrigated citrus
- 384.9 net acres fallow
- 1,973.4 total net acres
- Microjet Irrigation
- 2/3 mile of frontage on county roads
- 3 miles of frontage on secondary private roads
- Rural/Ag Land Use allows one unit per ten acres
**BAY GROVE**

316.7 ± Total Acres

**Listing Price:** $2,150,000
- Productive orange grove
- 222.5 net acres irrigated citrus
- 72.1 net acres fallow
- 294.6 total net acres
- Microjet Irrigation
- 2/3 mile of frontage on paved county road

**SUN PURE 100, 200, 300**

1,921.5 ± Total Acres

**Listing Price:** $12,500,000
- Productive orange grove with upside potential
- 1,366.0 net acres irrigated citrus
- 312.8 net acres fallow
- 1678.85 total net acres
- Microjet Irrigation
- 2 miles of frontage on secondary private road
11,100 ± Acres • Florida Agricultural Portfolio is a collection of 13 parcels spanning across Indian River, St. Lucie and Desoto Counties
Diversified assortment of groves, farms and agricultural properties

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