

Dade City Citrus Grove & Nursery

Dade City, FL • Pasco County

54.78 +/- Acres



SREland.com/LazyWRanch

Brian Beasley, CCA, CNLM, 863.774.3527, Dean Saunders, ALC, CCIM, 863.774.3522, and
Carson Futch, 863.216.5913



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For growers, this is a great opportunity for a turnkey operation. Suited for citrus growers, blueberry growers, ornamental/fruit/blueberry nursery growers, and farmers. The site is also perfect for an acreage estate home.

The property features five greenhouses, screenhouse, field nursery area, and beautiful rolling topography with elevations from 140' to 90'.

The property is contiguous to the SWFWMD Conservation Easements to the east.

Acreage: 54.78 +/- acres ***Will divide! Please inquire!***

Sale Price: \$1,550,000

Price per Acre: \$28,295

County: Pasco

Site Address: 10548 Singletary Road, Dade City, FL 33525

Road Frontage:

- 1,600 +/- feet on Singletary Road
- Unpaved - county maintained road

Wells: (3) wells (see well schedule)

Water Use Permits: SWFWMD #20008984

Fencing: All fenced with field fence and barbed wire

Soil Types: Lake Sand, 0 to 5 Percent Slopes, 44 acres; Candler Fine Sand, 5 to 8 Percent Slopes, 7 acres; Zolfo Fine Sand, 4 Acres

Uplands/Wetlands: 100% uplands

Class of Grove: Producing grove and young grove (See Attached Table)

Zoning: AC Agriculture One Dwelling Unit per 10 Acres

Future Land Use: AG/R Agriculture Rural

Improvements: Pole barns, office, greenhouses, screenhouse (see tables)

Income Features: Producing orange grove and citrus nursery

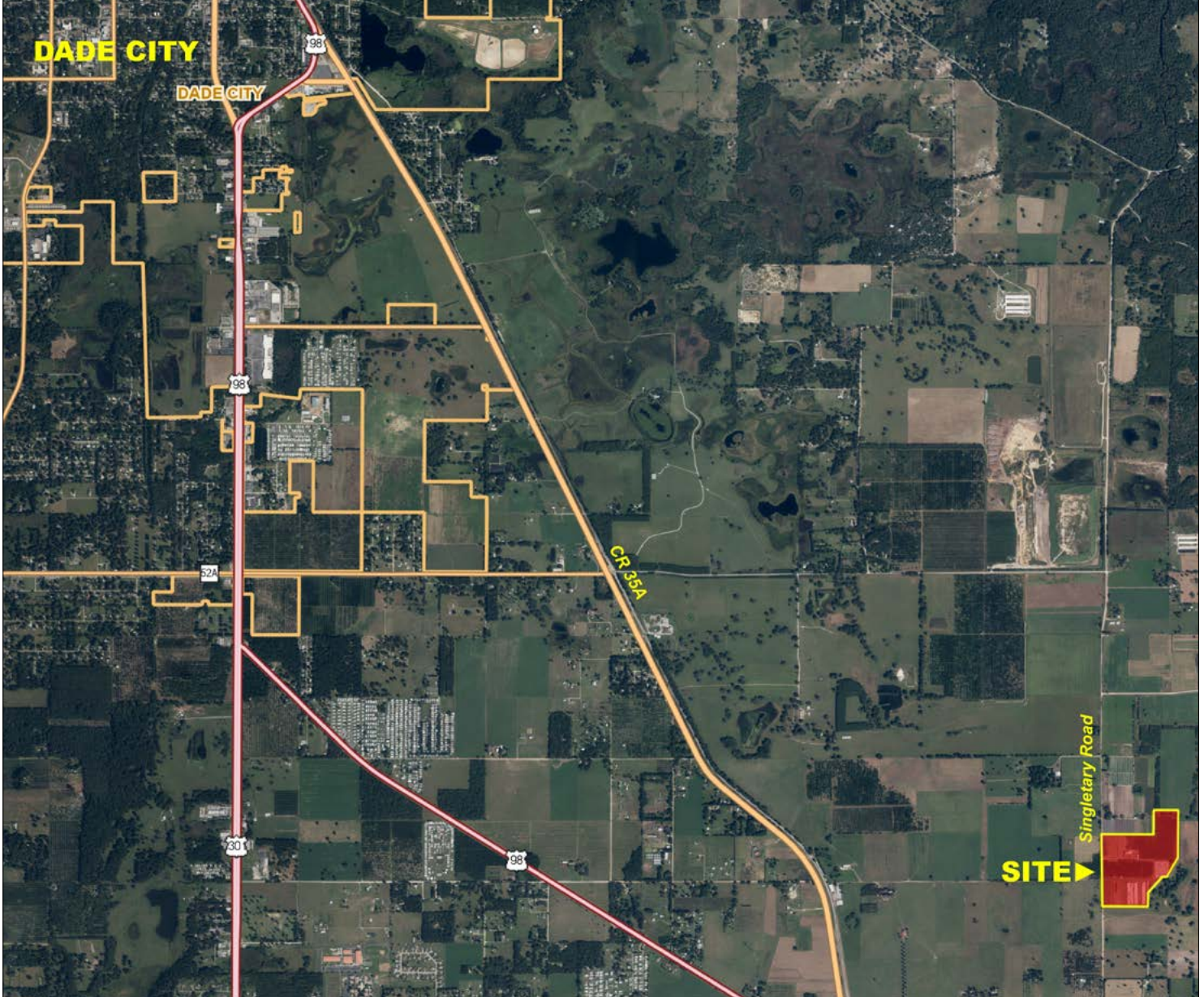
Structures: See tables

Annual Taxes: \$6,872

**Ideal Site for Citrus, Blueberry,
Ornamental, Fruit,
and Nursery Growers; and Farmers**

**Beautiful Rolling Topography Makes this a
Perfect Site for an Acreage Estate Home**





Parcel IDs:

17-25-22-0000-00100-0050

17-25-22-0000-00100-0060

GPS: Long/Lat 82.13043/28.31159

Showing Instructions:

- Advanced notice required due to **guard dogs on property**
- All visitors must be accompanied by listing agent

Driving Directions:

From US 98 and I-4 in Lakeland, drive north on us 98 approximately 19.2 Miles to Janmar Road

- Turn north onto Janmar Road for 0.6 mile to Messick Road
- Turn east onto Messick Road for 0.5 mile to Singletary Road
- Turn north onto Singletary Road for 0.6 mile to entrance

From US 98 and US 301 in Dade City, drive south on US 98 approximately 3.6 Miles to Janmar Road

- Turn north onto Janmar Road for 0.6 mile to Messick Road
- Turn east onto Messick Road for 0.5 miles to Singletary Road
- Turn north onto Singletary Road for 0.6 mile to entrance

6 +/- Miles to Dade City

20 +/- Miles to I-4



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Well Schedule

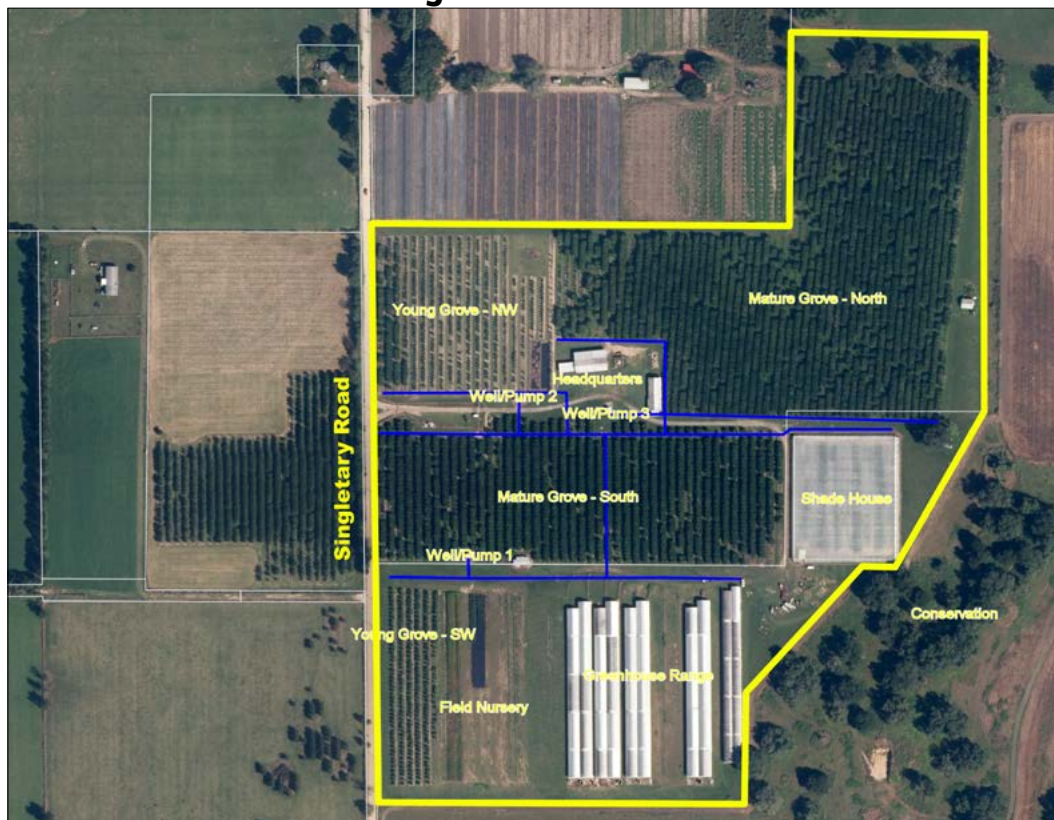
Well #1	Well # 2	Well #3	Well #4	
District Number	1	2	3	4
Location	NE of GH	Hdqtrs East	Hdqtrs West	N of GH
Diameter (in)	10	10	12	4
Depth/Cased (ft)	520/136	375/135	530/140	300
Use	Irr Grove	Irr Grove	Irr Grove	Barn, Office
Avg GPD	46,440	1,600	8,035	100 GPM
Peak Month GPD	222,290	13,170	8,035	
Crop Protect GPD	2,500,000	92,400	N/A	
Engine	6-cyl Deutz	6-cyl Deutz	6-cyl Deutz	Elect Subm
Tubo Charged	Yes	Yes	Yes	
Cooling	Air-Cooled	Air-Cooled	Air-Cooled	
Gearhead	Amarillo	Amarillo	Amarillo	
Pump	Turbine	Turbine	Turbine	Submerse
Pump Brand	Goulds	Goulds	Goulds	300 Gal Press.
Pump Lube	Water	Water	Water	
Filters	Screen	Screen	Screen	
Fuel	Diesel	Diesel	Diesel	Electric
Fuel Tank	500 Gal Skid	500 Gal Skid	500 Gal Skid	
Roof	Galv Metal	Galv Metal	Galv Metal	None
Construction	Wood Frame	Wood Frame	Wood Frame	
Floor	Concrete	Concrete	Concrete	
Size	14' x 16'	15' x 16'	13' x 25'	
Irrigation System	15 GPH Jets	15 GPH Jets	15 GPH Jets	incl. Hose Bibs

Southwest Florida Water Management District

- Permit # 20 008984
- Expires - 7/17/2028
- Acres Total - 55
- Average GPD - 56,075
- Peak GPD - 243,495
- Max GPD - 2,592,400

All irrigation systems and wells are interconnected for emergency back up.

Irrigation Mainlines



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Grove Production Table - Mature Acres - 25.1

Variety	Hamkins	Hamkins	Hamkins	Hamkins
Year	2017/18 Est	2016/17	2015/16	2014/15
Boxes	5,000	4,000	3,100	6,000
Boxes per Acre	199	159	124	239
Solids per Box	5.0	5.0	5.0	5.0
Total Solids	25,000	20,000	15,500	30,000
Note: Heavy Topping and Hedging Affect on 2015/16 Crop				



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Land Table	Acres	Scion	Root Stock	Plant Date	Spacing Rows Ft	Spacing In Line Ft	Irrigation
Mature Grove - North	15.5	Hamlin	Swingle	1988	20.0	10.0	15 GPH Micro Sprinklers
Mature Grove - South	9.6	Hamlin	Swingle	2001	24.0	12.0	15 GPH Micro Sprinklers
Young Grove - SW	1.6	See Notes*	Swingle	2012	23.0	10.0	15 GPH Micro Sprinklers
Field Nursery	2.9	Open Field			15.0	5.0	50x40 Gear Drive 5' Risers
Greenhouse Range	6.5						
Shade House Range	3.0						
Headquarters Area	1.6						
Roads, Open, Margins	14.3						
ALL	55.0						

***Notes** - These are Salad Trees - Mostly Red Grapefruit, Minneola Tangelo, Navel, Valencia and Lemons

- Maxi-Jets Micro Sprinklers
- Toro - Gear Drive Sprinklers

Block Map



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Support Buildings							
Location	Hdqtrs	Hdqtrs	Hdqtrs	Hdqtrs	Hdqtrs	NE	GH Support
Description	Pole barn 1	Pole barn 2	Office Bld	Wash Rack	Wash Rack	Old Bld	Break room
Use #1	Equipment	Equipment	3 Offices	Wash Equip	Wash Equip	Storage	Employees
Use #2	Shop Maint.	Storage	Bathroom	Mainten.	Mainten.	Poor Condit.	Storage
Construction	Post/Frame	Post/Frame	Wood Frame	Concrete	Concrete	Wood Frame	Wood Frame
Roof	Galv Metal	Galv Metal	Galv Metal			Galv Metal	Galv Metal
High Clear (ft)	11	8.5	8.5				
Length	86	61	32	41	29	30	39
Width	56	35	38	16	20	24	21
Square Feet	4,816	2,135	1,216	656	580	720	819
Bays	7	6	Common Area				
Floor	Concrete	Dirt	Concrete	Concrete	Concrete	Wood	Concrete
Power*	Single Phase	Single Phase	Single Phase				Single Phase
Roof Constr.	Rafters	Trusses	Trusses			Trusses	Trusses/Rafters
Interior			Finished			No Finish	Portion Finished
Exterior			Wood Siding			Lap Siding	Galv Metal
Air Condition			Yes				Yes - Portion
*Three Phase Power Along Singletary Road Frontage • Misc. - Sanitizing Station Located at Front Entrance • Build Dates Mostly 1987 - 2007 • NE Storage Building - Built in 1950's as a Church Social Hall. Moved to this Site during the 1980's							



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Turnkey Operation!
Buildings and Structure in Place

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Greenhouse Schedule						
DPI Number	1	2	3	4	5	Combined All
Brand	Atlas	Atlas	Atlas	Atlas	Atlas	
Cover	Aluminet Screen	Aluminet Screen	Aluminet Screen	Aluminet Screen	Aluminet Screen	
Length	450	450	450	450	450	2,250
Width	60	60	60	60	50	290
Square Feet	27,000	27,000	27,000	27,000	22,500	130,500
GH Entrance						
Length	30	30	30	30	25	145
Width	20	20	20	20	20	100
Square Feet	600	600	600	600	500	2,900
All Sq Feet	27,600	27,600	27,600	27,600	23,000	133,400
All Acres	0.63	0.63	0.63	0.63	0.53	3.06

All Greenhouses - Pre-Engineered	
Irrigation	Overhead
Sprinklers	Wobblers 15' OC
Power	Single Phase
Trusses - Galv Metal	12' OC
Truss Span	30'
Spans	2
Post - Galv Metal	12' In-Line In Concrete
In Ground Irrigation	Drip and Micro Sprinklers
Sidewall	Skirted, Aluminet Screen
Pads and Fans	Positive Force Fans in Entry Area of Greenhouses
Shape	Double Quonset
Build Date	2006 - 2008



Post and Cable Screen House Schedule		
Location	Main SE	at Hdqtrs
Brand Pre-Engineered	Professional Built	Professional Built
Length	345	41
Width	290	25
Square Feet	100,050	1,025
Acres	2.3	
Post - Wood	6" - 8"	6" - 8"
Cover	Aluminet	Aluminet
Sidewalls	Aluminet	Aluminet
Irrigation	Micro Sprinklers	None
Use	Growing House	Holding House



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**Wells and Irrigation in Place for a
Turnkey Operation**

**Income-Producing Grove
Fruit Groves
Container Nursery
Farming Blueberries
Acreage Estate Homesite**



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

Brian Beasley, CCA, CNLM
Brian@SREland.com • 863.774.3527

Dean Saunders, ALC, CCIM
Dean@SREland.com • 863.774.3522

Carson Futch, Associate Broker
CFutch@SREland.com • 863.216.5913

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**Will Divide! Turnkey Citrus & Nursery Operation!
Income-Producing Grove**

Ideal Site for Citrus, Blueberry, Ornamental, Fruit,
and Nursery Growers • Farmers

Beautiful Rolling Topography Makes this a Perfect Site for an Acreage Estate Homesite

SREland.com/DadeGrove

LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896



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