

OLD JOHNSTON ROAD BLUEBERRY FARM

20.95± acres / 17 net blueberry acres

Pasco County, FL

**PRICE
REDUCED**

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

WAS ~~\$23,532/acre or \$493,000~~
NOW \$415,000 or \$19,809/acre

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

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

Maury L. Carter & Associates, Inc.
407-422-3144 | 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	86,444 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	\$368,000**

*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
- Lugs ~1500
- 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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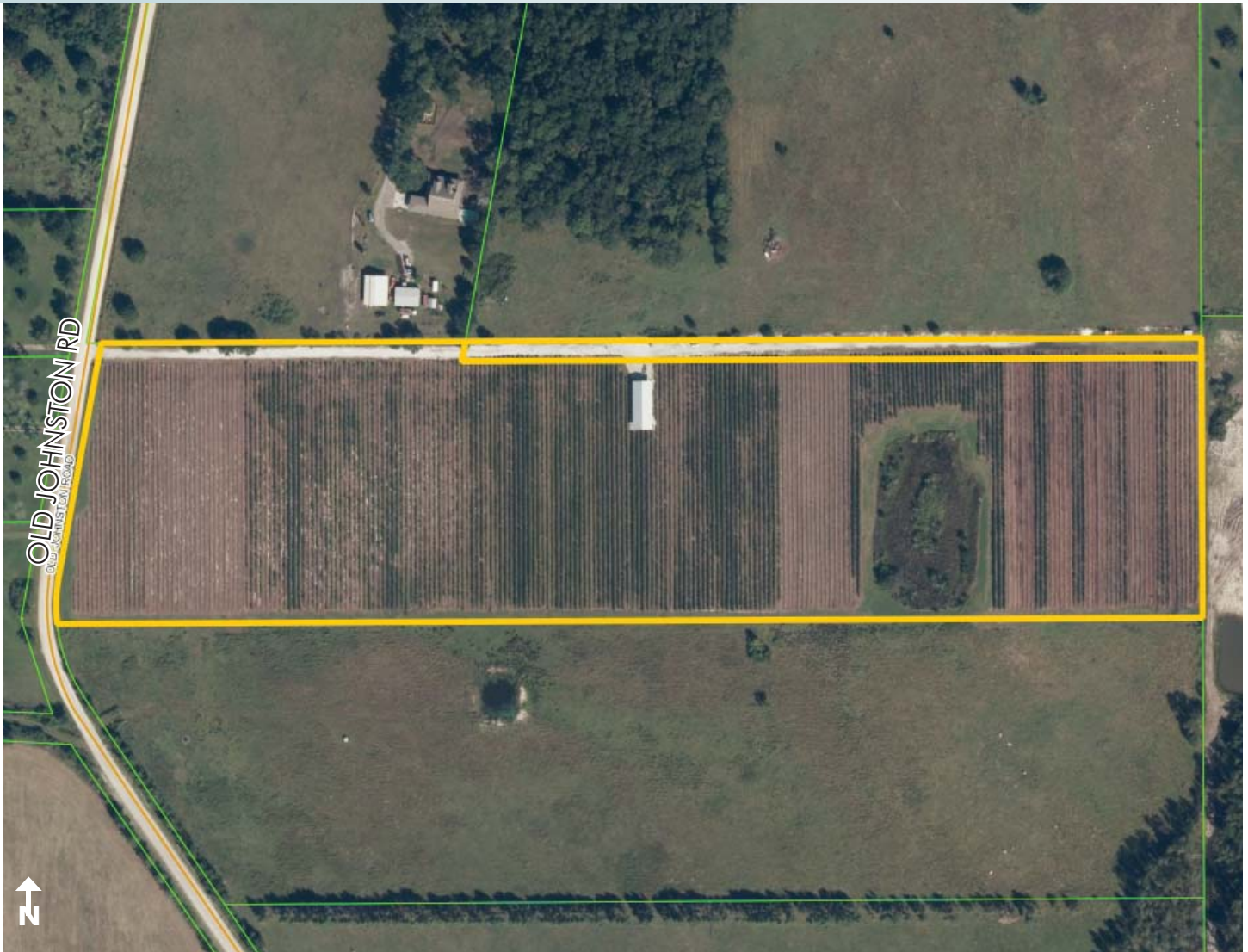


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PROPERTY MAP

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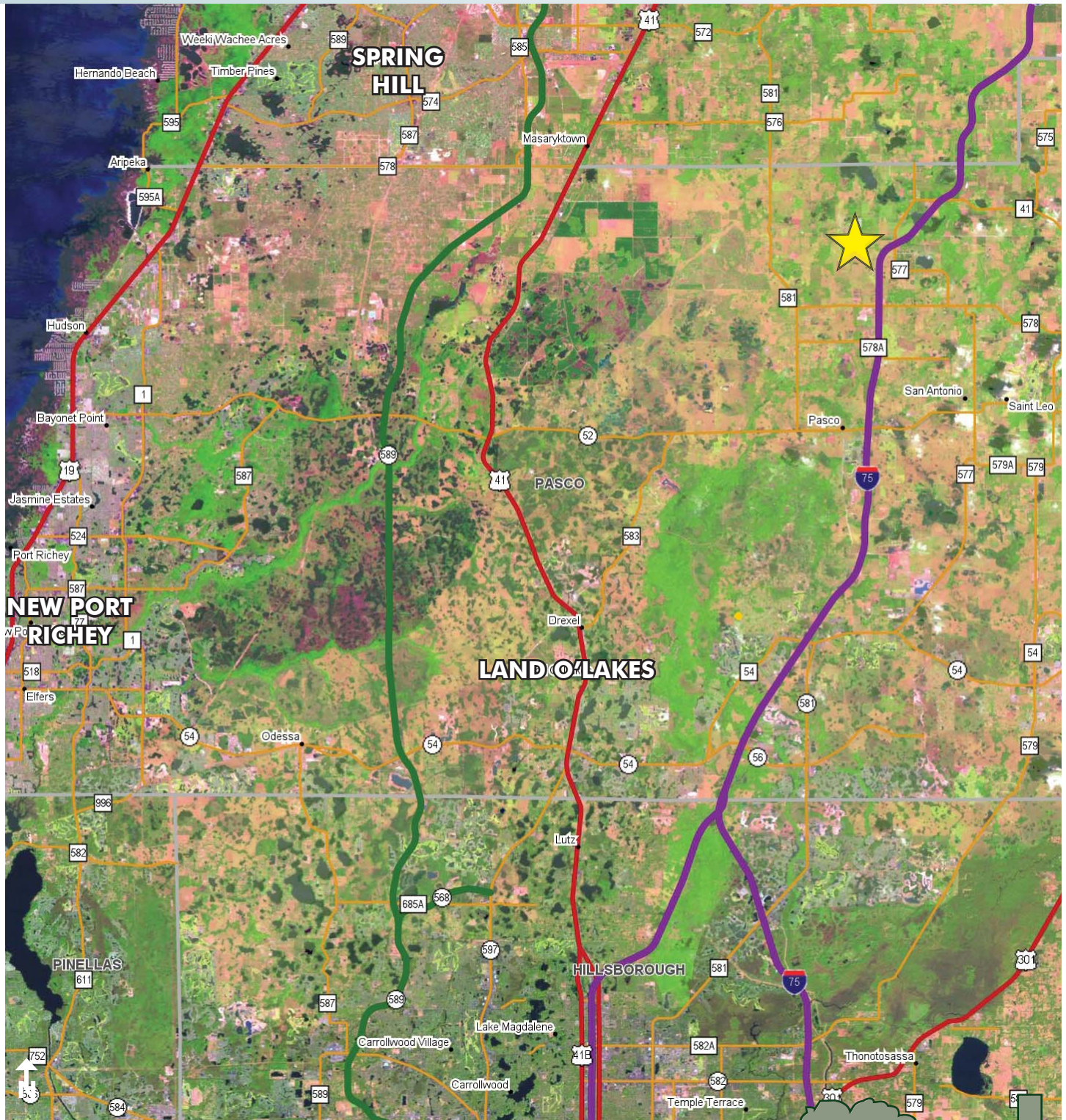


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