



# HICORIA ROAD GROVES

HICORIA ROAD  
VENUS, FL 33960

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**Daniel Lanier**

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# Property Boundary



# Property Overview



**Sale Price**

**\$2,350,000**

## PROPERTY OVERVIEW

This well-kept producing citrus grove is located in Southern Highlands County, home to some of the best citrus growing land in the world. The grove is 286.54 ± acres with approximately 30 acres of Hamlin oranges in the Southern block and the remaining 256 acres is planted in Valencias.

## OFFERING SUMMARY

<b>Acreage:</b>	<b>286.54 Acres</b>
Price / Acre:	\$8,201
City:	Venus
County:	Highlands
Property Type:	Citrus
Video:	<a href="#">View Here</a>

The grove has been under an aggressive tree replacement program with nearly 100% tree density and the majority of the grove is between 7 to 10 years old. The 50 x 100 ft shop has an office and plenty of room to store and maintain equipment. All pump stations have new John Deere power units that were replaced last year. This is a great opportunity to purchase a quality citrus operation in a prime location.

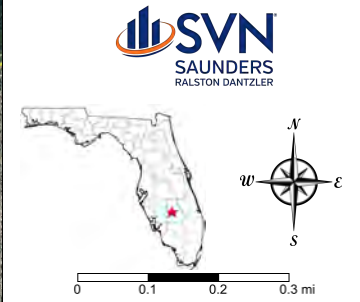
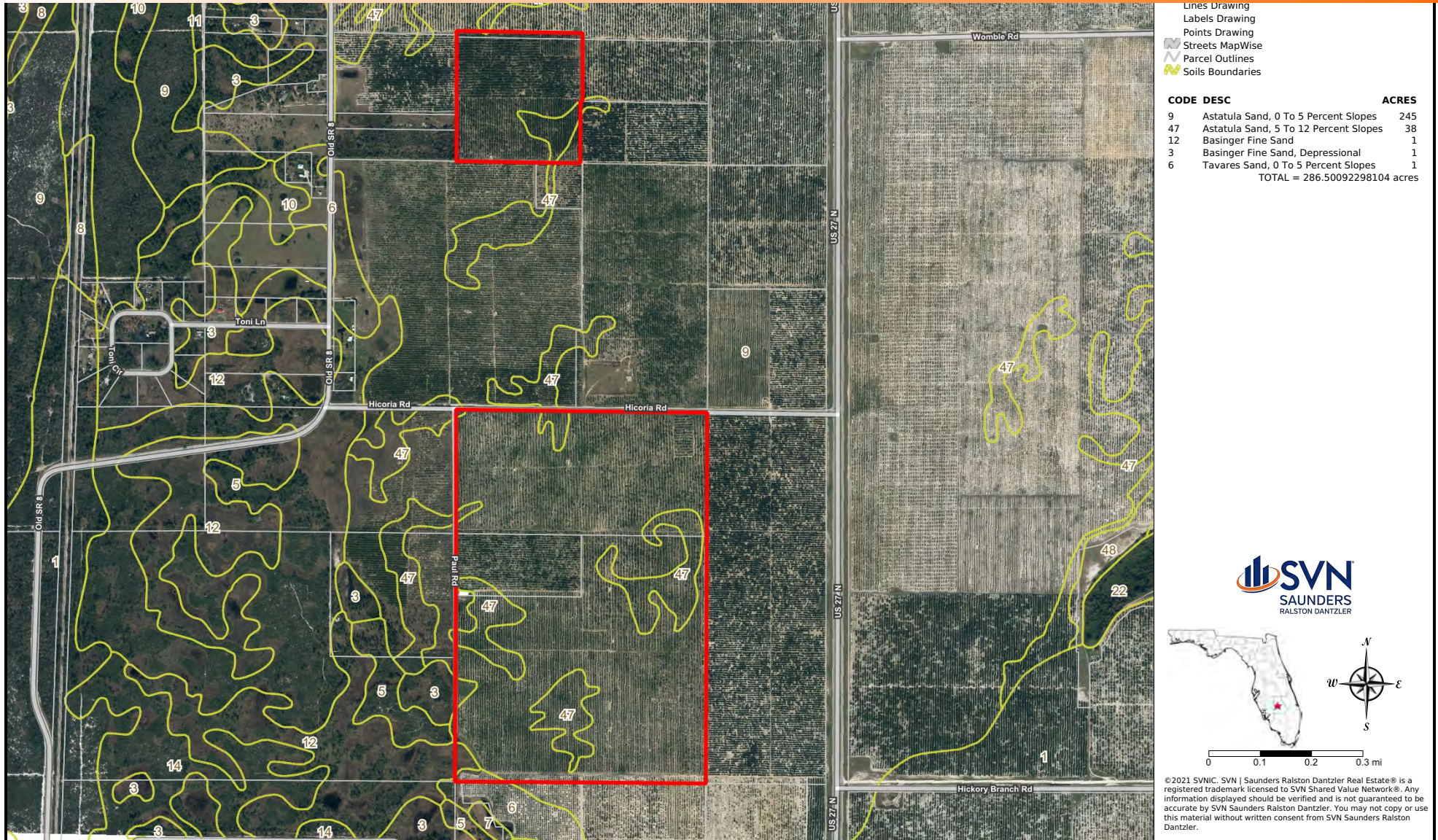
Contact Daniel Lanier to schedule a showing.

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	Citrus
Uplands / Wetlands:	283.7 ± Upland Acres / 2.8 ± Wetland Acres
Soil Types:	Astatula Sand
Taxes & Tax Year:	\$7,999.13 [2020]
Zoning / FLU:	AG
Water Source & Utilities:	There is a 4" well and power at the barn. The grove is irrigated by several wells from 8" to 14". All wells have new John Deere engines that were replaced last year.
Road Frontage:	2,680 ± FT of frontage on Hicoria Road
Current Use:	Citrus Grove
Land Cover:	Mature and producing citrus trees predominantly between 7-10 years old
Structures & Year Built:	There is a 50 FT x 100 FT shop with an office
Wells Information:	One [1] 14", One [1] 12", One [1] 10", and Four [4] 8" Inch Wells irrigate the grove with new John Deere engines. There is a 4" Inch well at the shop.
Income Features:	Producing Citrus Grove
Crop Yield / Income:	Available upon request
Irrigation:	Irrigates the entire grove at once with blue jets

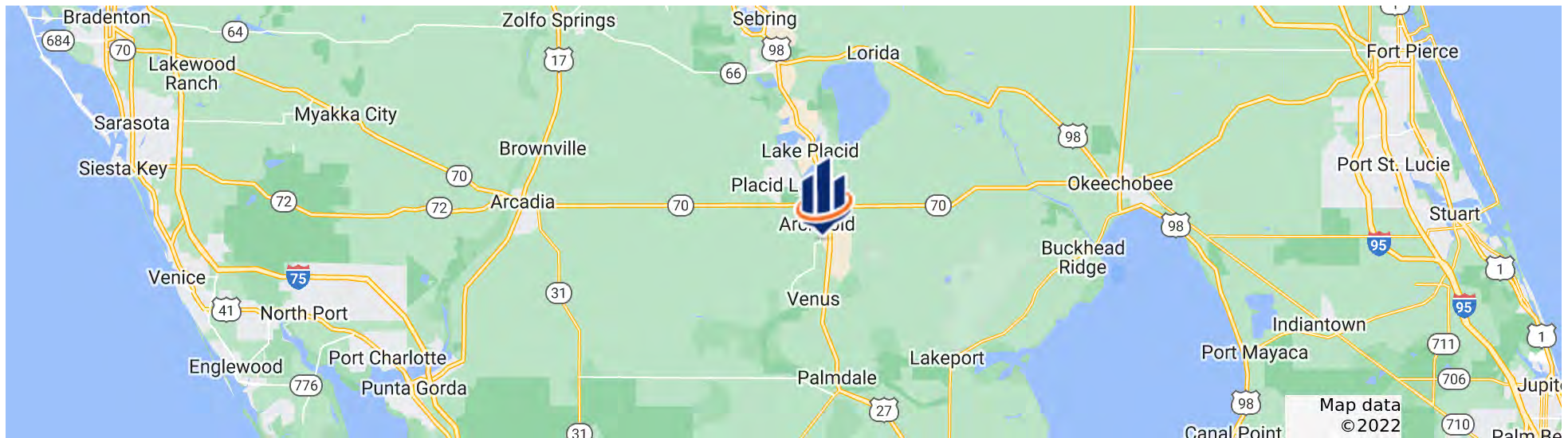


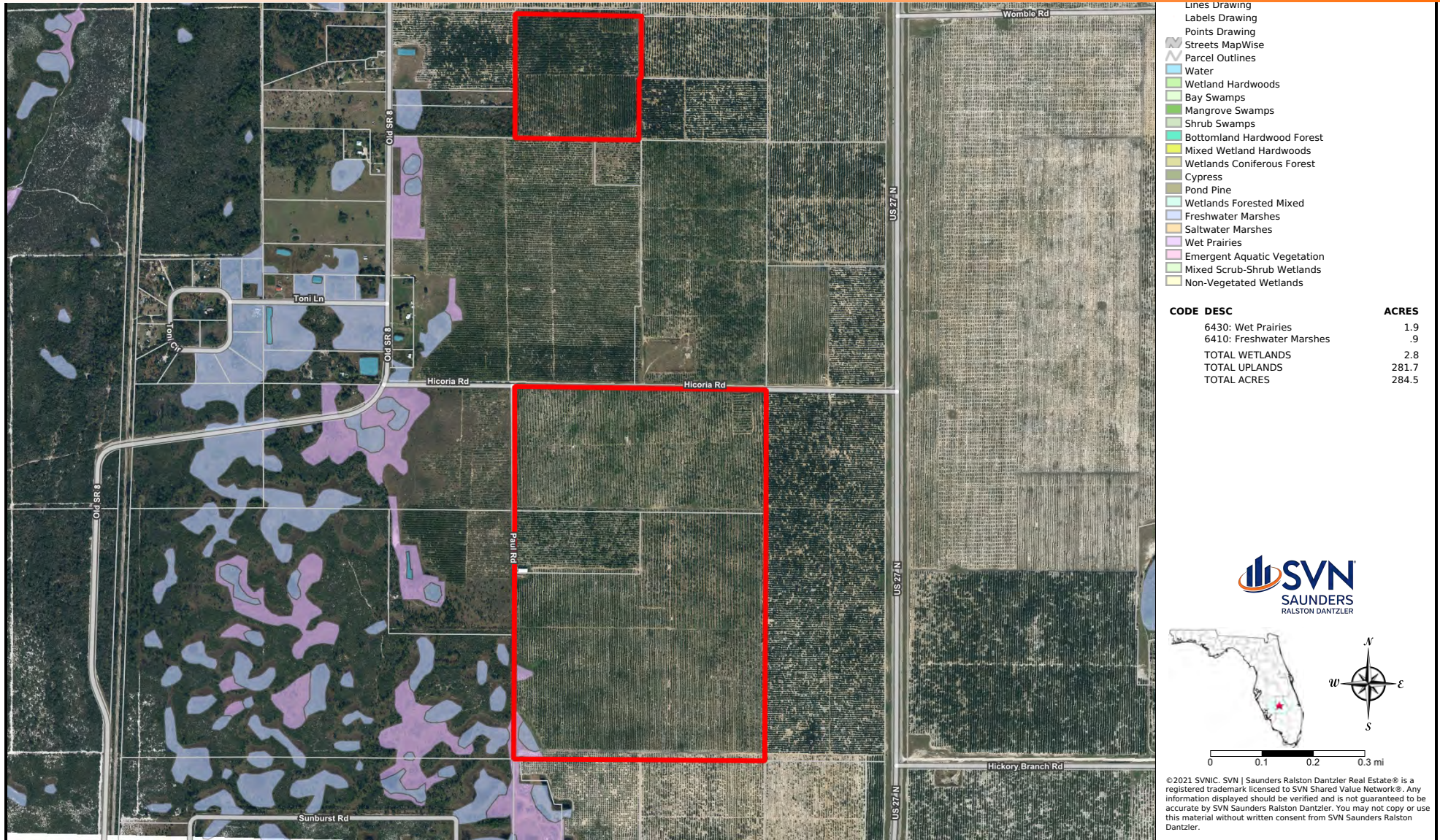
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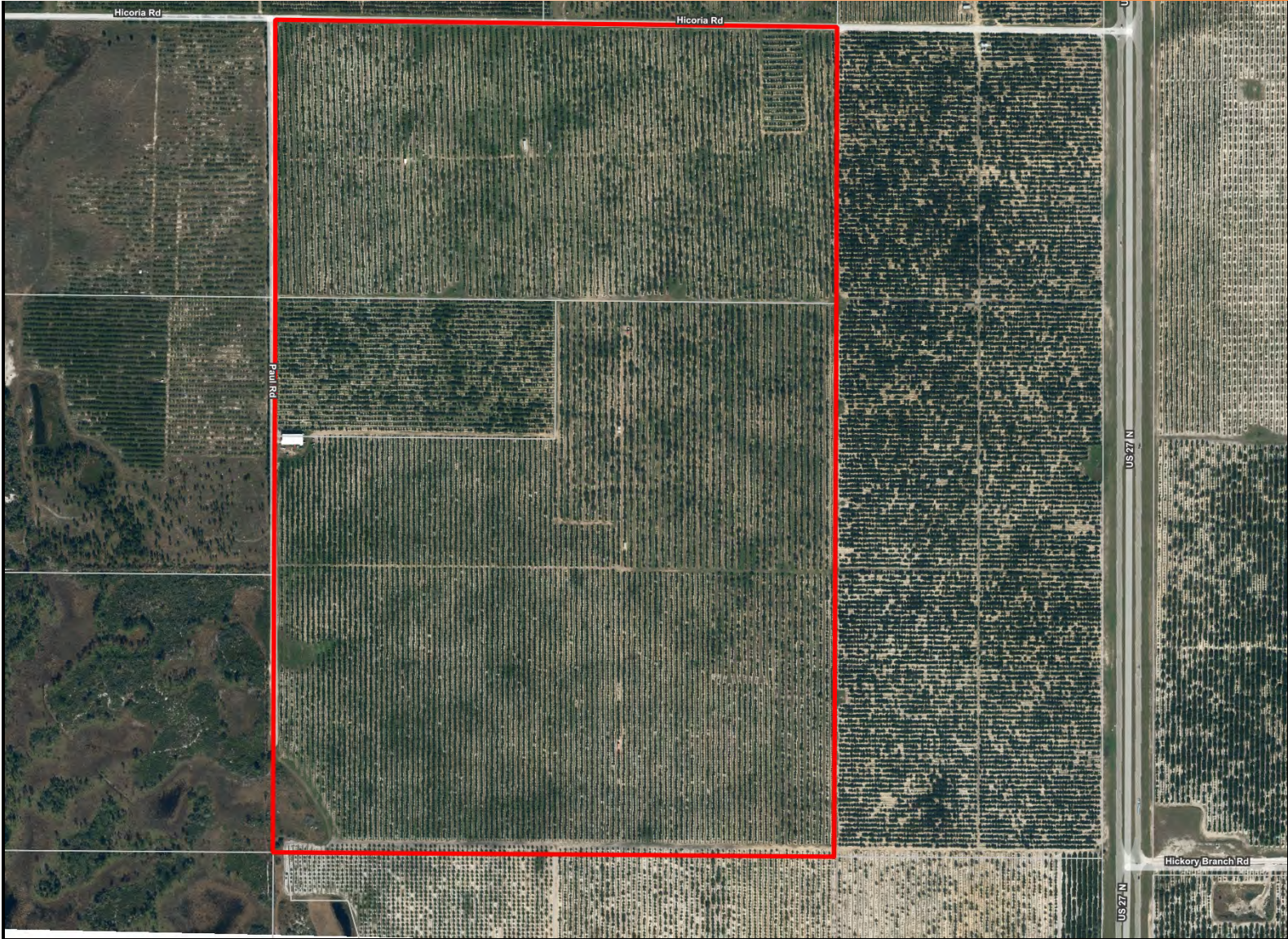
## LOCATION & DRIVING DIRECTIONS

- Parcel: Multiple in Highlands County
- GPS: 27.1527071, -81.3359835
- Driving Directions:
- Drive South on US 27 from SR 70 3.75 miles and turn West on Hicoria Rd
  - 244-acre block begins on South side of Hicoria Rd 0.25 miles West of US 27, 44.5-acre block is North of Hicoria Rd with access

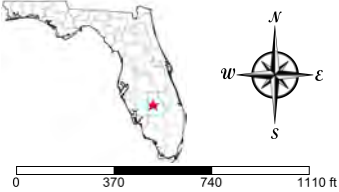




# PDF With Header/Footer



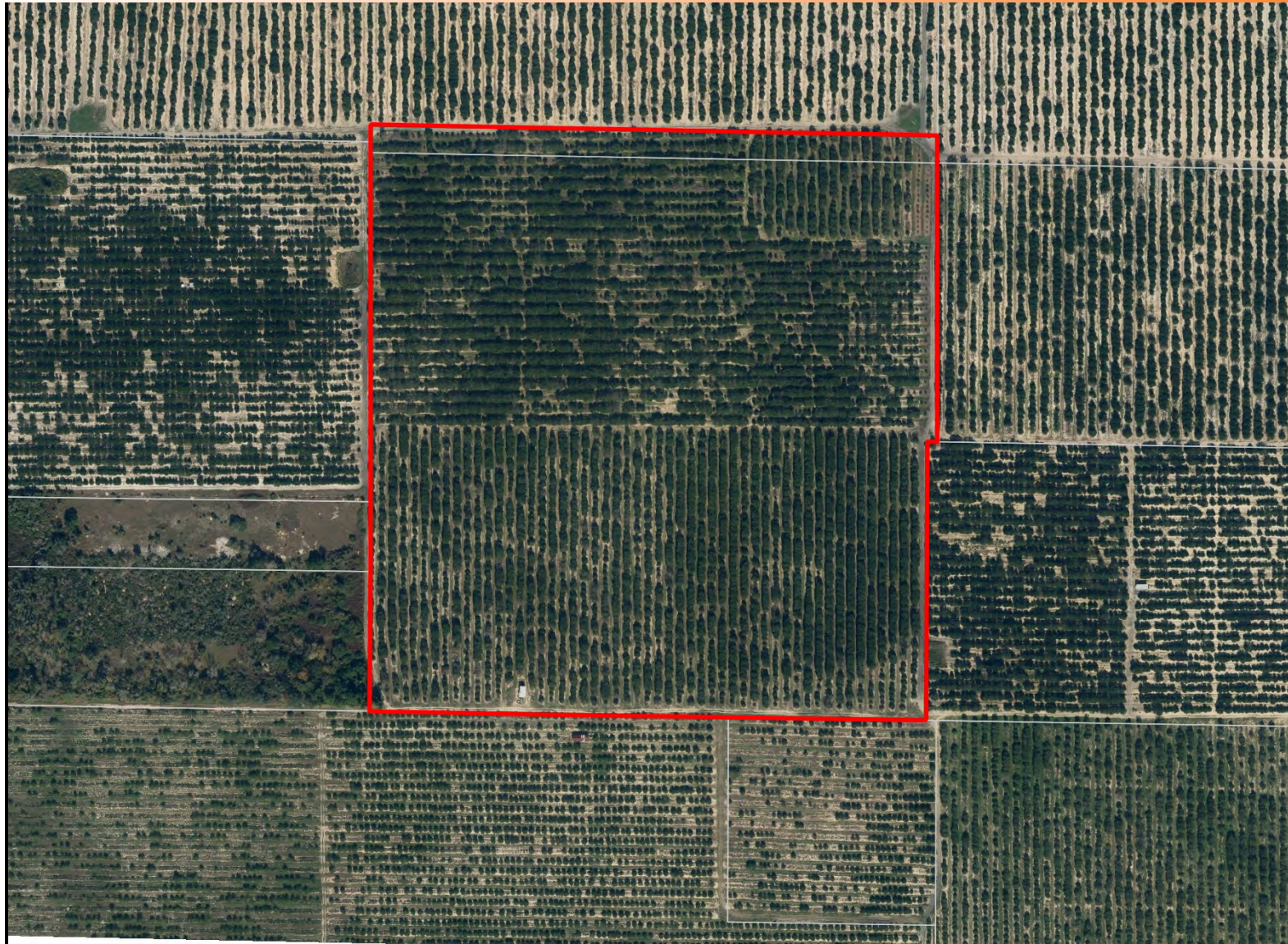
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines



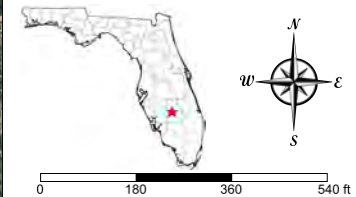
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## DANIEL LANIER

Senior Advisor

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### PROFESSIONAL BACKGROUND

Daniel Lanier is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Daniel was a founder and managing partner of a citrus nursery for six years. He has knowledge and experience in commercial beef cattle, citrus, nursery, and row crop farming.

Beginning his career in crop insurance in 2011, Daniel is a crop insurance agent and serves growers and producers all over the southeast.

Daniel is a graduate of Fort Meade High School and South Florida State College. He and his wife, Randi, have two kids.

Daniel specializes in:

- Agricultural Land
- Farmland
- Beef Cattle Ranchland
- Citrus Farmland
- Nurseries

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Lakeland, FL 33801



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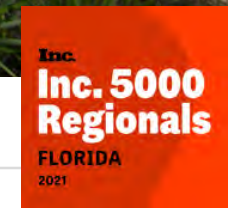
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