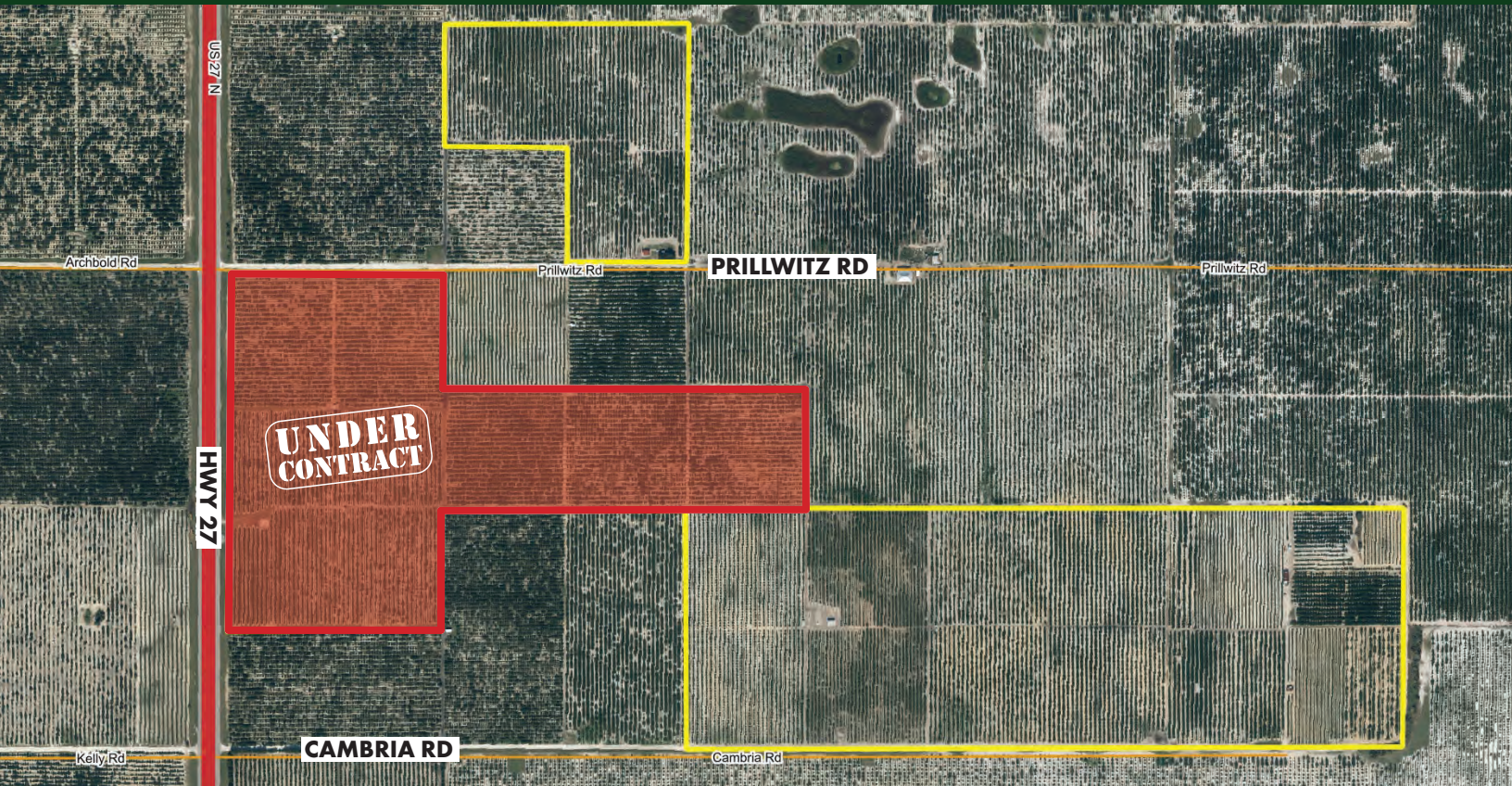


**FOR
SALE**

SOUTH HIGHLANDS GROVE

1 Prillwitz Rd, Venus, FL 33960

**PORTION UNDER
CONTRACT**



ABOUT THE PROPERTY

SIZE 232± acres

PRICE \$2,900,000

ZONING AG

ROAD FRONTAGE 1,975'± Highway 27,
1,176'± on Prillwitz Rd,
3,950' on Cambria Rd

PARCEL IDs

C093830A0001500000; C153830A0000200000;
C163830A0001600000; C153830A0000120000;
C093830A0001010000; C153830A0000110000

UNDER CONTRACT:

C163830A0000600000; C163830A0001200000;
C163830A0000220000; C163830A0000200000

DESCRIPTION

Located in Florida's Heartland, the Lake Wales Ridge has historically been one of the top locales in the country to grow oranges. This property offers **highly productive planting and diverse varieties throughout**, including approximately 150 acres of Valencias, 66 acres of Hamlins, 5 acres of Navels, and 10 acres of Pineapples. The property has an abundance of water with a total of 10 wells ranging in size from 6 to 8 inches. This grove is not encumbered by a fruit contract, allowing a potential buyer to capitalize on the attractive pricing for oranges in today's citrus market. Given the grove's size and infrastructure, it makes a great stand-alone farm or a nice addition to an existing citrus portfolio. A ride through the grove is testament to this farmer's excellent stewardship principles. **Call today for a showing of one of the most well-maintained groves in the Sunshine State!**

MAURY L. CARTER & ASSOCIATES, INC.

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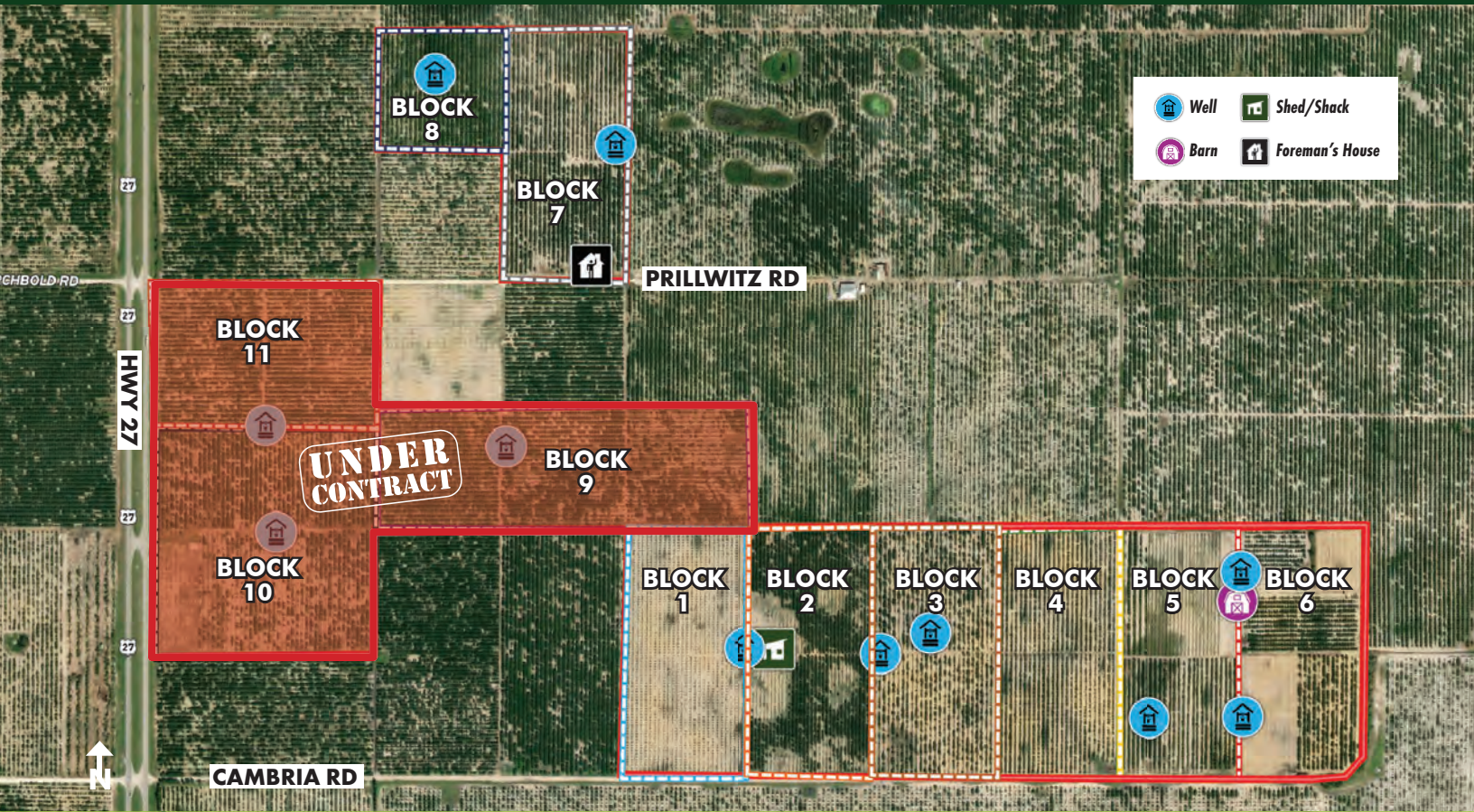
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PARCEL MAP

Block #	Variety	Acreage	Production* (boxes/acre)	Notes
1	Valencia	20	211	
2	Hamlin	18	238	
3	Valencia	20	214	
4	Valencia	20	247	
5	Valencia	20	211	
6	Valencia	19	184	
7	Navels/Hamlins	19	264	4 ac Hamlins, 5 ac Navels, 10 ac Valencias (blended 5 year average)
8	Valencia	10	259	
9**	Hamlin/Valencia	30	192	22.5 ac Hamlins, 7.5 ac Valencias (blended 4 year average)
10**	Hamlin/Valencia	30	167	22.5 ac Valencias, 7.5 acres of Hamlins (blended 4 year average)
11**	Hamlin	22	129	4 year average

211 Blended average over the entire grove (per acre)

*Production is based on field boxes over 5-year average

** UNDER CONTACT

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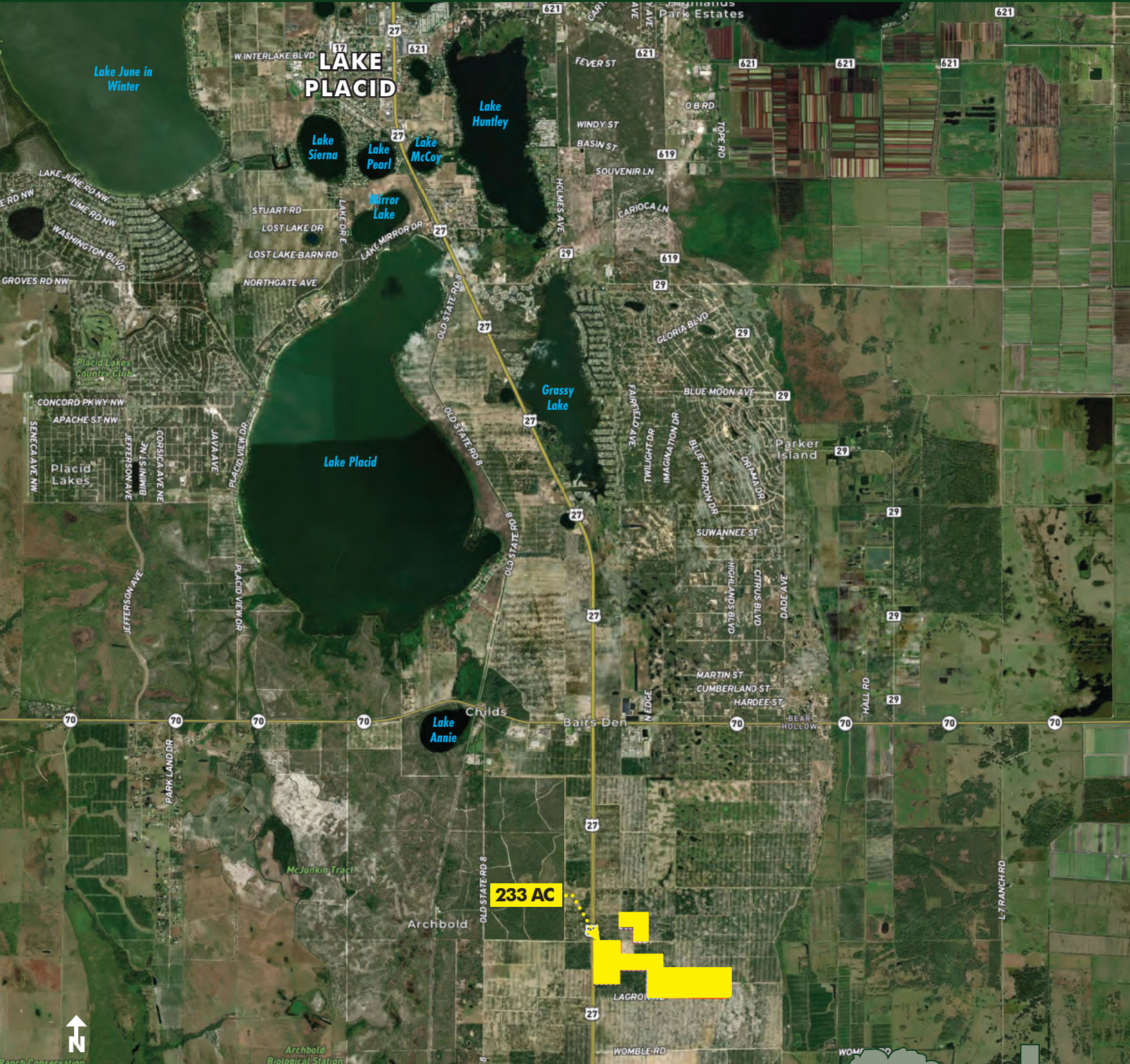
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REGIONAL MAP

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DRIVE TIMES

Lake Placid: 10 min

Sebring: 30 min

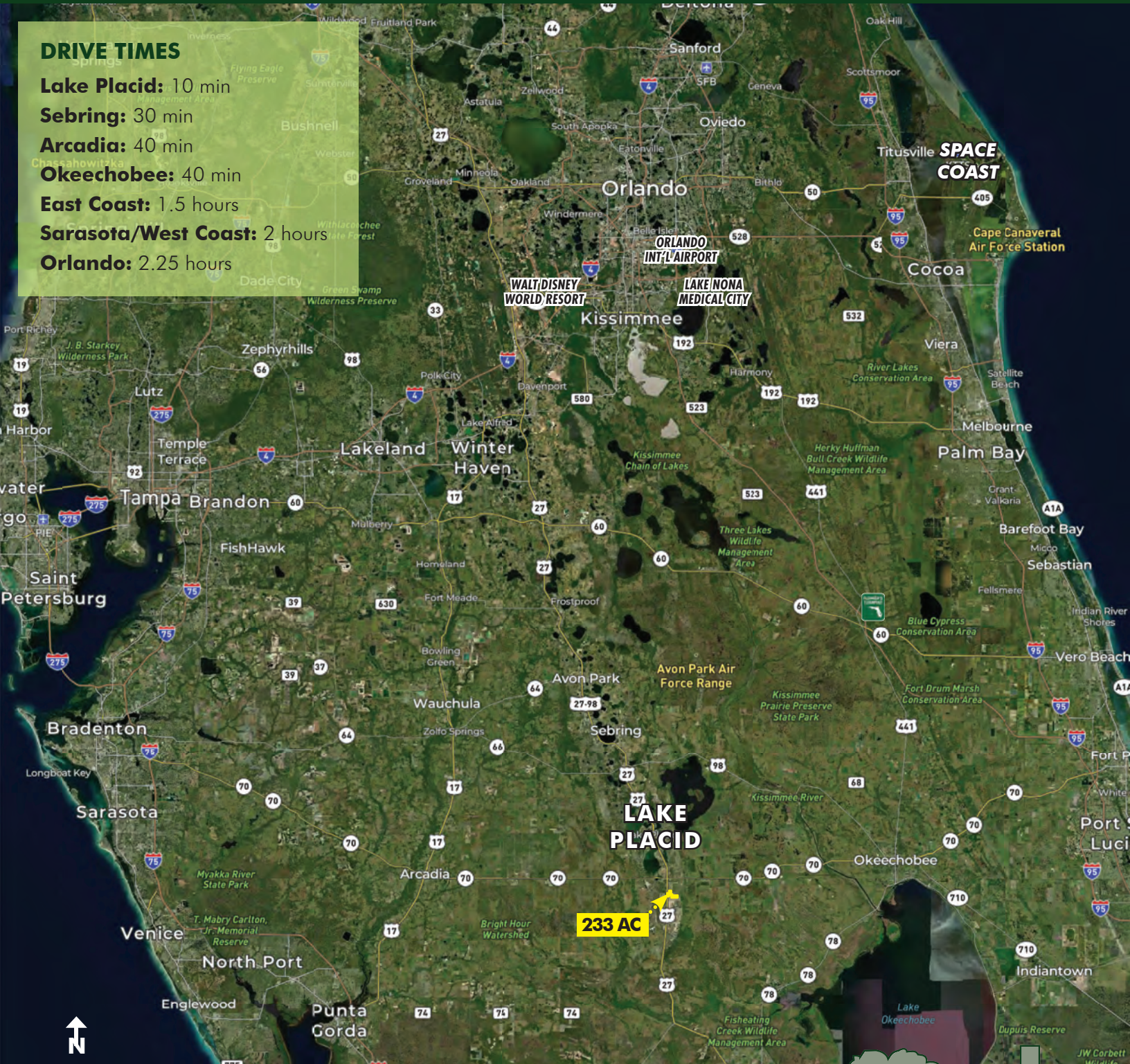
Arcadia: 40 min

Okeechobee: 40 min

East Coast: 1.5 hours

Sarasota/West Coast: 2 hours

Orlando: 2.25 hours



LOCATION MAP

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