



CITRUS COUNTY BLUEBERRY FARMS - SOUTH

4552 W CALVARY ST
DUNNELLON, FL 34433

Zeb Griffin, ALC

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Property Overview



Sale Price **\$2,115,000**

PROPERTY OVERVIEW

OFFERING SUMMARY

Acreage: 82 Acres
Price / Acre: \$25,793
City: Dunnellon
County: Citrus
Property Type: Land: Blueberry, Farms & Nurseries Properties

The South Farm is an established operation with middle aged plants and multiple varieties including Emeralds, Chickadees, Avanti, Colossus, Spring High, Jewels, and Primadonna. This farm also has roughly 20+/- acres of vacant land that could be used for expansion.

A large equipment barn and other various agricultural structures are located on this site. This farm would be an excellent opportunity for a grower or investor looking for a turn-key operation that still has room for expansion. This farm can be purchased individually or as a package with the north farm as well.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Blueberry• Farms & Nurseries Properties
Uplands / Wetlands:	100% uplands 0% wetlands
Soil Types:	Astatula Fine Sand and Apopka Fine Sand
Taxes & Tax Year:	2024-\$1,88.70
Zoning / FLU:	Rural Residential (MH Allowed)
Current Use:	Blueberry Farm <ul style="list-style-type: none">• 5800+/- square foot equipment barn• 1500+/- square foot pole barn• and other smaller various ag structures. The equipment barn and pole barn were both recently built in 2021.
Structures & Year Built:	
Wells Information:	[1] 12" well
Water use Permits:	SWFWMD WUP #20406
Crop Yield / Income:	Reach out to listing agent for production records.

Location



LOCATION & DRIVING DIRECTIONS

Parcel: 18E17S17 31100
GPS: 28.9978941, -82.5110258
Driving Directions:
Showing Instructions: Please contact Zeb Griffin to set up a time to look at the farm [352] 630 7547.

















For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
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ARKANSAS

112 W Center St, Suite 501
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