



SEARS GROVE

LABELLE, FL | HENDRY COUNTY

761 +/- ACRES



SPECIFICATIONS & FEATURES

Acreage: 761 +/- acres of citrus and pasture combined

Sale Price: \$5,327,000

Price per Acre: \$7,000

County: Hendry

Site Address: 3900 Sears Road, Labelle, FL 33935

Road Frontage: Gerber Water Control District unpaved roads

Fencing: 130 Acres are fenced for cattle with 5-strand barbed-wire and wood posts

Uplands/Wetlands: 100% uplands

Zoning/FLU: Agriculture

Taxes: \$113,223 for 2016, includes Gerber Water Control District taxes

The Sears Grove and Ranch consists of 631 acres of citrus grove (minimal caretaking) and 130 acres of improved Bahia grass pasture.

The property is divided into 4 portions all located within the Gerber Water Control District (GWCD) growing area.

The property is suitable for citrus, sugarcane, row crops, and vegetable farming.

Irrigation water is provided to the property by a series of GWCD canals. Irrigation water is lifted onto the property with land owner's irrigation pumps.

General district drainage is also provided by the GWCD canals. On-site drainage is provided by land owner's beds and sublateral ditches. All are gravity drained.

14 +/- Miles to LaBelle & SR 80
38 +/- Miles to I-75

Located within the **Gerber Water Control District (GWCD)**
Suitable for Citrus, Sugarcane, Row Crops, and Vegetable Farming
Irrigation Water Provided By GWCD Canals

LOCATION & DRIVING DIRECTIONS

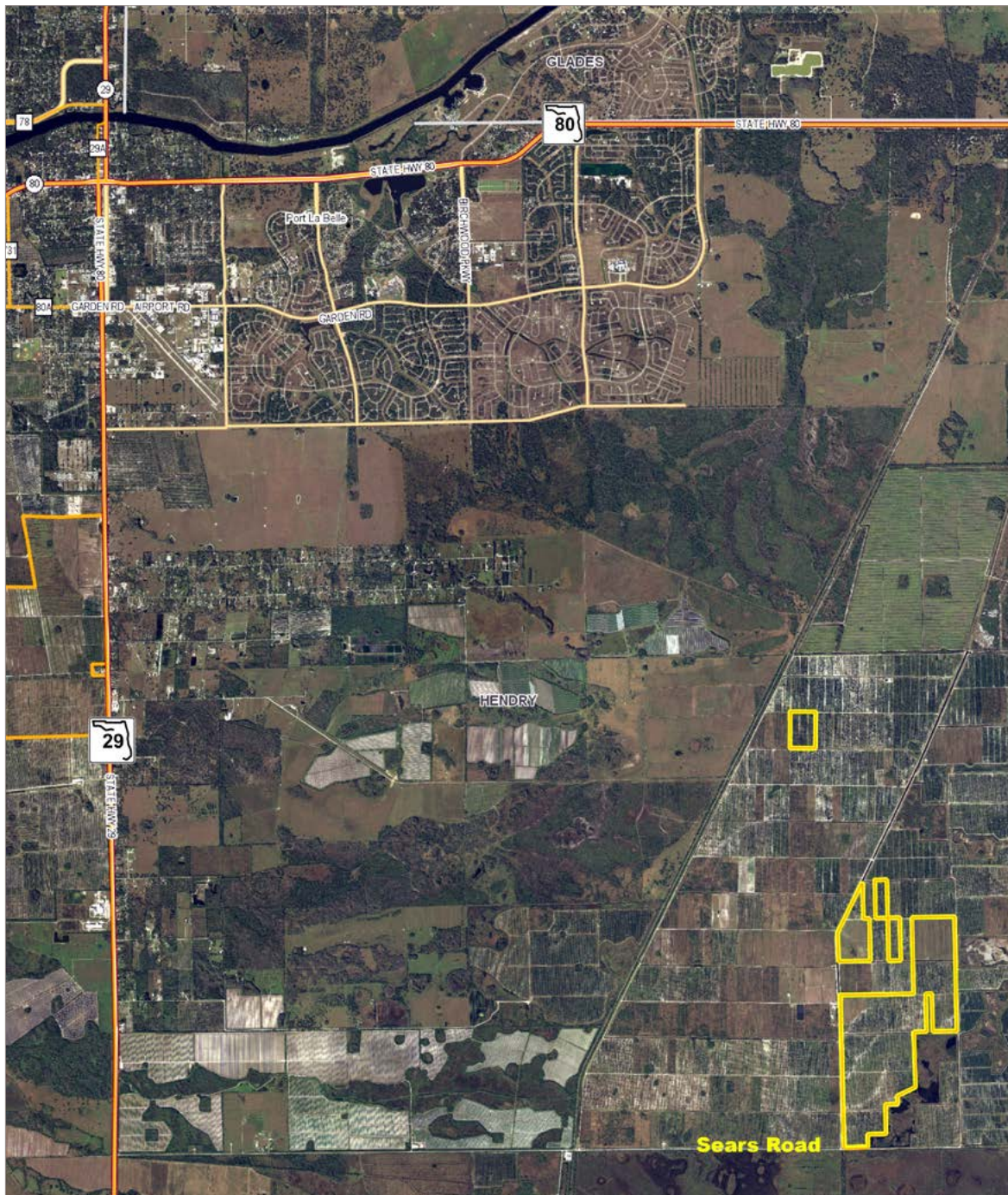
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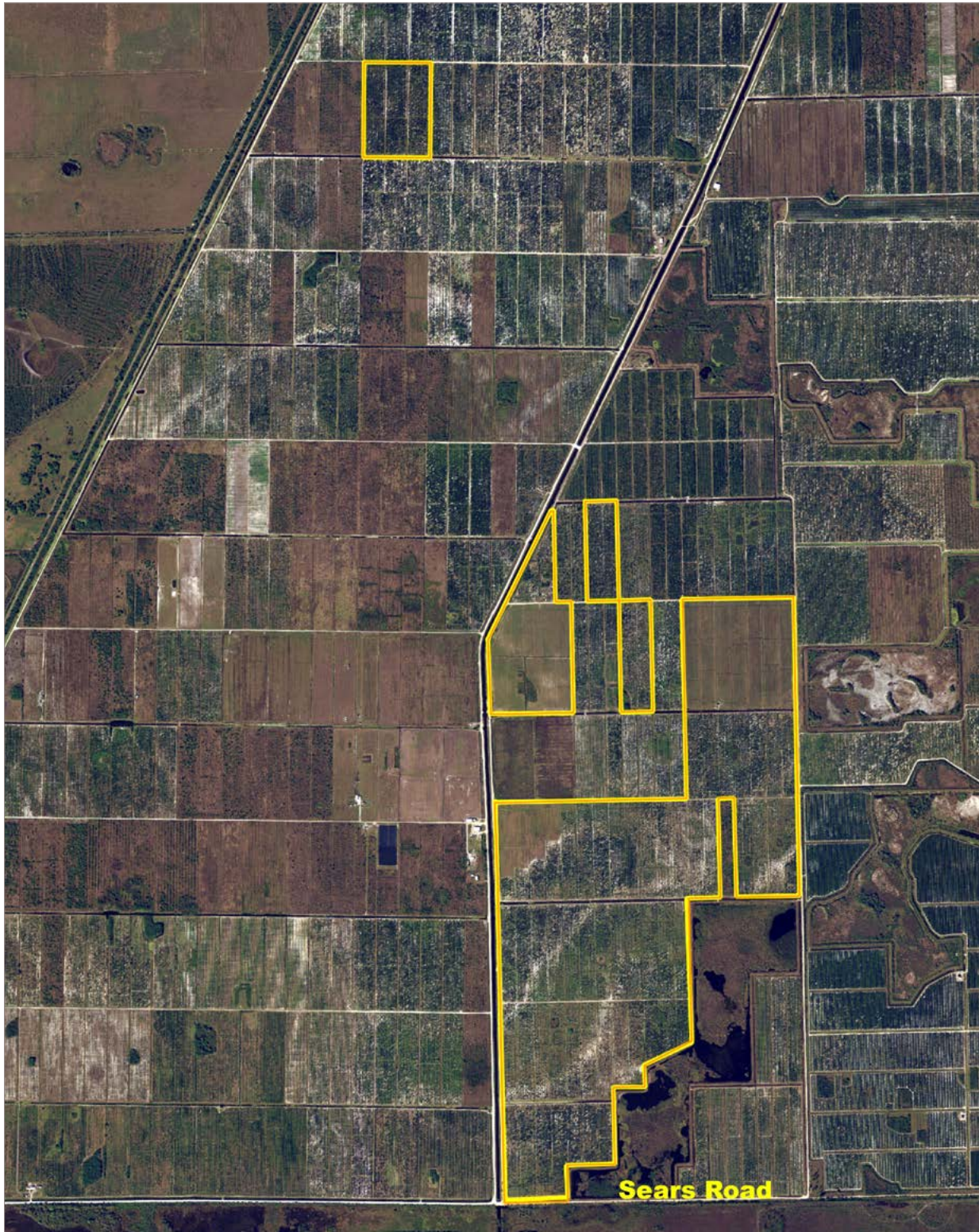
Driving Directions:

- From SR 80 and SR 29 in Labelle, FL, travel south on SR 29 for 8.0 miles to Sears Road
- Turn east on Sears Road and travel 6.0 miles to property

Showing Instructions:

The Gerber Water Control District Roads are open to the public





SEARS GROVE
AERIAL

TAX PARCEL ID's

• 1-30-44-04-010-0012-002.3.....	40.01
• 1-30-44-04-020-0001-001.0.....	2.14
• 1-30-44-04-020-0001-001.1.....	51.40
• 1-30-44-04-020-0001-001.2.....	6.49
• 1-30-44-04-020-0002-001.0.....	25.00
• 1-30-44-04-020-0002-001.1.....	5.00
• 1-30-44-04-020-0002-001.3.....	10.00
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• 1-30-44-04-020-0002-002.1.....	3.79
• 1-30-44-04-020-0002-003.0.....	10.18
• 1-30-44-04-020-0002-003.1.....	10.00
• 1-30-44-04-020-0002-003.2.....	1.27
• 1-30-44-04-020-0003-001.0.....	120.01
• 1-30-44-04-020-0004-001.0.....	7.54
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• 1-30-44-04-020-0004-001.6.....	2.50
• 1-30-44-04-020-0004-001.7.....	2.00
• 1-30-44-04-020-0004-002.0.....	38.31
• 1-30-44-04-020-0004-002.1.....	15.00
• 1-30-44-04-020-0004-002.3.....	2.50
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• 1-30-44-04-020-0005-005.1.....	4.97
• 1-30-44-04-020-0005-005.2.....	5.00
• 1-30-44-04-020-0006-001.0.....	56.43
• 1-30-44-04-020-0006-001.2.....	22.33
• 1-30-44-04-020-0006-002.0.....	67.12
• 1-30-44-04-020-0006-002.1.....	11.14
• 1-30-44-04-020-0007-001.0.....	14.96
• 1-30-44-04-020-0007-002.1.....	10.00
• 1-30-44-04-020-0007-002.4.....	10.00
• Mixed Parcels - above.....	3.02

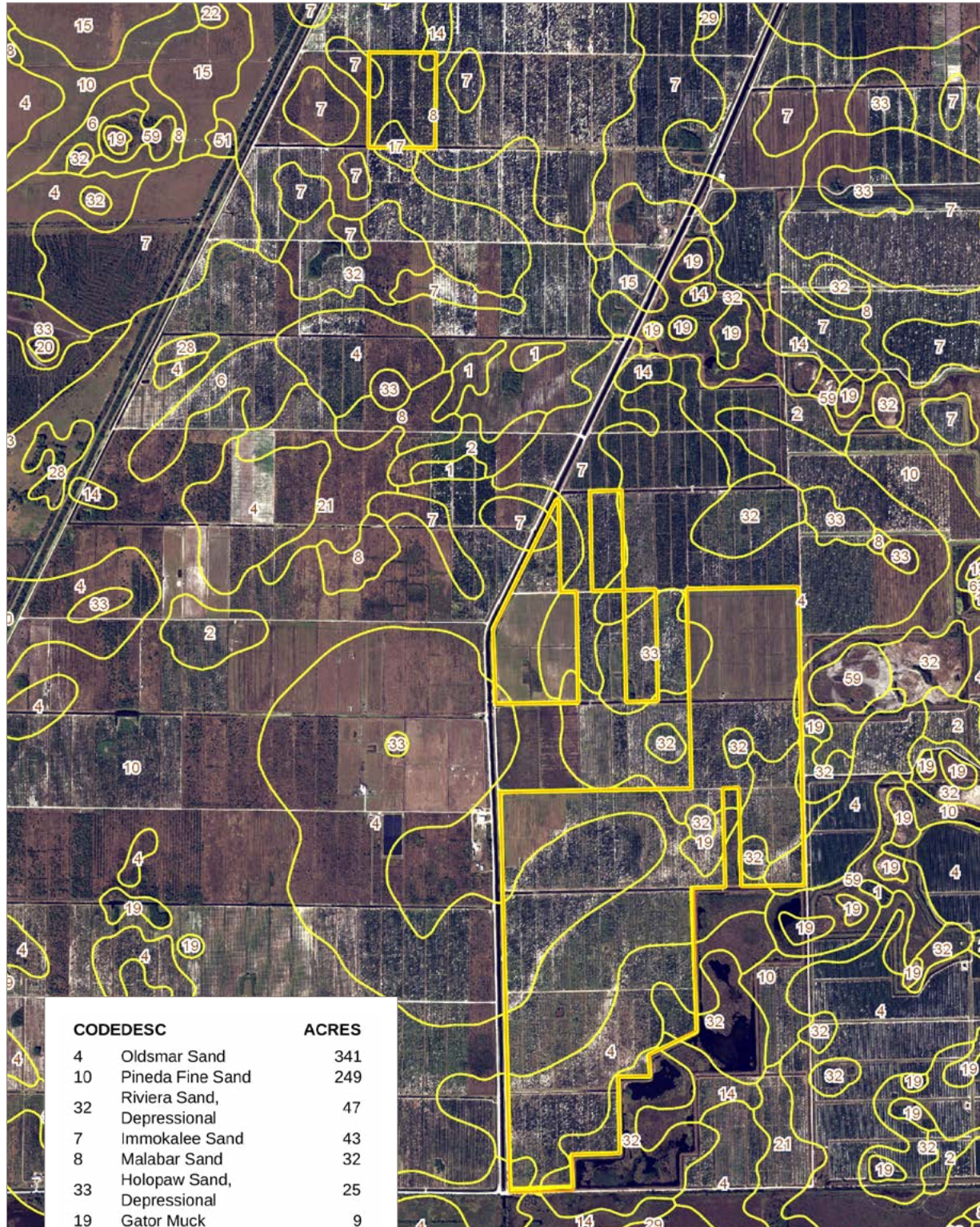
TOTAL - 761.00 +/- Acres

ACREAGE BREAKDOWN

761 +/- acres of citrus and pasture:

- 631 +/- acres of citrus grove (minimal caretaking)
includes:
 - 316 +/- acres of Hamlins
 - 315 +/- acres of Valencias
- 130 +/- acres of improved pasture





SEARS GROVE SOILS

**Grove Table**

VARIETY	ROOT STOCK	SET
Hamlin Oranges	Carrizo	15 x 25
Valencia Oranges	Carrizo	15 x 25

Boxes / l b Solids

VARIETY	2016/17	2015/16	2014/15	3-YR AVG
Hamlin Oranges	12,743 / 82,830	18,092 / 117,598	21,995 / 142,968	17,610 / 114,465
Valencia Oranges	10,996 / 74,773	15,209 / 103,421	26,476 / 181,832	17,560 / 120,009
TOTAL	23,739 / 157,603	33,301 / 221,019	48,471 / 324,800	Total Boxes 35,170

Soil Types: Predominately Oldsmar (341 acres) and Pineda (249 acres) Sands

Irrigation/ Wells:

- A series of lift pumps pull from the Gerber Water Control District Canals
- Water is sourced from the Caloosahatchee River
- Irrigation Systems are drip/microjet.

Water Use Permits: Gerber Water Control and Barron Water District Permits

Class of Grove: Greening and minimal caretaking

Improvements: Drip/Microjet irrigation systems, bedded land, drainage infrastructure



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

761 +/- Acres • Citrus & Pasture
Citrus, Sugar Cane, Row Crops, Vegetable Farming
Irrigations by Gerber Water Control District

SREland.com/SearsGrove

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