

Clay Gully Farm & Ranch

MYAKKA CITY, FL | MANATEE COUNTY

1,325.4 ± ACRES TOTAL



Near Myakka City in Manatee County, Clay Gully Farm & Ranch offers a rare opportunity to acquire irrigated, permitted farmland that won't last long on the open market.

When the Manatee River was opened to settlers in 1842, farmers willing to work 160 acres provided by the Florida government began streaming into Manatee County. Today, Manatee and Hillsborough counties produce approximately 40% of Florida's tomatoes, a state that provides 70% of all fresh market tomatoes grown in the nation. Potatoes, cabbage, watermelon, peppers, cucumbers, snap beans, squash, and other crops are also produced here.

Clay Gully Farm & Ranch's 894 acres of irrigated farmland has been used to grow tomatoes, however, the land is currently not being farmed and has been planted to pasture grasses.





Specifications & Features

Acreage: 1,325.4 ± acres

Sale Price: \$7,619,325

Price per Acre: \$5,748.69

Site Address: 45200 Clay Gully Rd, Myakka City, FL 34251

County: Manatee

Predominant Soil Types: Eaugallie Fine Sand, Myakka Fine Sand, Canova, Anclote, and Okeelanta Soils, Palmetto Sand, Floridana, Delray and Cassia

Uplands/Wetlands: 1,043.5 ± acres uplands and 281.9 ± acres wetlands

Crop Yield/Income: Tomatoes

Irrigation/Wells: 894 acres of irrigated crop land and (2) 16" wells

Utilities: Power lines along Clay Gully Road

Structures:

- 3 Bedroom, 2 bathroom home built in 1996 with 1,440 SF living, 2,604 SF total under roof
- 2 Bedroom, 1 bathroom home, built 1994 with 512 SF living area, 1,536 SF total under roof
- 3 Bedroom, 1 bathroom home built 1920, updated in 1968 with 1,400 SF living area, 1,827 SF under roof
- 2,232 SF shed built in 1920
- 3,840 SF barn, built 1994

Fencing: Exit Fencing

Taxes: \$10,790.15 (2017)





Location & Driving Directions

Parcel IDs: 113401059, 113402009, 112802509, 112802209

GPS Location: -82.081928, 27.267234

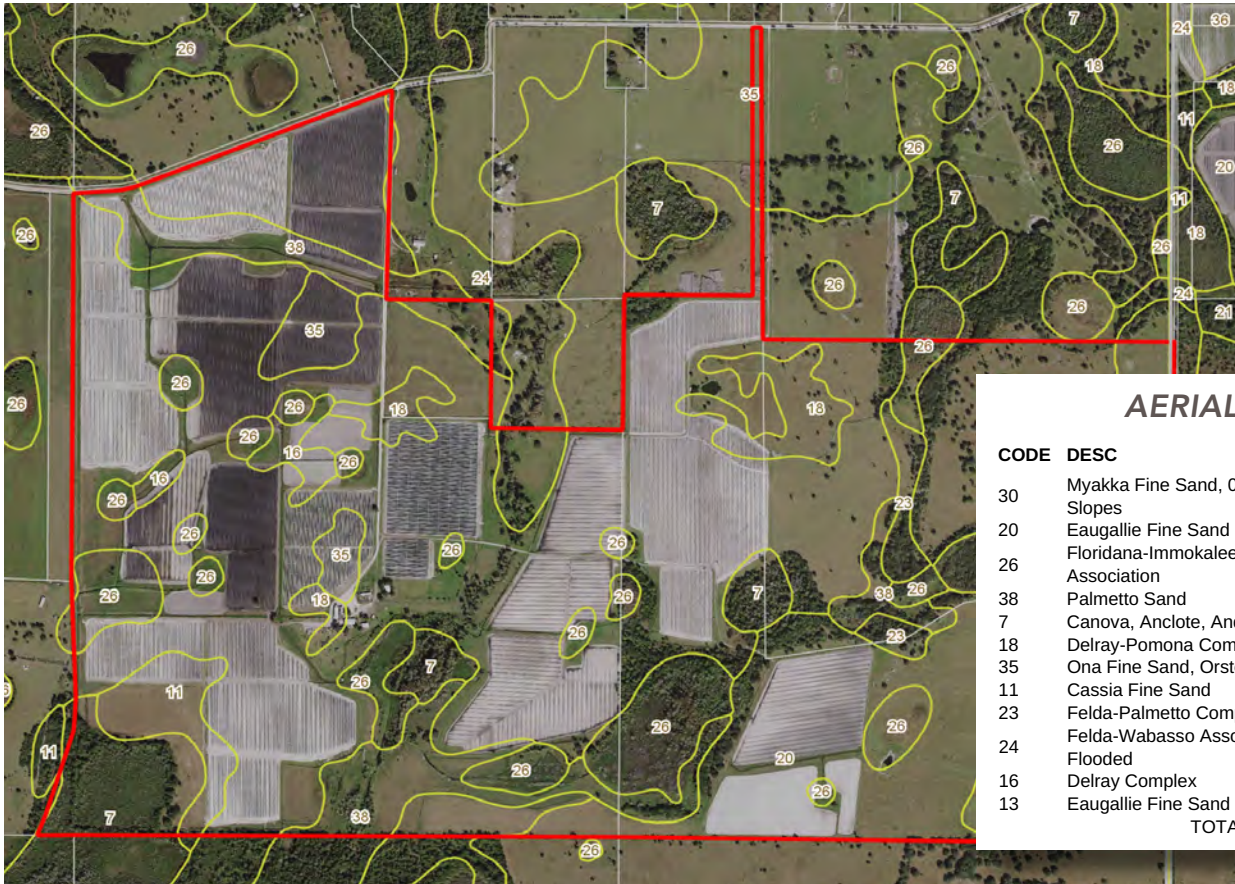
Driving Directions:

- From Highway 70 turn south on Sugar Bowl Rd and continue for three miles
- Turn east on to Clay Gully Road continue for 2.3 miles and the property is on the south side of the road.

Showing Instructions: Contact Dean Saunders 863-774-3522 to schedule a showing time.

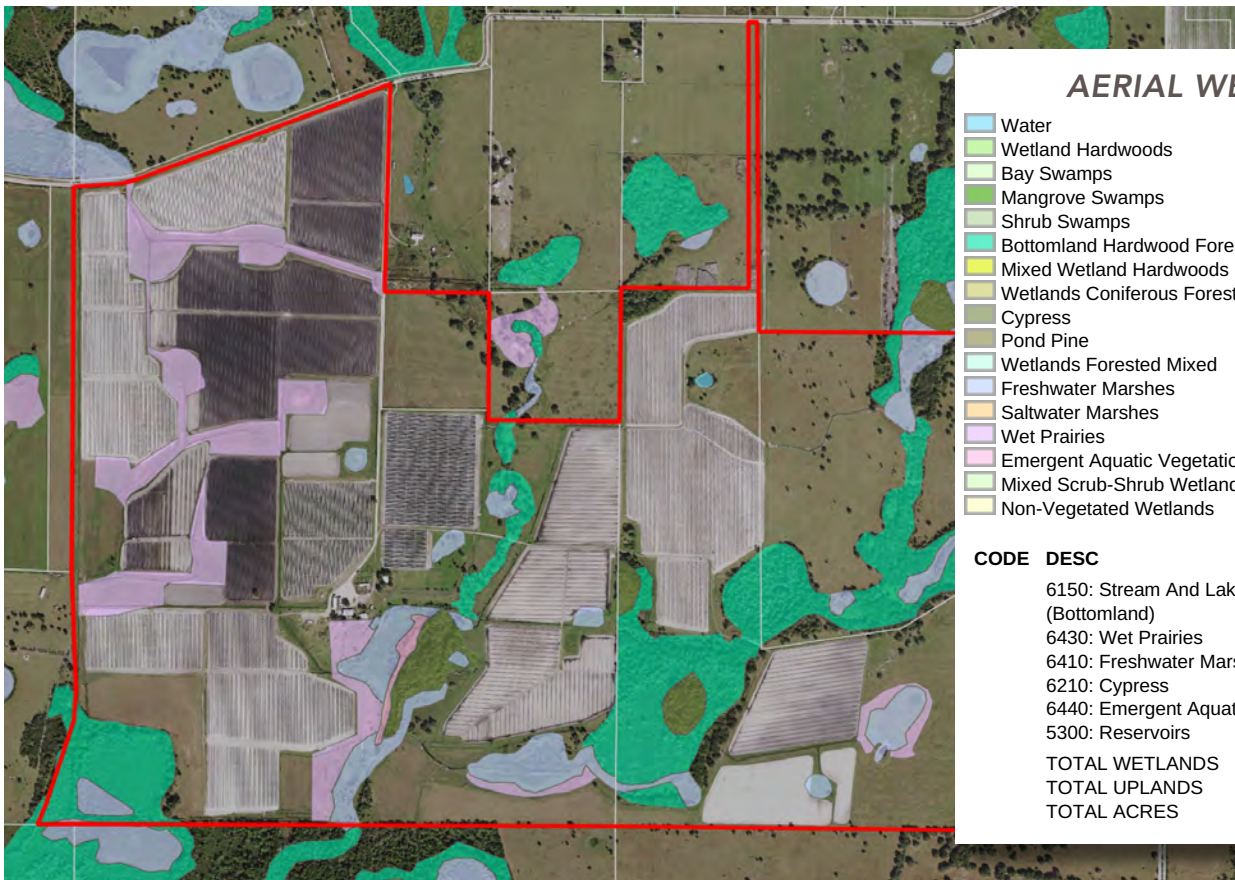






AERIAL SOILS

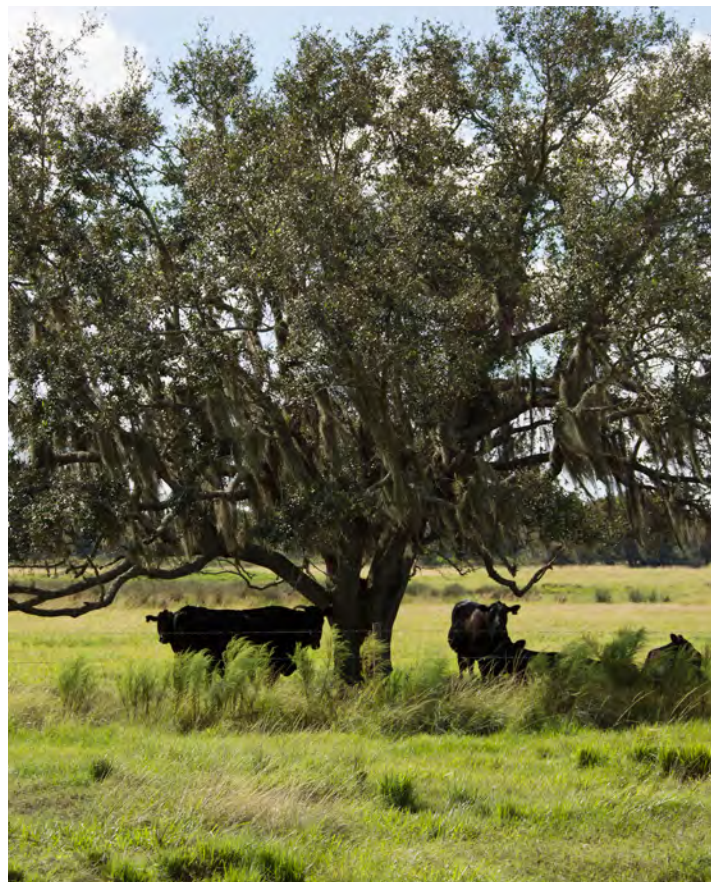
CODE	DESC	ACRES
30	Myakka Fine Sand, 0 To 2 Percent Slopes	684
20	Eaugallie Fine Sand	245
26	Floridana-Immokalee-Okeelanta Association	116
38	Palmetto Sand	82
7	Canova, Anclote, And Okeelanta Soils	68
18	Delray-Pomona Complex	39
35	Ona Fine Sand, Orstein Substratum	25
11	Cassia Fine Sand	24
23	Felda-Palmetto Complex	14
24	Felda-Wabasso Association, Frequently Flooded	13
16	Delray Complex	12
13	Eaugallie Fine Sand	4
TOTAL = 1325.39357510687 acres		



AERIAL WETLANDS

Water
Wetland Hardwoods
Bay Swamps
Mangrove Swamps
Shrub Swamps
Bottomland Hardwood Forest
Mixed Wetland Hardwoods
Wetlands Coniferous Forest
Cypress
Pond Pine
Wetlands Forested Mixed
Freshwater Marshes
Saltwater Marshes
Wet Prairies
Emergent Aquatic Vegetation
Mixed Scrub-Shrub Wetlands
Non-Vegetated Wetlands

CODE	DESC	ACRES
6150:	Stream And Lake Swamps (Bottomland)	125.5
6430:	Wet Prairies	73.5
6410:	Freshwater Marshes	64.3
6210:	Cypress	16.1
6440:	Emergent Aquatic Vegetation	2.6
5300:	Reservoirs	.5
TOTAL WETLANDS		282.5
TOTAL UPLANDS		1,042.9
TOTAL ACRES		1,325.4





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

1,325.4 ± Acres • Established Farmland to Grow Assorted Crops
Unique Opportunity that Won't Last Long!

SREland.com/ClayGully

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



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
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