

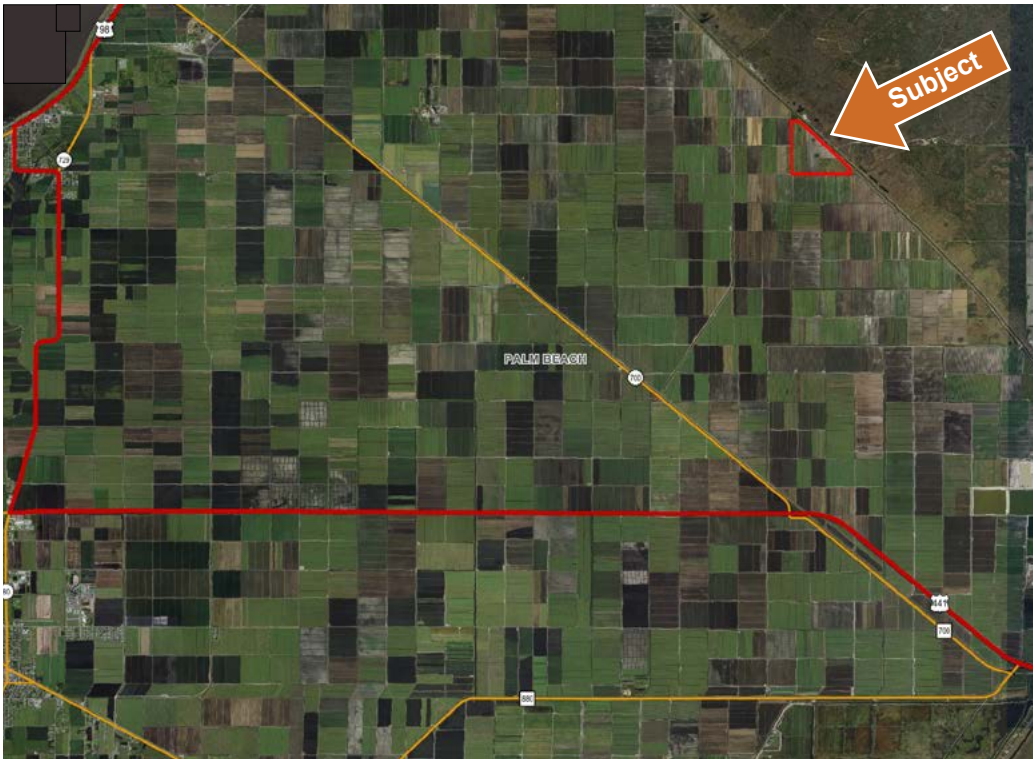
# EAA FARMLAND

*PALM BEACH COUNTY, FL*

370 ± AC







EAA Farmland is 370 total acres with 290 acres of row crops and 80 acres of cattle. Currently, there is a sugar cane lease and organic soils for farming. The property has a pole barn, two other agricultural buildings, and a home built in 2010. The house features concrete block construction, a metal roof, and impact windows. Water use permits are canal (L-8) and with 3% acres wetlands. There is no road frontage on the property, please contact an advisor to arrange a showing.

## SPECIFICATIONS & FEATURES

**Acreeage:** 370 ± AC

**Sale Price:** \$4,070,000

**Price per Acre:** \$11,000

**Site Address:** L-8, Palm Beach County, FL

**County:** Palm Beach

**Predominant Soil Types:**

Organic soils for farming

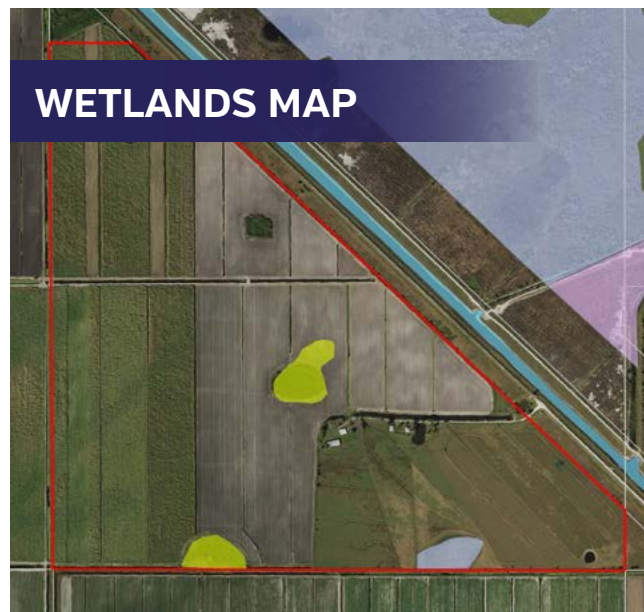
- Sanibel Muck
- Holopaw Fine Sand
- Oldsmar Sand
- Immokalee Fine Sand
- Okeelanta Muck
- Basinger soil
- Myakka Sands
- Depressional

**Uplands/Wetlands:** 3% Wetlands

**Water Use Permits:** Canal (L-8)

**Structures:**

- House constructed in 2010 with block construction, includes a metal roof, and impact windows
- Pole barn
- Two agricultural buildings



EAA Farmland - Wetlands

	County Boundaries
	Polygons Drawing
	Lines Drawing
	Labels Drawing
	Points Drawing
	Parcel Outlines
	Water
	Wetland Hardwoods
	Bay Swamps
	Mangrove Swamps
	Shrub Swamps
	Bottomland Hardwood Forest
	Mixed Wetland Hardwoods
	Wetlands Coniferous Forest
	Cypress
	Pond Pine
	Wetlands Forested Mixed
	Freshwater Marshes
	Saltwater Marshes
	Wet Prairies
	Emergent Aquatic Vegetation
	Mixed Scrub-Shrub Wetlands
	Non-Vegetated Wetlands

CODE	DESC	ACRES
6172:	Mixed Shrubs	8.3
6410:	Freshwater Marshes	3.3
TOTAL WETLANDS		11.5
TOTAL UPLANDS		357.5
TOTAL ACRES		369.0



# LOCATION & DRIVING DIRECTIONS

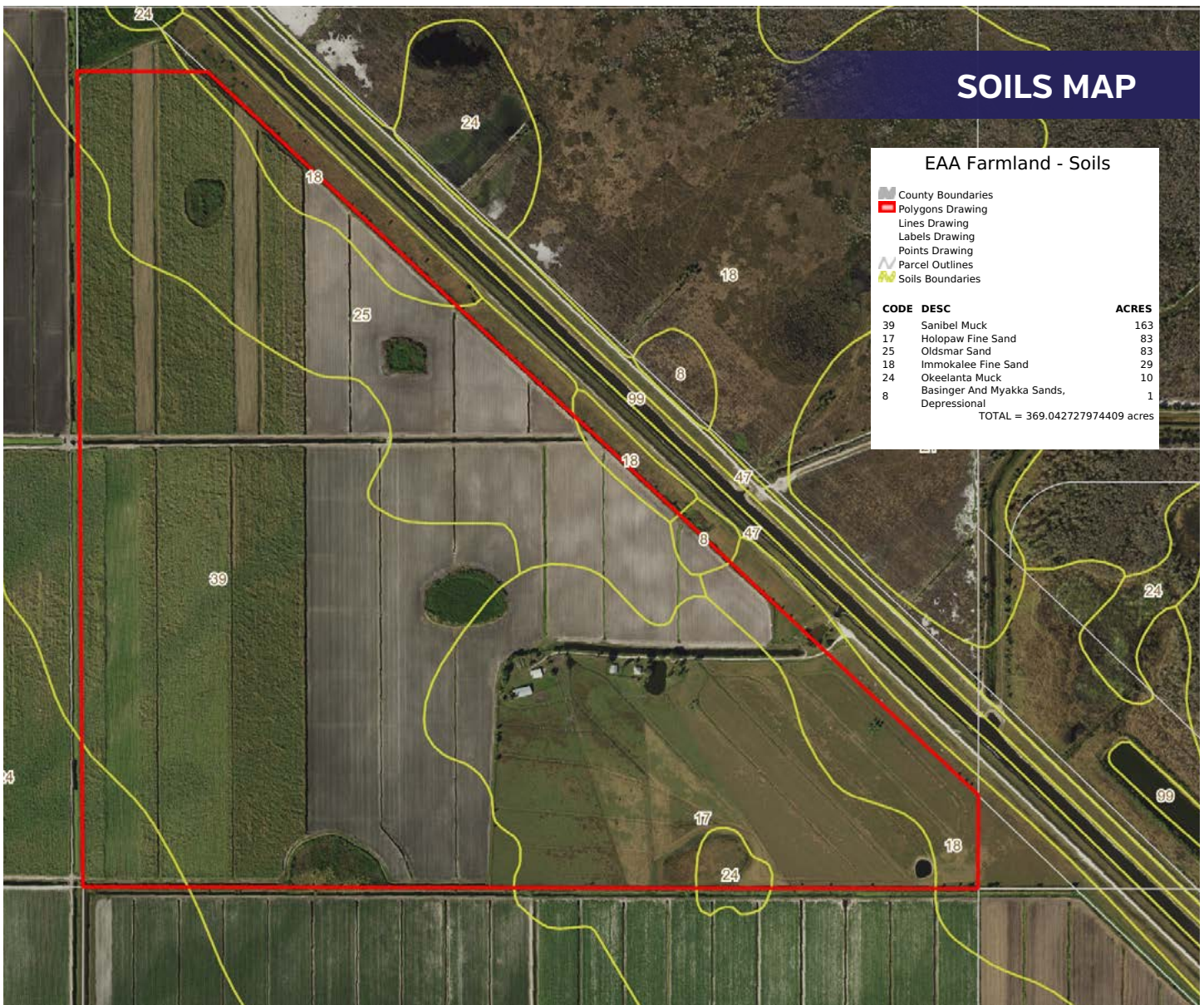
**Parcel IDs:** 00394216000003010

**GPS Location:** 26.815497, -80.442819

## Driving Directions:

- From West Palm Beach take and SR80/Southern Blvd approximately 20 miles west to the S5A Pump Station and the L-8 Canal.
- The property is located nine miles north on dirt road, on the west side of the L-8 Canal.
- Must be accompanied by the listing agent in order to pass through locked gates.

**Showing Instructions:** Contact the listing advisor, David Goodlett, 561.723.9210 or Dean Saunders, 863.287.8340.





1723 Bartow Rd | Lakeland, Florida 33801

**370 ± AC • 290 AC of row crops • 80 AC of cattle pasture**

Located in Palm Beach County

3% AC wetlands • House constructed in 2010 with block construction

## Visit [SVNsaunders.com](http://SVNsaunders.com) and search for: **EAA Farmland**

David Goodlett, 561.723.9210 | [david.goodlett@svn.com](mailto:david.goodlett@svn.com)

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### HEADQUARTERS

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863.648.1528

### NORTH FLORIDA

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386.438.5896

### GEORGIA

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