



395 +/- ACRES

LAND FOR SALE

**4N1 GROVE
DESOTO CO. LINE**

ARCADIA, FL
395 +/- ACRES

PRICE REDUCED
\$2,700,000

OFFERED AT
~~\$3,375,500~~
\$6,835/ACRE

Experience the Fruit of Florida.

4N1 Grove is a producing orange grove featuring the Hamlin, Westin, and Valencia varieties*. This property is located in Southeast DeSoto County in the Heartland of Florida's agricultural belt.

4N1 Grove is a mature citrus grove built and maintained to the highest of agricultural infrastructure standards. All on-site ditching, reservoir, wells, bedding, etc., are in proper working condition.

This property also features a small home, a barn/shop, wells, pumps, etc. 4N1 Grove can continue as a citrus grove or be converted to other agricultural opportunities (ranching, bamboo, sod, watermelon,, etc.) The existing infrastructure on site allows for many potential uses.

*DETAILED CITRUS PRODUCTION RECORDS PROVIDE UPON REQUEST - CONTACT BROKER FOR DETAILS.

PRESENTED BY:

John A. Evans, Sr.
Founder/Broker

A citrus dream.

****UNDER CONTRACT****

This high-yield orange grove is truly a citrus grower's dream! Featuring three different varieties of oranges (Hamlin, Westin, and Valencia), the output is well maintained and supported through proper ditching, reservoir, wells, and bedding. This pristinely kept grove also offers a small home, a barn/shop with wells and pumps. Experience the best of the authentic fruit of Florida.

LOCATION

12135 SE Highlands Co. Rd.
Arcadia, Florida 34266
Southeast DeSoto County

SIZE

395 +/- acres | 301 +/- net tree acres

NOTABLE FEATURES

Hamlin, Westin, and Valencia Orange Producing Grove.

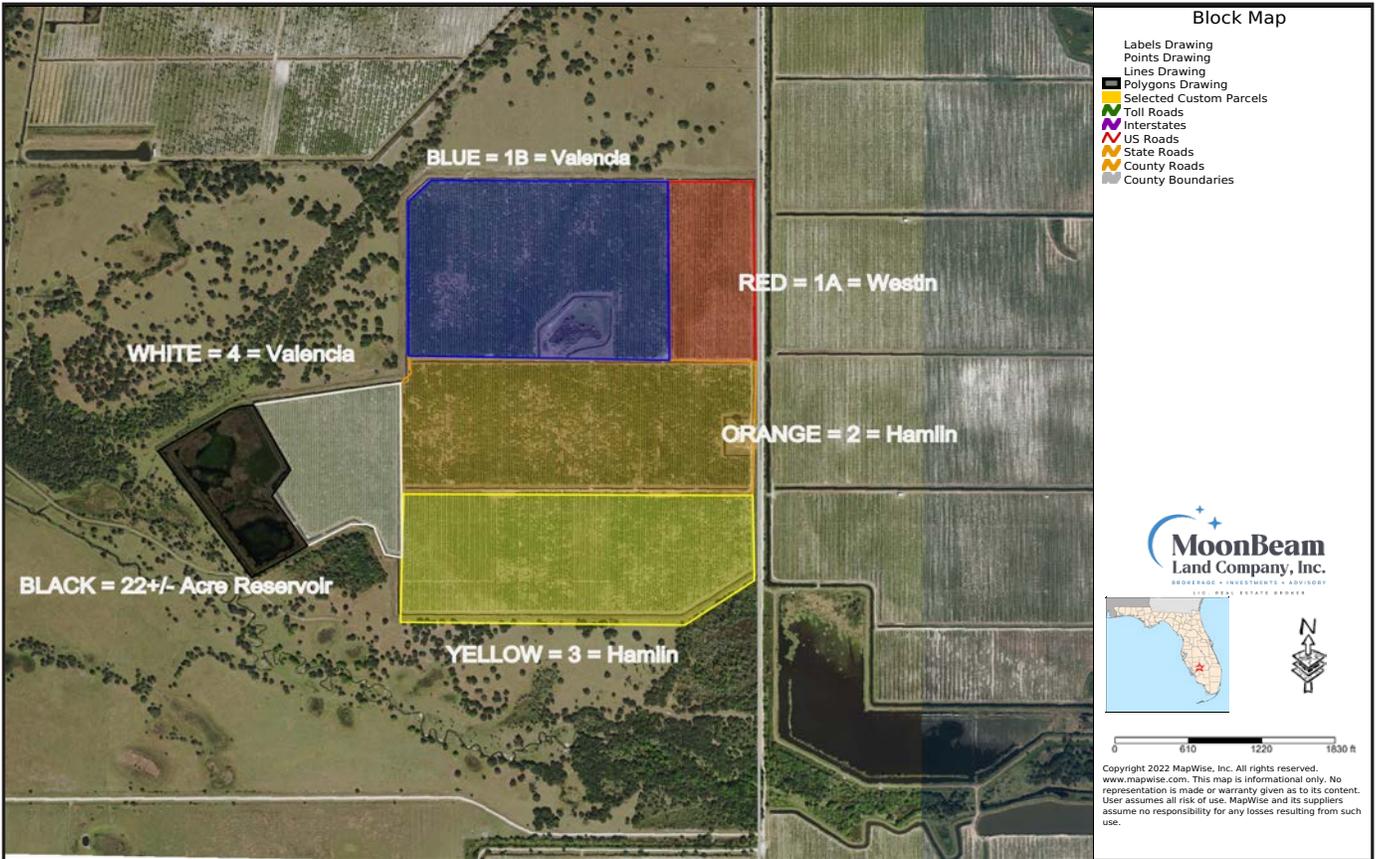
395+/- gross acres, 301+/- net tree acres.

Ditching, reservoir, wells, bedding, etc. is all in proper and working condition.

Small home, a barn/shop, wells, pumps, etc.



395 +/- ACRES





4 N 1 GROVE PRODUCTION RECORDS

	Net Tree Acres/Block	Boxes/Acre 2018/2019	Boxes/Acre 2019/2020	Boxes/Acre 2020/2021	Boxes/Acre 2021/2022
Westin	30 acres	105	137	102	128
Valencia	108 acres	226	222	169	213
Hamlin	163 acres	268	315	179	196
Total Tree Acres: 301					

WELL AND POWER INFORMATION

WELL	Location	Power or Electric	METER #	Size
1 / P1	EAST BLOCK 1	Diesel Power Unit	933178-6	12" well, in use
2 / P2	WEST BLOCK 1	Diesel Power Unit	933178-6	12" well, in use
3 / P3	WEST BLOCK 2	Diesel Power Unit	933176-6	12" well, in use
4 / P4	EAST BLOCK 2	Diesel Power Unit	962249-6	12" well, in use
5 / P5	BLOCK 4 ON POND	Diesel Power Unit	03-0371612	14" Surface Water Centrifugal* moves water on and off reservoir
6 / W6	NORTH / WEST BLK. 1	Diesel Power Unit	02-06451	14" well, not in use, irrigation, permitted
7 / W7	SOUTH / EAST BLK. 1	Diesel Power Unit	NO METER	20", Not in use, Capped well head, permitted
Shop Well	Shop	Electric		3" - for Shop

*Please call Broker to discuss condition of irrigation system.

4N1 GROVE

395 +/- ACRES



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MoonBeam Land Company is your premier brokerage for Florida Agri-Real Estate and Commercial Land sales. Backed by seven generations of Florida heritage, MoonBeam Land Company is the expert in Florida land, real estate investments, and advisory. Led by John A. Evans, Sr., Licensed Real Estate Broker, our market experience spans 13 years yielding more than \$430 million in transactional volume on nearly 62,000 acres of land sales throughout the state.



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