

PASCO COUNTY BLUEBERRY FARM

DADE CITY, FL | PASCO COUNTY

50 ± ACRES TOTAL



PRICE REDUCED



High elevation, good infrastructure, and great soils are just a few of the key factors that make the Pasco County Blueberry Farm an exceptional agricultural investment. Located in North Pasco County in the beautiful rolling hills of the Brooksville Ridge. This turn-key blueberry operation has nearly 600 feet of paved road frontage on Johnston Road and is only 3.5 miles from I-75! Nearby access to this major interstate allows for a short 40-minute drive to the Tampa/ Brandon area, 1 hour and 15-minute drive to Clearwater, and only an hour drive to Lakeland. This farm would serve as a great agricultural investment to either a savvy investor familiar with this type of operation or to a relatively new investor looking to take over an active operation with great consultants already in place. Equipment is available for purchase-pricing negotiable by separate agreement with seller. Reach out to listing agents Keat Waldron or Carson Futch for more info!





SPECIFICATIONS & FEATURES

Acreage: 50 ± acres

Total acreage includes 24 ± acre productive farmland

Sale Price: \$874,900

Price per Acre: \$17,498

Site Address: 28978 Johnston Road,
Dade City, FL 33523

County: Pasco

Inventory: Blueberries - 14 ± acres Emeralds & Jewels; 10 ± acres Farthings & Meadowlarks

Crop Yield/Income:

- 2017 - 90,996 packed lbs
- 2018 - 74,234 packed lbs
- 2019 - 102,027 packed lbs

Irrigation: Frost & freeze and drip irrigation

- 2-drip tubes on the beds
- Pumps & wells connected to one continuous 12 inch main line

Fencing: Perimeter fence

Soil Types:

- Wauchula fine sand, 0 to 5 percent slopes - 4 ± acres
- Pomona fine sand - 13 ± acres
- Lochloosa fine sand, 0 to 5 percent slopes - 10 ± acres

- Blichton fine sand, 2 to 5 percent slopes - 21 ± acres
- Flemington Variant fine sand, 2 to 5 percent slopes - 0.1 ± acre
- Palmetto-Zephyr-Sellers complex - 2 ± acres

Wetlands/Uplands: 49 ± uplands, 1 ± wetlands

Zoning: AR5

FLU: AG/R

Current Use: Blueberry farm operation

Wells Information: 1 - 6 inch well & 2 tail water recovery ponds with centrifugal pumps (avg. 1,300-1,500 gpm)

Utilities: Electric on site

Taxes: \$1,983.83 - 2018 combined taxes & assessments

Structures:

- Enclosed 1,800 ± sf metal building
- 2 - 40 ft metal storage containers
- Equipment shelter

Income Features: Blueberries. Harvest Metrics as well as 2017 & 2018 Profit & Loss available upon signing NDA.

Equipment in the Sale: Equipment for sale - pricing negotiable by separate agreement with seller



EQUIPMENT LIST











- John Deere Tractor- 2011 D-5045 with Front End Loader
- Kubota B-3000 Tractor 2011
- John Deere 2009 Gator
- 18' Haul Trailer
- 4 Blueberry Carts
- Tiller Attachment
- Hydra Saw
- Fertilizer Spreader
- Plastic Lugs 1,275
- Sprayer
- Bird Repellent Cannon
- John Deere 2011 Rotary Cutter
- Harvest Pallet Scale
- Box Blade













Aerial NWI Wetlands

	County Boundaries	
	Polygons Drawing	
	Lines Drawing	
	Labels Drawing	
	Points Drawing	
	Estuarine	
	Lacustrine	
	Marine	
	Palustrine	
	Riverine	

CODE	DESC	ACRES
PFO6C	Freshwater Forested/Shrub Wetland	1.6
	TOTAL WETLANDS	1.6
	TOTAL UPLANDS	49.1
	TOTAL ACRES	50.6



Aerial Soil Outlines

	County Boundaries	
	Polygons Drawing	
	Lines Drawing	
	Labels Drawing	
	Points Drawing	
	Soils Boundaries	

CODE	DESC	ACRES
50	Blichton Fine Sand, 2 To 5 Percent Slopes	21
2	Pomona Fine Sand	13
48	Lochloosa Fine Sand, 0 To 5 Percent Slopes	10
1	Wauchula Fine Sand, 0 To 5 Percent Slopes	4
60	Palmetto-Zephyr-Sellers Complex	2
54	Flemington Variant Fine Sand, 2 To 5 Percent Slopes	0
TOTAL = 50.6168700600128 acres		

LOCATION & DRIVING DIRECTIONS

Parcel IDs: 18-24-20-0000-00100-0000

GPS Location: 28.40520, -82.33678

Driving Directions:

- Head North on I-75 toward Ocala.
- Take exit 293 onto County Hwy-41.
- In 700 feet turn right onto Blanton Road.
- In 0.9 of a mile turn left.
- In 100 feet turn left onto Lake Iola Road.
- In 1.2 miles turn right onto Johnston Road.
- In 1.5 miles the Farm will be on your left.

Showing Instructions: Contact the listing agents, Keat Waldron (863.214.3410) or Carson Futch (863.559.0800), to learn more or schedule a showing time.





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

50 ± Acres • Turn-Key Blueberry Operation

High Elevation, Good Infrastructure with Great Soils!

Nearby Access To A Major Interstate Allows For A Short 40-Minute Drive To Tampa/Brandon

Visit SVNsaunders.com & Search For: Pasco County Blueberry

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