RIVER GEM GROVE
FLORIDA AGRICULTURAL PORTFOLIO

ST. LUCIE COUNTY | FT. PIERCE, FL
1,038 GROSS ACRES

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SPECIFICATIONS & FEATURES

**Acreage:** 1,038 ± acres  
**Sale Price:** $8,100,000  
**Price Per Acre:** $7,806

**Acreage Breakdown:**
- 939.5 Net Acres Irrigated Citrus
- 15 Net Fallow Acres
- 955 Total Net Tree Acres

**Soil Types:** Pineda Sand 50%, Riviera Fine Sand 28%, Wabasso Sand 14%

**Uplands/Wetlands:** 1,025 Upland/13 acres Wetland

**Irrigation/ Wells:** The grove is irrigated with a low volume micro-sprinkler irrigation system. Irrigation water is supplied by surface water canals maintained by the Orange Avenue Citrus Growers Association (OACGA). The water is pumped via diesel engine powered pumps with centrifugal pumps with fertigation capability. The property is permitted for agricultural irrigation water use and drainage within the OACGA.

**Annual Taxes:** The tax rate is approximately $16.15 per acre. Total millage = 20.6020. Non-Ad Valorem Orange Avenue Citrus Growers Association Irrigation/Drainage taxes = $115 per acre

**Improvements:** There is a steel frame shop building (3,540 square feet) that includes enclosed office area and partially enclosed storage and maintenance area. The only other structures consist of irrigation pump shelters.

**Zoning/FLU:** Agriculture - 1 dwelling unit per 5 acres. FLU is Agriculture

**Income Features - YORN:** Citrus Grove

**Road Frontage:** OACGA District Roads Only

**Class of Grove:** Good Productive Citrus Grove in keeping with other similar Citrus Groves in the area.

**Water Use Permits:** SFWMD #56-00473-W (OACGA)

**Structures & Year Built:** 3,540 SF Steel Frame Shop - 20+ years old.

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### RIVER GEM PRODUCTION DATA

<table>
<thead>
<tr>
<th>VARIETY</th>
<th>YEAR</th>
<th>BOXES</th>
<th>NET TREE AC</th>
<th>BOX/AC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Valencia</td>
<td>2016/17</td>
<td>227,473</td>
<td>950.6</td>
<td>239</td>
</tr>
<tr>
<td>Valencia</td>
<td>2017/18 Hurricane Irma</td>
<td>177,432</td>
<td>931.6</td>
<td>190</td>
</tr>
<tr>
<td>Valencia</td>
<td>2018/19</td>
<td>182,875</td>
<td>940.0</td>
<td>195</td>
</tr>
<tr>
<td>Valencia</td>
<td>2019/20</td>
<td>189,433</td>
<td>931.6</td>
<td>203</td>
</tr>
</tbody>
</table>
River Gem Grove is 1,038 acres of typical flat woods groves in St. Lucie County. This grove is planted with double beds and was originally planted in 1984 and 1985. The net tree acreage consists of 931.6 acres of Valencias and 8 acres of newly planted 2018/19 Valencias. There are 15.0 net acres of fallow land and the remainder of the property consists of retention areas, roads, ditches, support areas and low/waste areas. The majority of the trees were originally planted on Sour Orange rootstock, however, one block of Valencias is on Swingle and four blocks (including 2002 resets) are on Carrizo. Carrizo and Swingle has also been widely used as reset rootstocks.

River Gem Grove is one of several included in a larger portfolio of 11,100.9 ± acres spanning across DeSoto, St. Lucie and Indian River Counties.

<table>
<thead>
<tr>
<th>GROVE NAME</th>
<th>VALENCIA</th>
<th>2018/19 VALENCIA</th>
<th>VACANT</th>
<th>NET TREE ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>All River Gem Groves</td>
<td>932</td>
<td>8.0</td>
<td>15</td>
<td>955.0</td>
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</table>
SOILS MAP

<table>
<thead>
<tr>
<th>CODE</th>
<th>DESC</th>
<th>ACRES</th>
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<tbody>
<tr>
<td>32</td>
<td>Pineda Sand</td>
<td></td>
</tr>
<tr>
<td>38</td>
<td>Riviera Fine Sand</td>
<td>288</td>
</tr>
<tr>
<td>48</td>
<td>Wabasso Sand</td>
<td>148</td>
</tr>
<tr>
<td>37</td>
<td>Riviera Sand, Depressional</td>
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</tr>
<tr>
<td>16</td>
<td>Hilago Loamy Sand</td>
<td>20</td>
</tr>
<tr>
<td>99</td>
<td>Water</td>
<td>13</td>
</tr>
<tr>
<td>31</td>
<td>Pepper And Eaugallie Sands</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Floridana Sand</td>
<td>9</td>
</tr>
<tr>
<td>13</td>
<td>Depressional</td>
<td></td>
</tr>
<tr>
<td>49</td>
<td>Wabasso Fine Sand, Gravelly Substratum</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Chobee Loamy Sand, Depressional</td>
<td></td>
</tr>
</tbody>
</table>

TOTAL = 1024.694268628 acres

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1,038 ± Acres • Good Productive Citrus Grove
939.5 Net Acres Irrigated Citrus, 15 Net Fallow Acres, and 955 Total Net Tree Acres
Irrigated with a low volume micro-sprinkler irrigation system

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