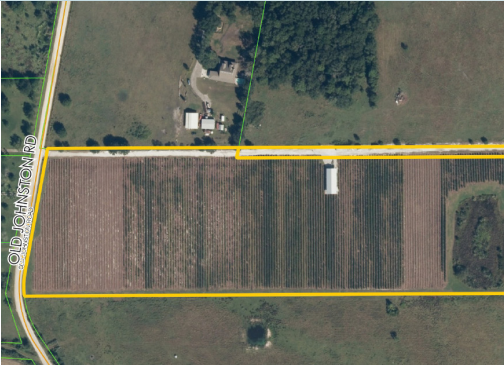


# OLD JOHNSTON ROAD BLUEBERRY FARM

20.95± acres / 17 net blueberry acres

Pasco County, FL



LAND FOR SALE

## LOCATION

Just west of I-75 on Old Johnston Road, in Pasco County, Florida.

## SIZE

20.95± acres (17 net blueberry acres)

## PRICE

\$23,532/acre or \$493,000

## WELLS/IRRIGATION

1 - 12" deep well, active CUP with SWFWMD – CAT Diesel Power Unit. 12" well can adequately irrigate entire farm at once. Overhead and double line drip in place. Automated pump. Settings: 8' x 2.5'.

## DESCRIPTION

### FULLY REHABBED, HIGHLY PRODUCTIVE BLUEBERRY FARM AVAILABLE FOR SALE!

The Florida blueberry industry is HOT and had a banner 2017 season! Tremendous amounts of money were made this harvest. Don't miss this rare chance to put a fully rehabbed (with utmost attention to detail), pristine, turn-key blueberry farm in your portfolio. Farm equipment goes with sale too! *See attached inventory list and production information.*

This highly productive blueberry farm is located in Pasco County, FL, just west of I-75. Good inter-connectivity for sending fruit to packing house as well as easy access to farm. Listing broker is related to owner.

## PARCEL IDs

17-24-20-0000-00300-0150

17-24-20-0000-00300-0110

Offering subject to errors, omission, prior sale or withdrawal without notice.

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



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## BLUEBERRY VARIETIES

NAME	ACRES
Meadowlark	5.2
Emerald	3.7
Jewel	2.2
Farthing	2.2
Springhigh	2
WinterBell	1.7

Approximately 11 acres of older plants ranging in age between 4-12 years and 6 acres of younger plants planted in 2015-2017.

## PRODUCTION

YEAR	TOTAL WEIGHT	ACRES
2011	196,634 lbs.	17
2012	92,645 lbs.	17
2013	107,976 lbs.	17
2014	88,666 lbs.	17
2015	109,000 lbs.	12.5
2016	37,195 lbs.	12.5
2017	~80,000 lbs.	11 mature, 6 young

## REVENUE

Eligible for 2018 crop insurance (if catastrophic event occurs, insurance provides revenue for past five year average). 2017 crop whole farm revenue insured up to \$437,200.00.

YEAR	REVENUE
2011	\$554,254
2012	\$338,046
2013	\$526,086
2014	\$438,649
2015	\$460,836
2016	\$162,719*
2017	~\$360,000**

\*Entire state blueberry industry suffered due to weather.

\*\*Revenue lower due to young bushes.

## EQUIPMENT LIST

- Kubota M8200 tractor
- Sitrex fertilizer spreader
- Blueberry harvest trailers (2)
- Power washer (Honda engine)
- Air compressor
- Diesel fuel tank
- 2 storage containers
- Storage container under pole barn
- Nursery trailer
- Picking buckets ~200
- Air cannon
- Water coolers (6)
- 300 gallon tank with hypro pump
- Two row sprayer
- Bird fogger
- Spare parts
- Lynx travel trailer-freeze protection nights
- Three point hitch mower
- Truck carry forklift

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PROPERTY MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land —

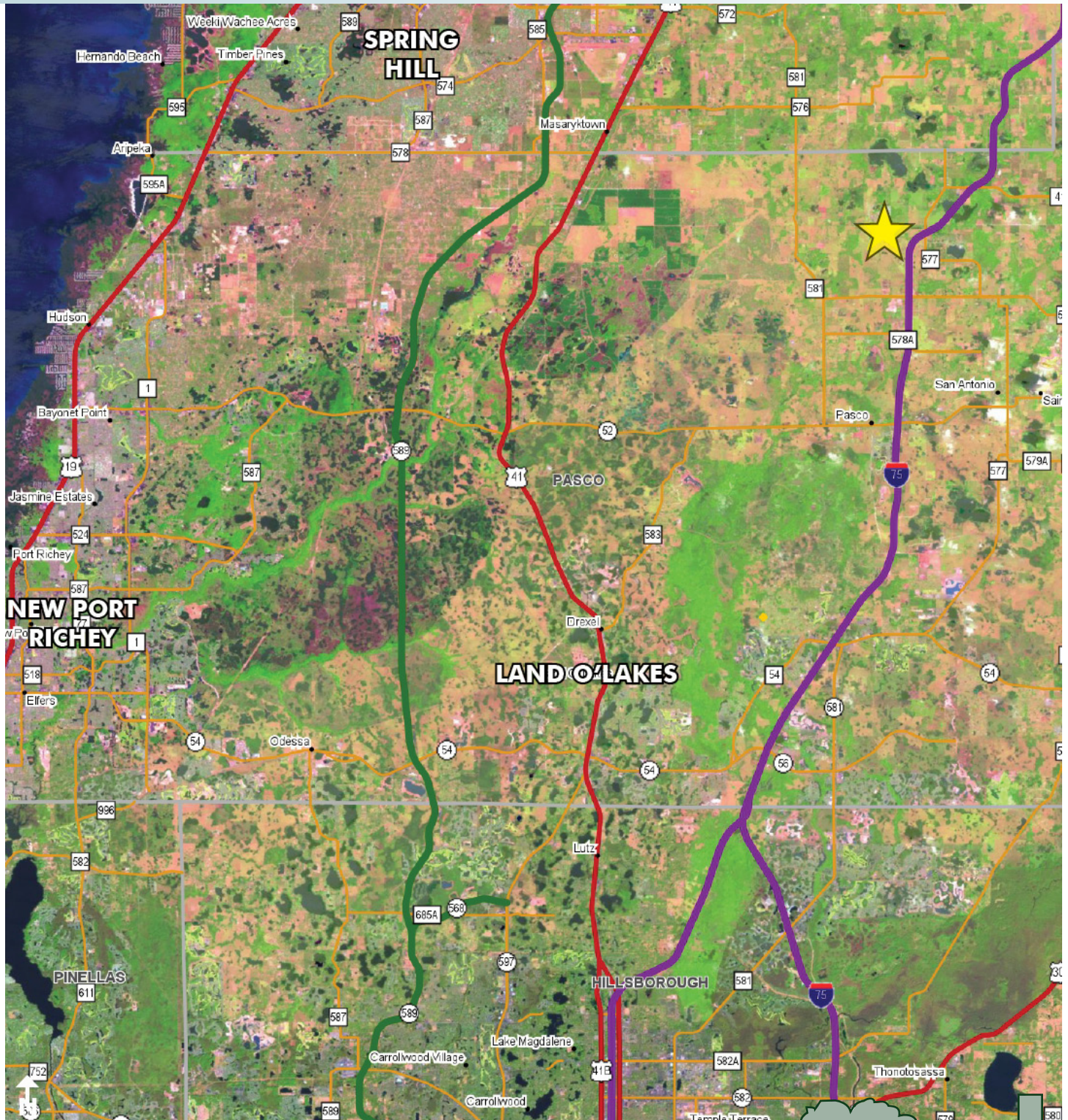
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LOCATION MAP

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