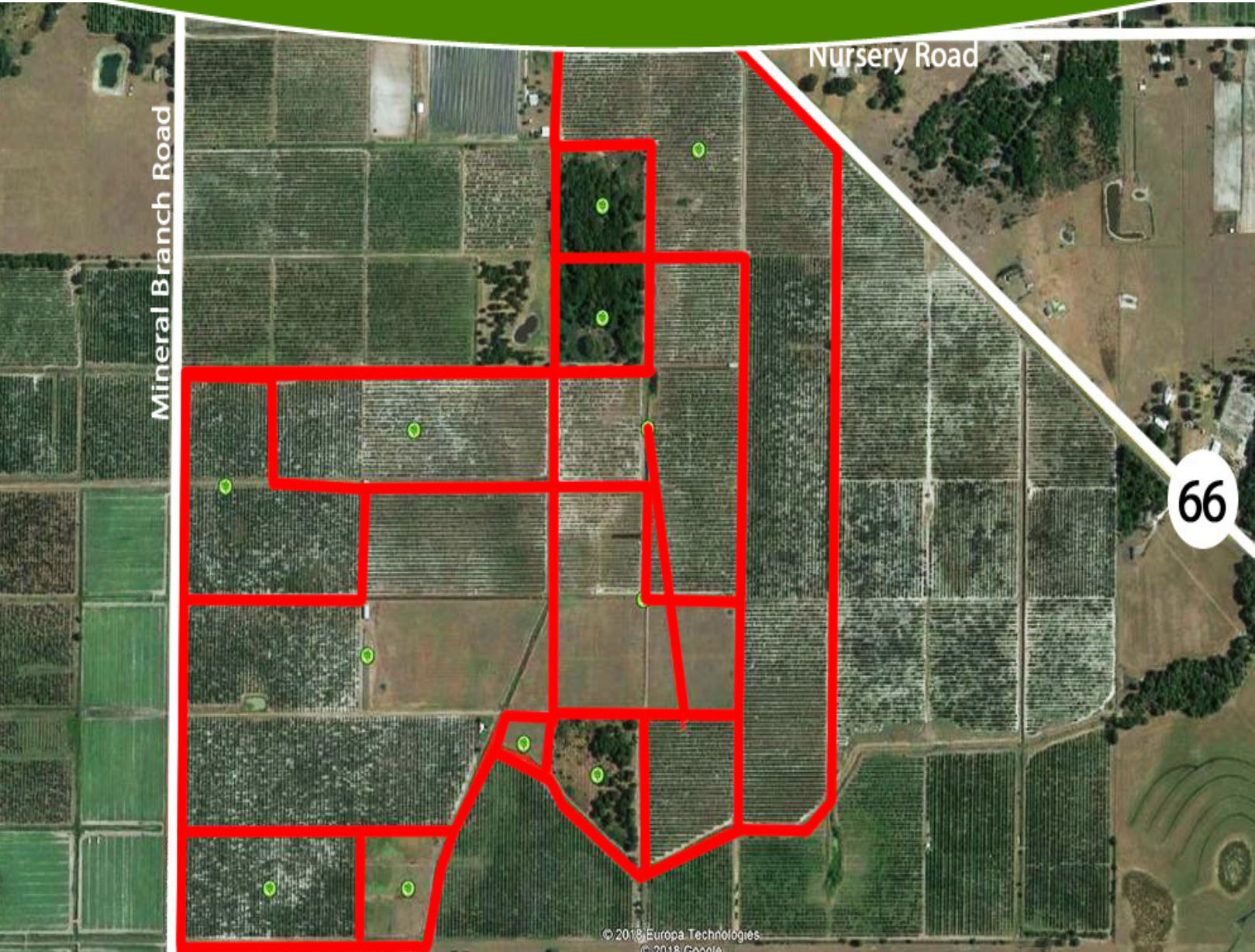


FOR SALE > CITRUS GROVE

\$3,250,000

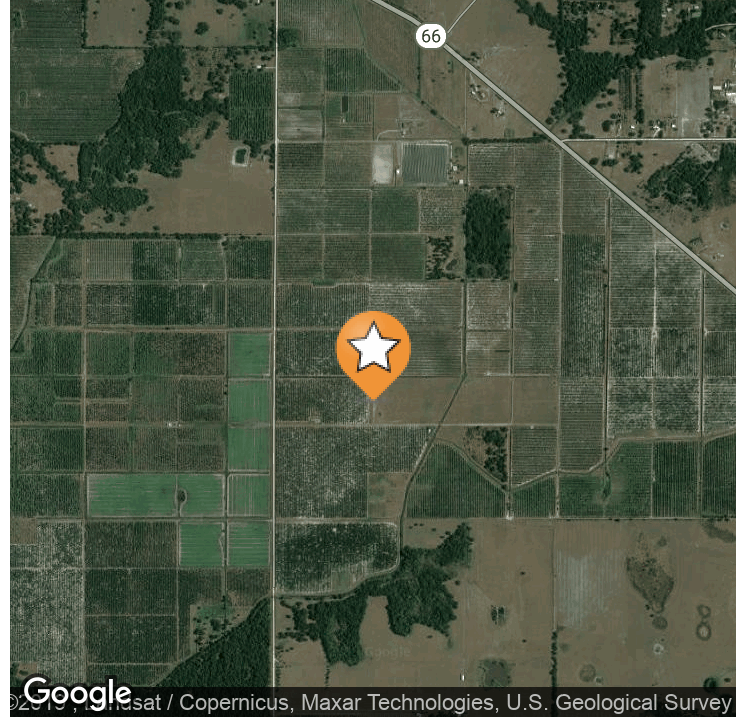
HARDEE COUNTY GROVE

4491 MINERAL BRANCH ROAD, ZOLFO SPRINGS, FL 33890



Chip Fortenberry, MBA, ALC
chip@crosbydirt.com
863.673.9368

crosbydirt.com



OFFERING SUMMARY

Listing Price	\$3,250,000
Acres	380 Acres
Price Per Acre	\$8,553
County	Hardee
Zoning	Agricultural
Irrigation	6 wells
Utilities	Electricity nearby
Soils	See Soils Map
Taxes	\$9,521
Parcel IDs	Multiple parcels

PROPERTY OVERVIEW

380 acre citrus grove. 300 acres of citrus and 80 acres of fallow and wooded land.

PROPERTY HIGHLIGHTS

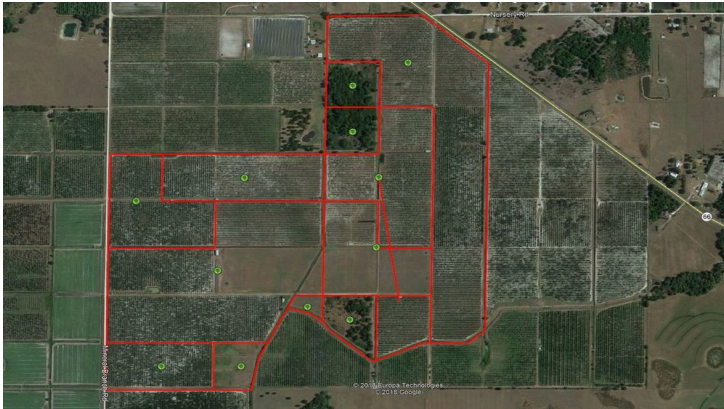
- 300 net tree acres
- Half Hamlin Oranges and Half Valencia Oranges
- 6 wells with diesel power units
- Grove irrigates at one time with jet irrigation
- 2 years left on very high fruit contract

ID#: 519506



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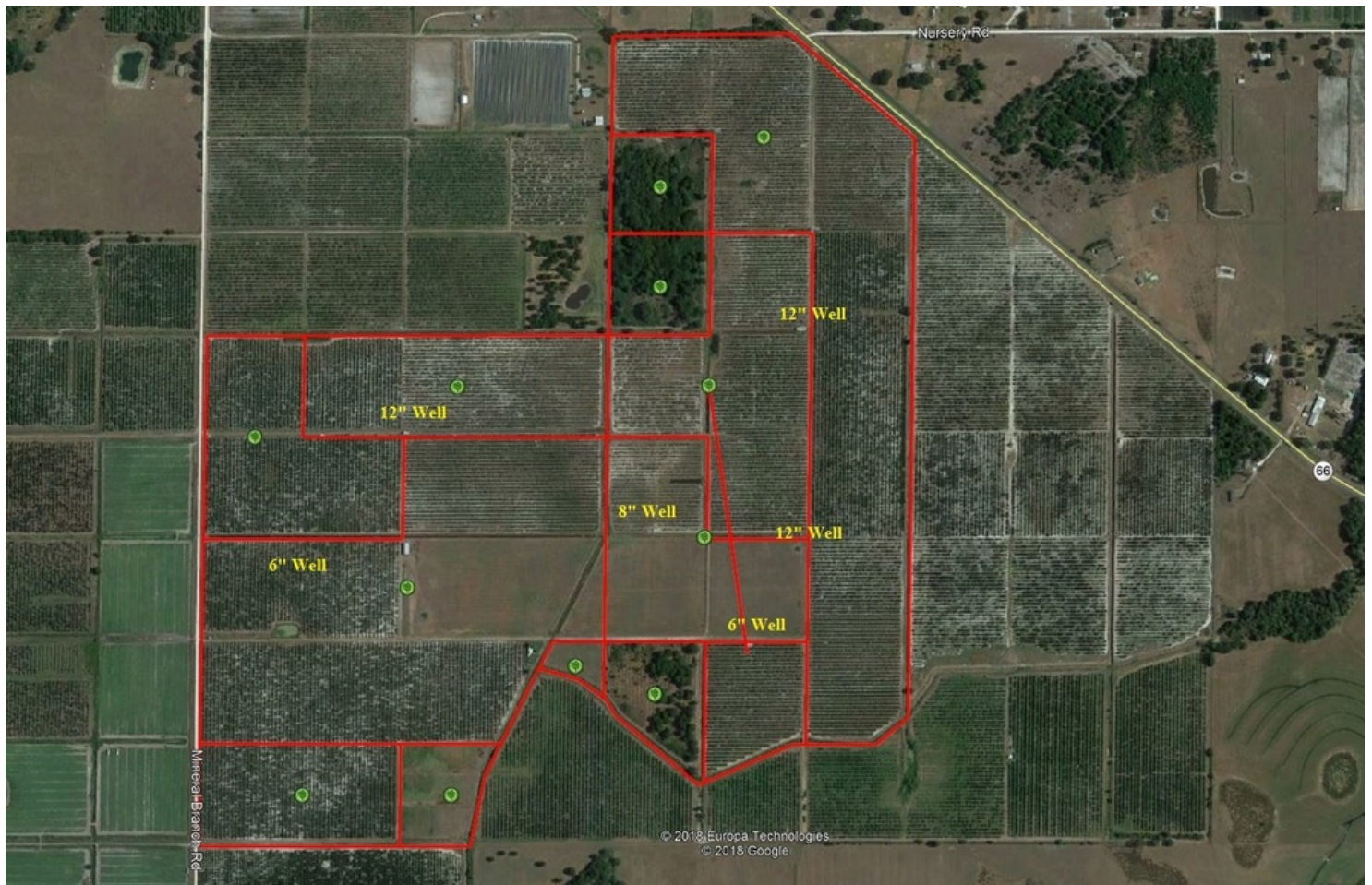


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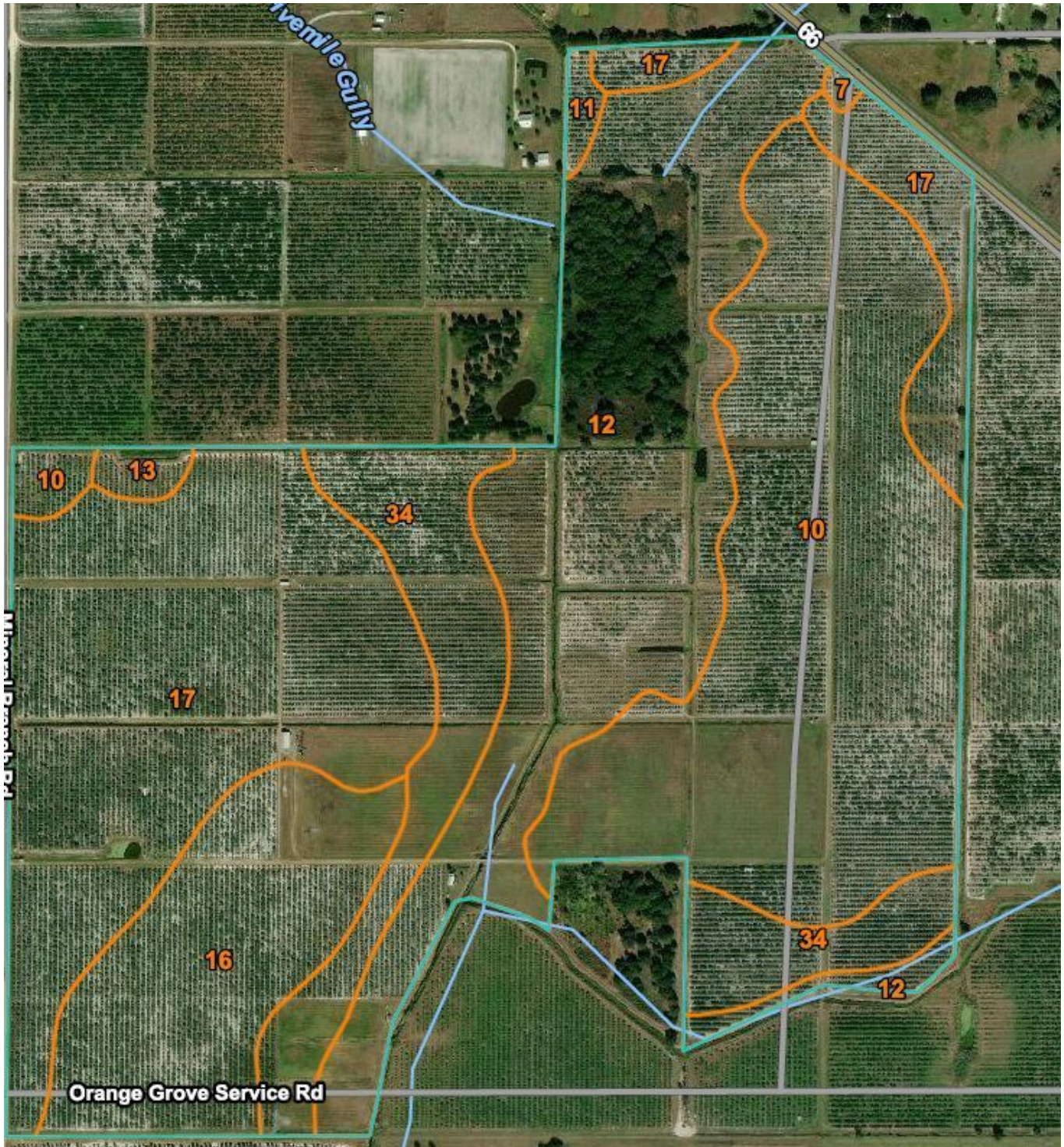


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Map Unit Legend

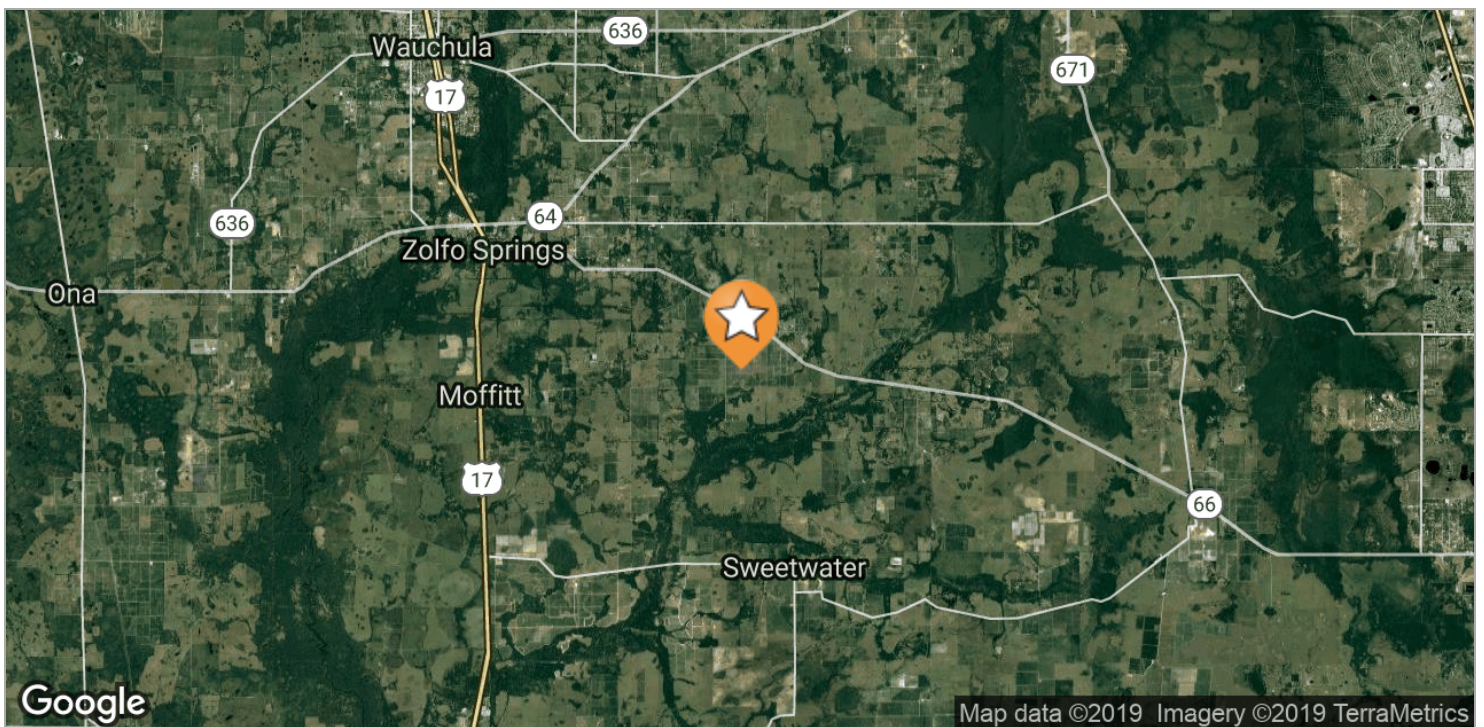
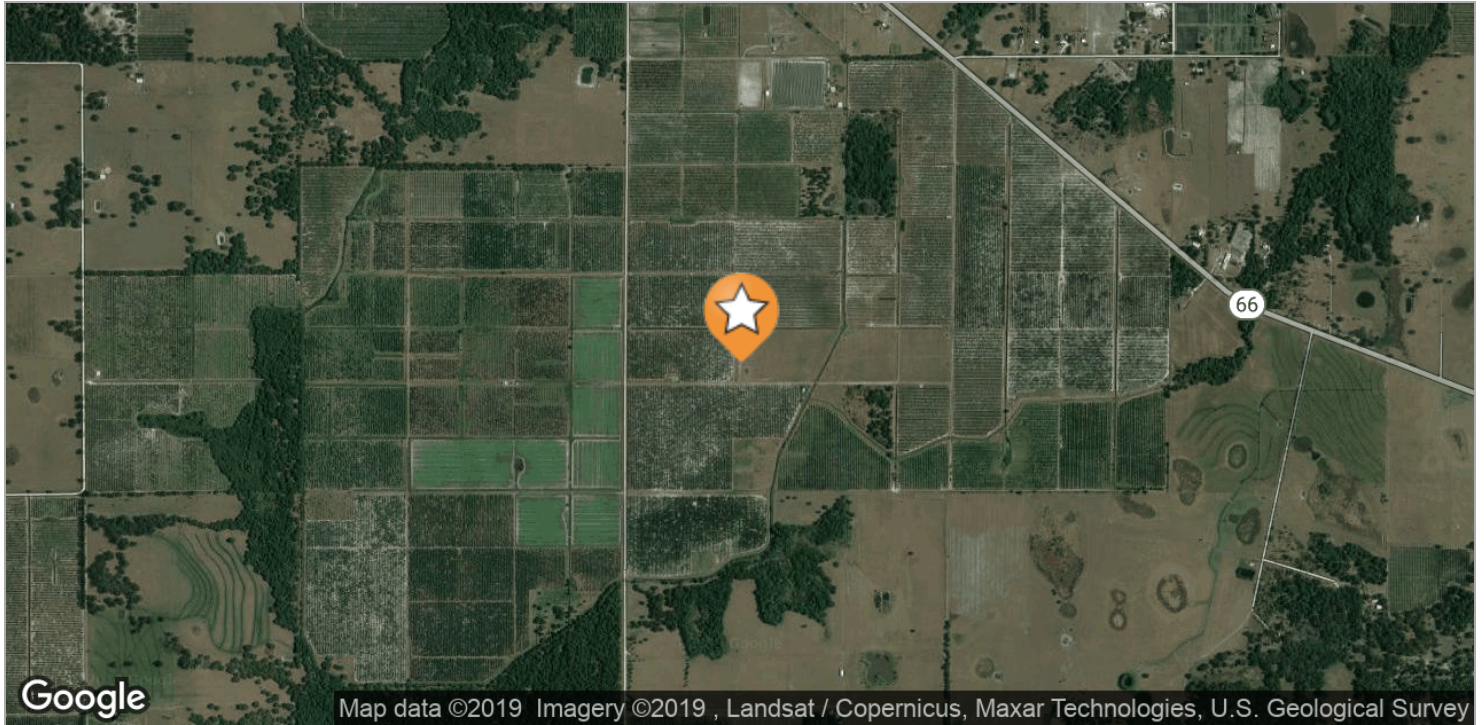
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Basinger fine sand, 0 to 2 percent slopes	0.6	0.2%
10	Pomona fine sand, 0 to 2 percent slopes	106.3	27.5%
11	Felda fine sand, 0 to 2 percent slopes	2.1	0.6%
12	Felda fine sand, 0 to 2 percent slopes, frequently flooded	92.0	23.8%
13	Floridana mucky fine sand, frequently ponded, 0 to 1 percent slopes	2.4	0.6%
16	Myakka fine sand, 0 to 2 percent slopes	39.7	10.3%
17	Smyrna sand, 0 to 2 percent slopes	99.4	25.7%
34	Wauchula fine sand	44.1	11.4%
Totals for Area of Interest		386.5	100.0%

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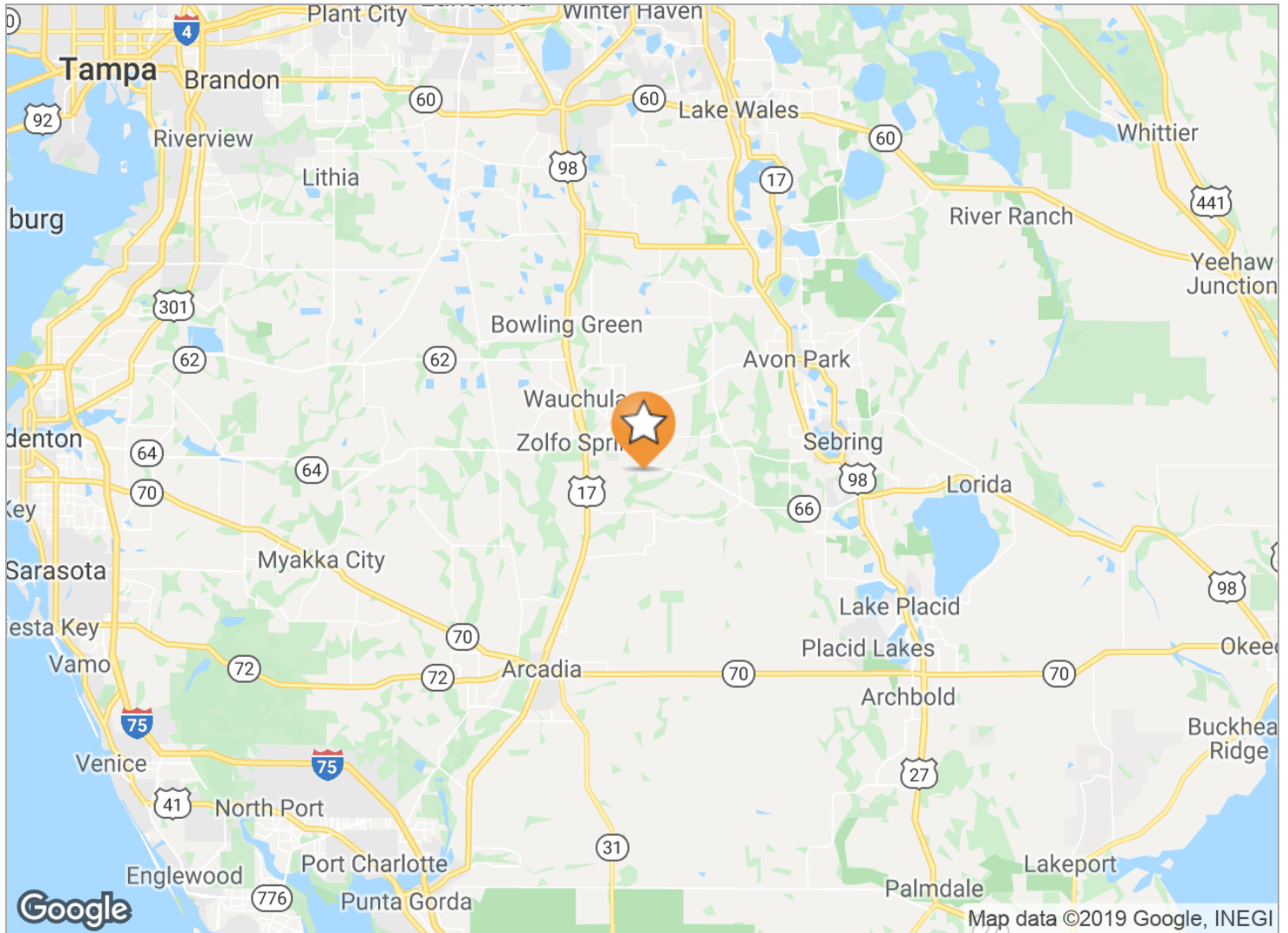


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HARDEE COUNTY GROVE

4491 Mineral Branch Road, Zolfo Springs, FL 33890



LOCATION DESCRIPTION

380 acre property with 300 acres of citrus grove and 80 acres of fallow or wooded land.

DRIVE TIMES

11 mins to Wauchula, 28 mins to Sebring, 26 mins to Arcadia, 95 mins to Tampa, 107 mins to Orlando

DRIVING DIRECTIONS

From US 17 and SR 66 Zolfo Springs. Travel east 4.7 miles to Mineral Branch Road. Travel South on Mineral Branch Road for 1 mile and grove is on the east side of the road.

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Crop season	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
	Net boxes	Net boxes	Net boxes	Net boxes	Net boxes	Net boxes	Net boxes
Hamlin	36,458	24,465	17,668	19,522	26,359	12,412	22,750
Valencia	42,302	28,279	18,246	32,271	25,376	20,367	25,207
Hamlin	3 year average	20,507					
	5 year average	19,742					
Valencia	3 year average	23,650					
	5 year average	24,293					

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Broker Associate - Land Specialist, REALTOR®



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PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 30 years of experience managing citrus groves and farms and offered real estate services for the past 22 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial properties for his clients.

PROFESSIONAL EXPERIENCE:

- 10 years managing citrus groves for institutional and small growers
- Licensed Real Estate Agent since 1998
- Licensed Real Estate Broker
- Sold over \$50 million dollars of agricultural and commercial properties
- Citrus grove owner
- Past member of the Citrus advisory committee of Hardee, Desoto, Manatee, and Sarasota counties
- Past member of the Citrus advisory committee of Southwest Florida.

EDUCATION

BS Business/Citrus Florida Southern College 1990
MBA University of Florida 2005

MEMBERSHIPS & AFFILIATIONS

East Polk County Association of Realtors
National Association of REALTORS®
Realtors Land Institute. Accredited Land Consultant designation.
Florida Citrus Production Managers Association
Florida Farm Bureau Member
Past member of the Citrus advisory committee of Hardee, Desoto, Manatee, and Sarasota counties
Past member of the Citrus advisory committee of Southwest Florida.

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