

CITRUS COUNTY IRRIGATED FARMLAND

INVERNESS, FL | CITRUS COUNTY

31 ± ACRES TOTAL





Citrus County Irrigated Farmland is a 31± acre tract located just east of the town of Inverness. The former blueberry farm would make an excellent piece of ground for a multitude of agricultural endeavors. Approximately 6.76 acres of the property has been planted back in pines, oaks, cypress, and maples leaving a vast majority of the acreage fallow. One could easily expand the tree farm or implement the commodity of their choice. With irrigation in place the agricultural investor has their options wide open for the use of the property. The house on the property could make for a place for workers or caretakers to stay. The property also features a pole barn to house and protect equipment from the weather.



SPECIFICATIONS & FEATURES

Acreage: 31 ± acres

Sale Price: \$485,000

Price per Acre: \$15,645

Site Address: 2050 S Hicks Grove Road
Inverness, FL 34450

County: Citrus

Inventory: Various trees planted on a small portion of the property. Trees are staggered set at 12x20; 35 trees per row.

Varieties	Count	Rows	Acres
Oaks	525	15 rows	2.90 ±
Pines	245	7 rows	1.35 ±
Cypress	245	7 rows	1.35 ±
Red Maple	210	6 rows	1.16 ±
Totals	1,225	35 rows	6.76 ±

Predominant Soil Types: Adamsville fine sand, Tavares fine sand

Uplands/Wetlands: 30 ± acres upland; 1 ± acre wetland

Irrigation: Microjet irrigation supplies the trees

Wells: 12" inch well and pump powered by a John Deere 6 cylinder diesel engine. Additional 8" centrifugal pumps water from adjacent marsh.

Utilities: Sumter Electric Company

Water Use Permits: SWFWMD Permit # 20379

Structures:

- House built in 1987; 5,928 ± square feet
- Pole barn for equipment storage

Taxes: \$6,407.65 for 2019

Fencing: Gated chain link by the entrance

Zoning/FLU:

- 20E19S14 31000 - CL: Low-intensity coastal & lakes district; 1 buildable unit/ 20 acres
- 20E19S2 30090 0140 - CLR: Residential lot

Lake Frontage/Water Features: About 3,400 ± feet of frontage on the Tsala Apopka Marsh.

Current Use: Currently being used as a tree farm.

Income Features: Income from farming.

LOCATION & DRIVING DIRECTIONS

Parcel IDs: 20E19S14 31000, 20E19S2 30090 0140

GPS Location: 28.829710, -82.279779

Driving Directions:

- From intersection of Highway 44 East & South US Highway 41 in Inverness, head south on Highway 41 for about ¾ of a mile.
- Then head east on Eden Drive for another ¾ of a mile.
- Eden Drive will then turn into East Moccasin Slough Road. Continue on East Moccasin Slough Road for another 1.8 miles before turning left on to South Hicks Grove Road, which will run directly into the property.

Showing Instructions: Contact the listing agents, Carson Futch (863.216.5913) or Zeb Griffin (352.630.7547), to learn more or schedule a showing time.





114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

31 ± Acres • Former Blueberry Farm
Great for a Variety of Agricultural Endeavors
House & Barn with Vast Majority of Acreage Fallow

Visit SVNsaunders.com & Search For: Citrus County Irrigated Farmland

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