

# Property Overview





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

## **OFFERING SUMMARY**

Acreage: 82 Acres

Price / Acre: \$25,793

City: Dunnellon

County: Citrus

Property Type: Land: Blueberry, Farms & Nurseries Properties

## **PROPERTY OVERVEIW**

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 or expansion. This farm can be purchased individually or as a package with the north farm as well.

# Specifications & Features





## **SPECIFICATIONS & FEATURES**

Land Types:

Uplands / Wetlands:

Soil Types:

Taxes & Tax Year:

Zoning / FLU:

Current Use:

Structures & Year Built:

Wells Information:

Water use Permits:

Crop Yield / Income:

Blueberry

• Farms & Nurseries Properties

100% uplands 0% wetlands

Astatula Fine Sand and Apopka Fine

Sand

2024-\$1,88,70

Rural Residential (MH Allowed)

Blueberry Farm

• 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.

(1) 12" well

SWFWMD WUP #20406

Reach out to listing agent for production records.

## Location





## **LOCATION & DRIVING DIRECTIONS**

Parcel: 18E17S17 31100

GPS: 28.9978941, -82.5110258

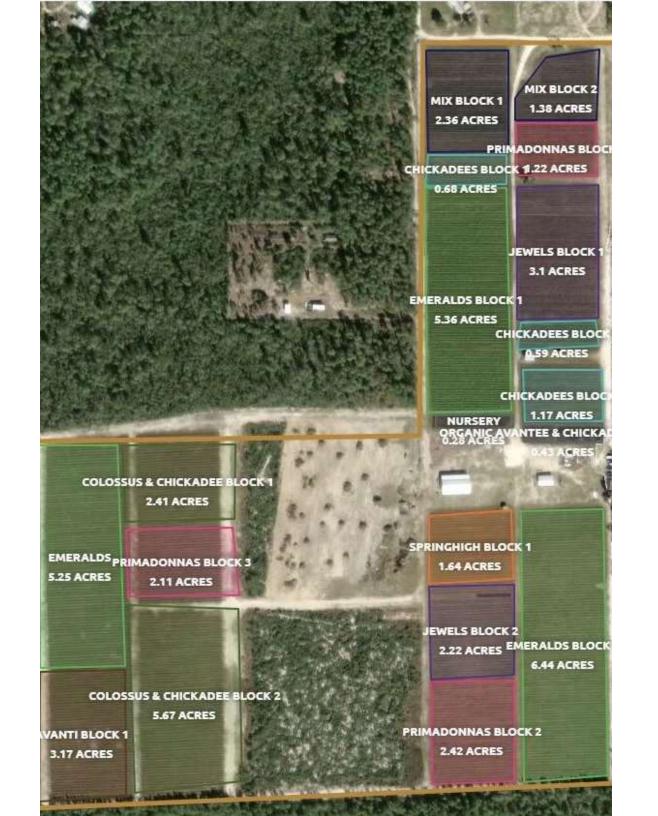
Driving Directions:

Please contact Zeb Griffin

Showing Instructions: 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 229,299,8600

#### **ARKANSAS**

112 W Center St, Suite 501 Fayetteville, Arkansas 72701 479.582.4113

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