

MT. DORA FOLIAGE NURSERY

EUSTIS, FL | LAKE COUNTY

5 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 5 ± acres

Sale Price: \$600,000* Land, improvements, equipment, inventory, customer list and goodwill are all included for a sale price of \$600,000. Land, improvements and equipment can be purchased separately for sale price of \$450,000

Site Address: 20743 Future Farm Rd

County: Lake

Predominant Soil Types: Candler Fine Sand

Uplands/Wetlands: 100% Uplands

Irrigation/Wells: 4 inch well with 5 HP Electric Submersible Pump (340 ft deep)

Utilities: Electric, Natural Gas, Septic System

Structures:

- 20,000 ± SQ FT Greenhouse,
- 16,320 ± SQ FT of Shadehouse
- 3,900 ± SQ FT metal building with 1,000 ± SQ FT of finished office space, built in 2003
- 458 ± & 240 ± SQ FT storage buildings, built in 2000

Taxes: \$2,414.31 (2019)

Fencing: Chain link security fence

Income Features: Pre-contracted sales for plant inventory

Mt Dora Foliage Nursery is excellently located in the heart of the Foliage Growing Industry. This nursery is in superb condition and offers office facilities, equipment, heated Bio-Therm Benches, irrigation, electric well, pump, 2-natural gas boilers (1.5 million BTU'S) & 7 Modine heaters (150k BTU'S). This listing is suitable for growing Hemp clones, foliage, aquaponics, and aeroponics.

The property is surrounded by a chain linked security fence and features a crushed asphalt drive entry with concrete drives within the houses for clean and stable work environment. Located on 5 high and dry acres.



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 09-19-27-0004-000-02902

GPS Location: 28.844537, -81.614053

Driving Directions:

- From US 441 - Go East on Wolf Branch Rd 1.1 miles
- Turn left N on Britt Rd and go 2.1 miles
- Turn right E on Future Farm Rd and property is on the left N.

Showing Instructions: Contact the listing agent for more information.



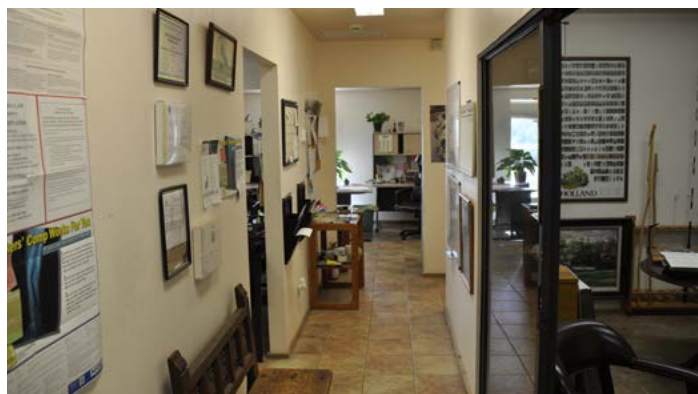


EQUIPMENT LIST

- 1 - Boiler 1,000,000 BTU's - 19 years old
- 1 - Boiler 500,000 BTU's 2 years old
- 7 - Modine heaters 150,000 BTU's
- Thermostats for all heaters and boilers.
- Bio-Therm tubing for heat in the poly houses, 22,000 SQ FT
- 1 - 15 KW Honda generator 2 years old
- All heaters and generators and boilers powered by Natural Gas.
- 8 - Aluminum carts 2 FT x 5 FT
- 1 - Cart 2 FT x 8 FT
- 3 - Dosatrons (fertilizer injectors)
- 10,000 SQ FT of shade cloth for shade house
- All coverings for poly houses both poly and aluminum for repair replacement from storms. Valued at \$14,300
- 5 - Irrigation clocks
- 1 - 100 gallon sprayer with 5 HP gas engine
- 1 - 25 gallon sprayer electric powered











114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

5 ± Acres • Excellent location in the heart of the foliage growing industry

4 inch well with 5 HP Electric Submersible Pump

40,000 ± SQ FT Under Cover

Visit SVNsaunders.com and search for: Mt. Dora Foliage

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