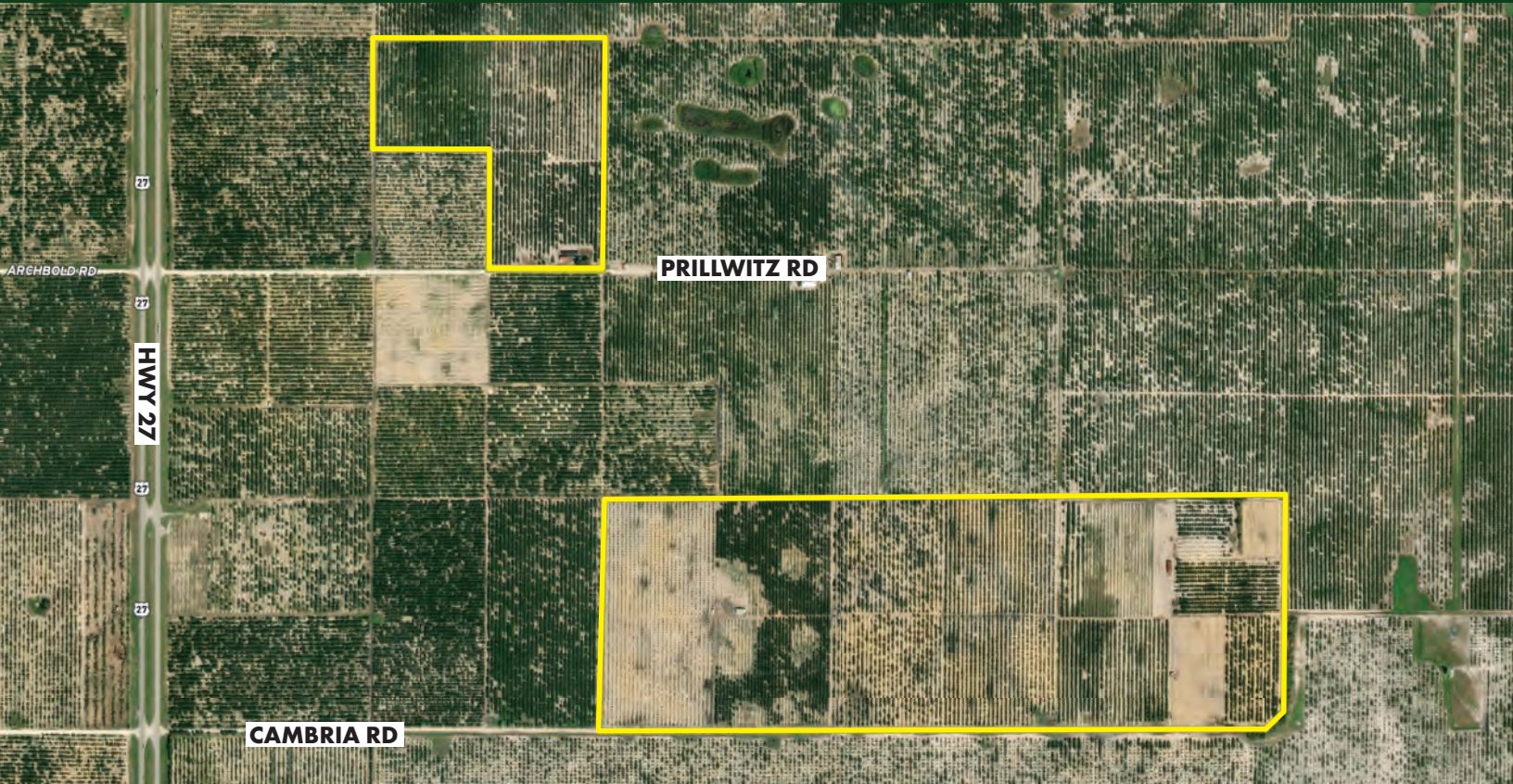


**FOR  
SALE**

# SOUTH HIGHLANDS GROVE

1 Prillwitz Rd, Venus, FL 33960



## ABOUT THE PROPERTY

**SIZE** 149± acres available

**PRICE** \$2,235,000 or \$15,000/acre

**ZONING** AG

**ROAD FRONTAGE** 667'± on Prillwitz Rd,  
3,950' on Cambria Rd

### PARCEL IDs

C093830A000150000; C153830A000020000;  
C163830A000160000; C153830A0000120000;  
C093830A0001010000; C153830A0000110000

## 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 119 acres of Valencias, 22 acres of Hamlins, 5 acres of Navels, and 10 acres of Pineapples. The property has an abundance of water with a total of 8 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.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144



**FOR  
SALE**

# **SOUTH HIGHLANDS GROVE**

1 Prillwitz Rd, Venus, FL 33960



**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144



**FOR  
SALE**

# **SOUTH HIGHLANDS GROVE**

1 Prillwitz Rd, Venus, FL 33960



**MAURY L. CARTER & ASSOCIATES, INC.**

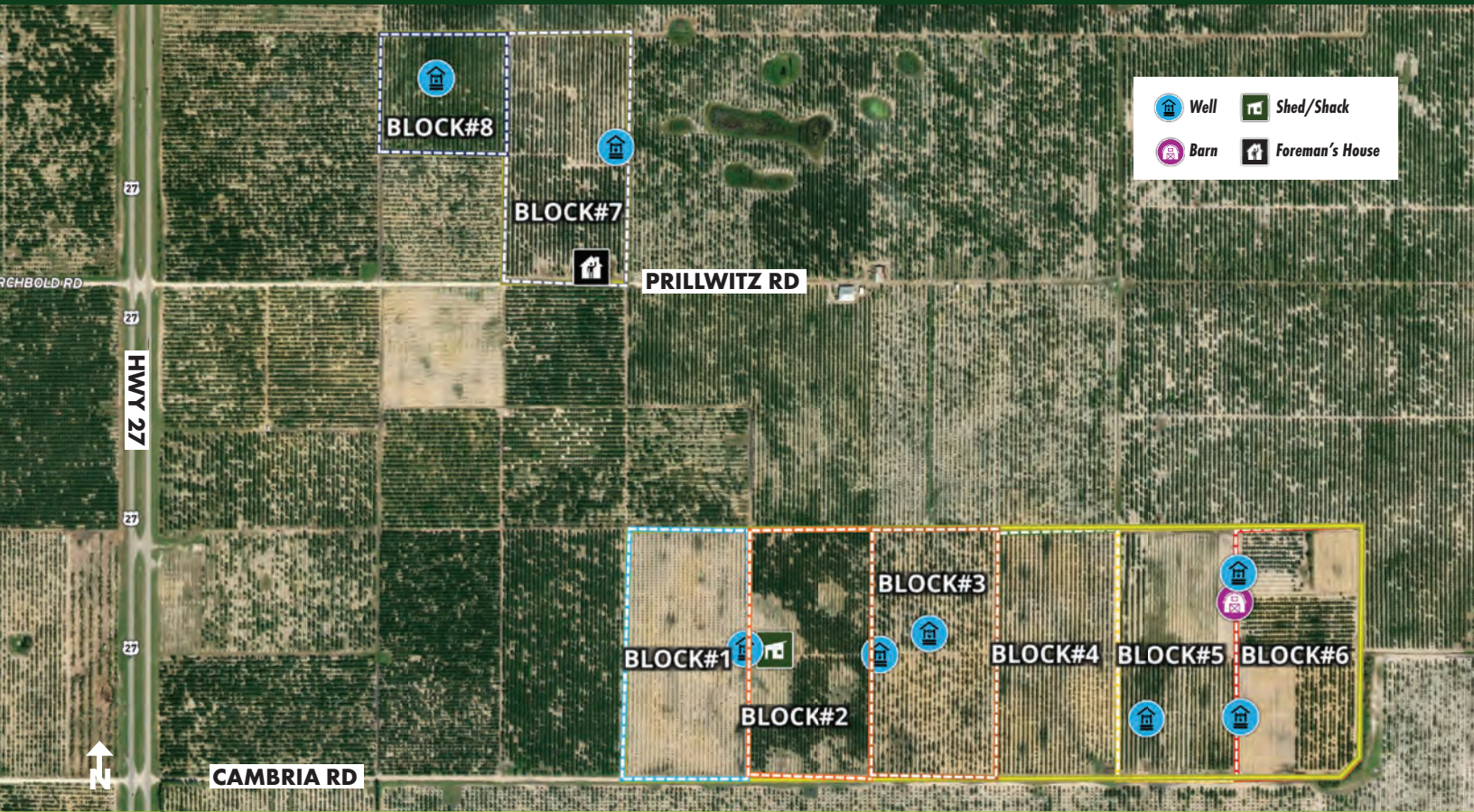
Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144



**FOR  
SALE**

# SOUTH HIGHLANDS GROVE

1 Prillwitz Rd, Venus, FL 33960



**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	
			<b>211</b>	<b>Blended average over the entire grove (per acre)</b>

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

**MAURY L. CARTER & ASSOCIATES, INC.**

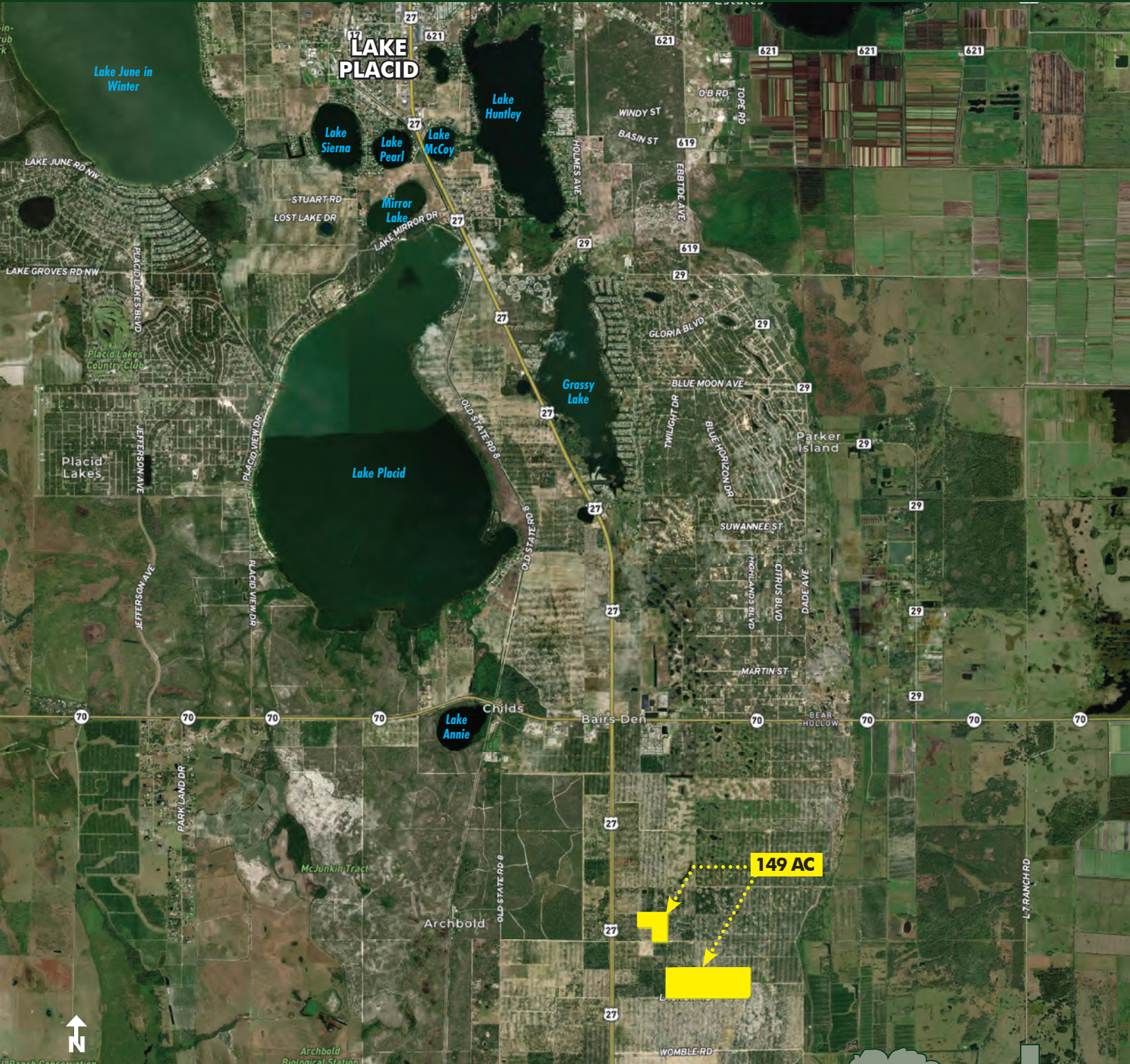
Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144



**FOR  
SALE**

# SOUTH HIGHLANDS GROVE

1 Prillwitz Rd, Venus, FL 33960



**REGIONAL MAP**

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144



**FOR  
SALE**

# SOUTH HIGHLANDS GROVE

1 Prillwitz Rd, Venus, FL 33960

## DRIVE TIMES

Lake Placid: 10 min

Sebring: 30 min

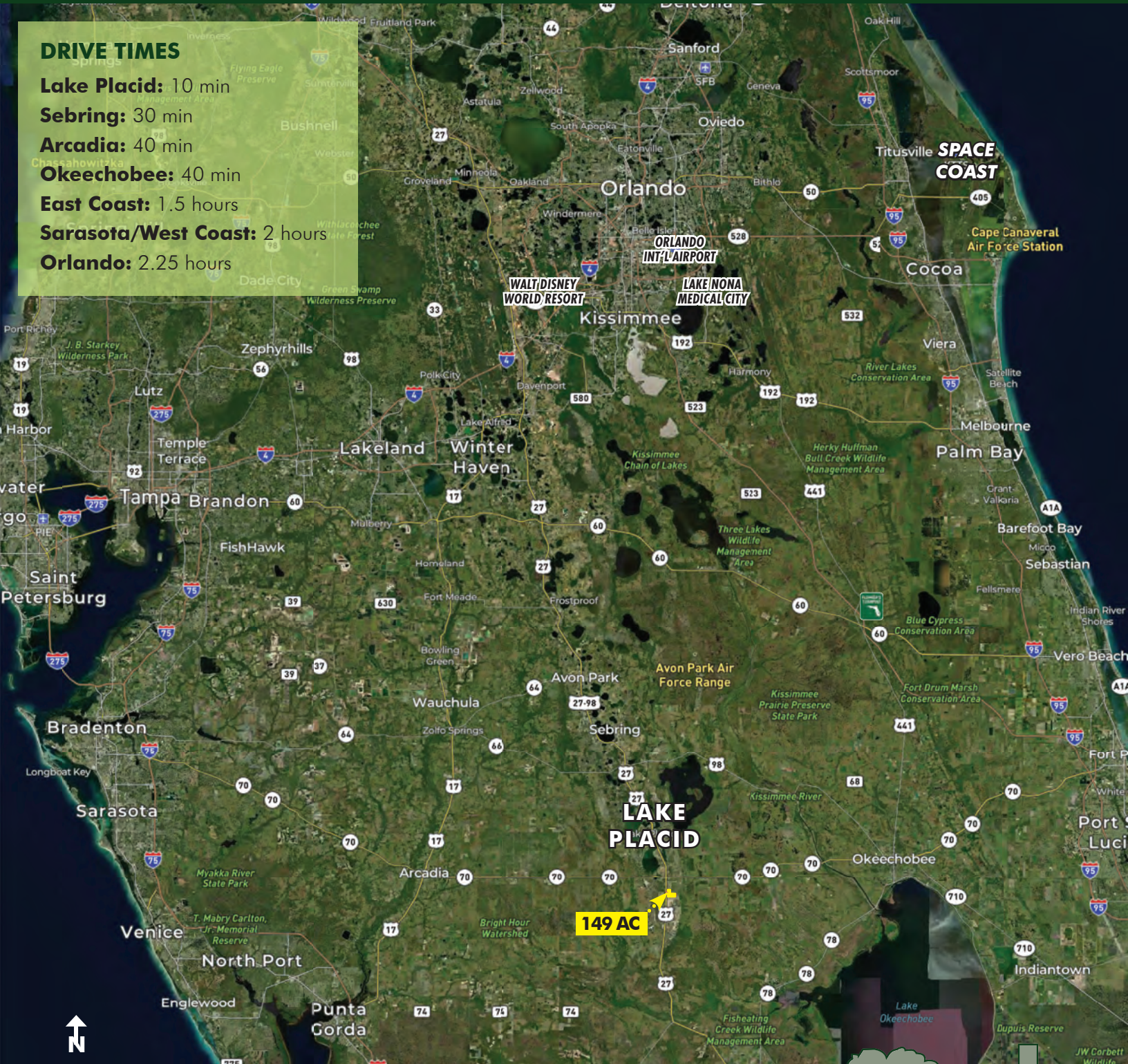
Arcadia: 40 min

Okeechobee: 40 min

East Coast: 1.5 hours

Sarasota/West Coast: 2 hours

Orlando: 2.25 hours



**LOCATION MAP**

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

