

GEORGETOWN SHORTCUT ROAD FERNERY

106± acres

Putnam County, FL



AGRIBUSINESS/INCOME POTENTIAL

This property has the infrastructure available to accommodate commercial agricultural operations. Currently an active fernery located only a few minute drive north of Pierson, the fern-growing capital of the world.

Wells! Wells! Wells! There is a tremendous amount of irrigation available on-site. See well information.

All of the infrastructure is in place to be a successful farming operation. Oak hammocks and scenery; a picturesque farming operation.

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

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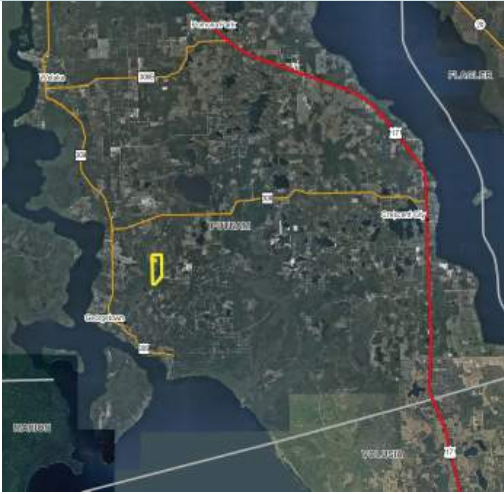


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LAND FOR SALE



LOCATION

265 Georgetown Shortcut Road, Crescent City, FL 32112

SIZE

106± acres

PRICE

\$899,000 (\$8,475/acre) – Motivated Sellers! Bring Offers!

FRONTAGE

1,375' on Georgetown Shortcut Road

ZONING/FUTURE LAND USE

Zoning is AG and FLU is A2 (Agriculture II)

POWER

Ample power available throughout the site.

DESCRIPTION

Looking for a property that can produce many alternative crops and income? Look no further. This property has the infrastructure available to accommodate commercial agricultural operations. Considering that the property is only 106± acres, the size of the wells and total amount of wells located on this property is great. This property has all of the infrastructure in place to be a successful farming operation. This property also offers gorgeous oak hammocks and scenery; a picturesque farming operation.

This property is located approximately 7 miles to the west of historical Crescent City. In addition, access to the St. Johns River is less than 1.5 miles southwest. Enjoy recreation and fun through use of the St. Johns River. The surrounding area is made up of farms, groves, ranches, residences, ranchettes and other agricultural properties.

PARCEL ID

36-12-26-0000-0030-0000

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



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WATER/WELLS

WELLS! WELLS! WELLS! This property has an enormous amount of irrigation water available on site. 8 Total wells: 3 - 12" deep wells; 1 - 12" pond well; 3 - 8" deep wells; 1 - 6" deep well (all are diesel power units). With this amount of fresh water available for irrigation, this property stands alone in water availability and capacity to irrigate all of the crops. These wells have capacity to fully irrigate every inch of this land, and then some.

WETLANDS

Property is mostly uplands. Only 6.5± acres are considered wetlands.

FERNERY

This property is an income producing property and active farm. There are approximately 34± acres of Aspidistra (all under saran "shade cloth," fully re clothed in 2009) and five acres of Tree Fern on site.

ALTERNATIVE AGRICULTURAL OPERATIONS

There are approximately 24± acres of open pasture land that is ideal for cattle grazing or other alternative crop uses. This land is partially irrigated.

HOG PENS

A 10-stall hog pen barn is located on the property. This is beneficial to future buyers as they can use this area to raise livestock (particularly hogs). Well and power available to pens.

STRUCTURES

Two large metal barns and a field office are on site (water and power available to sites). 34± acres of shade house are on site.



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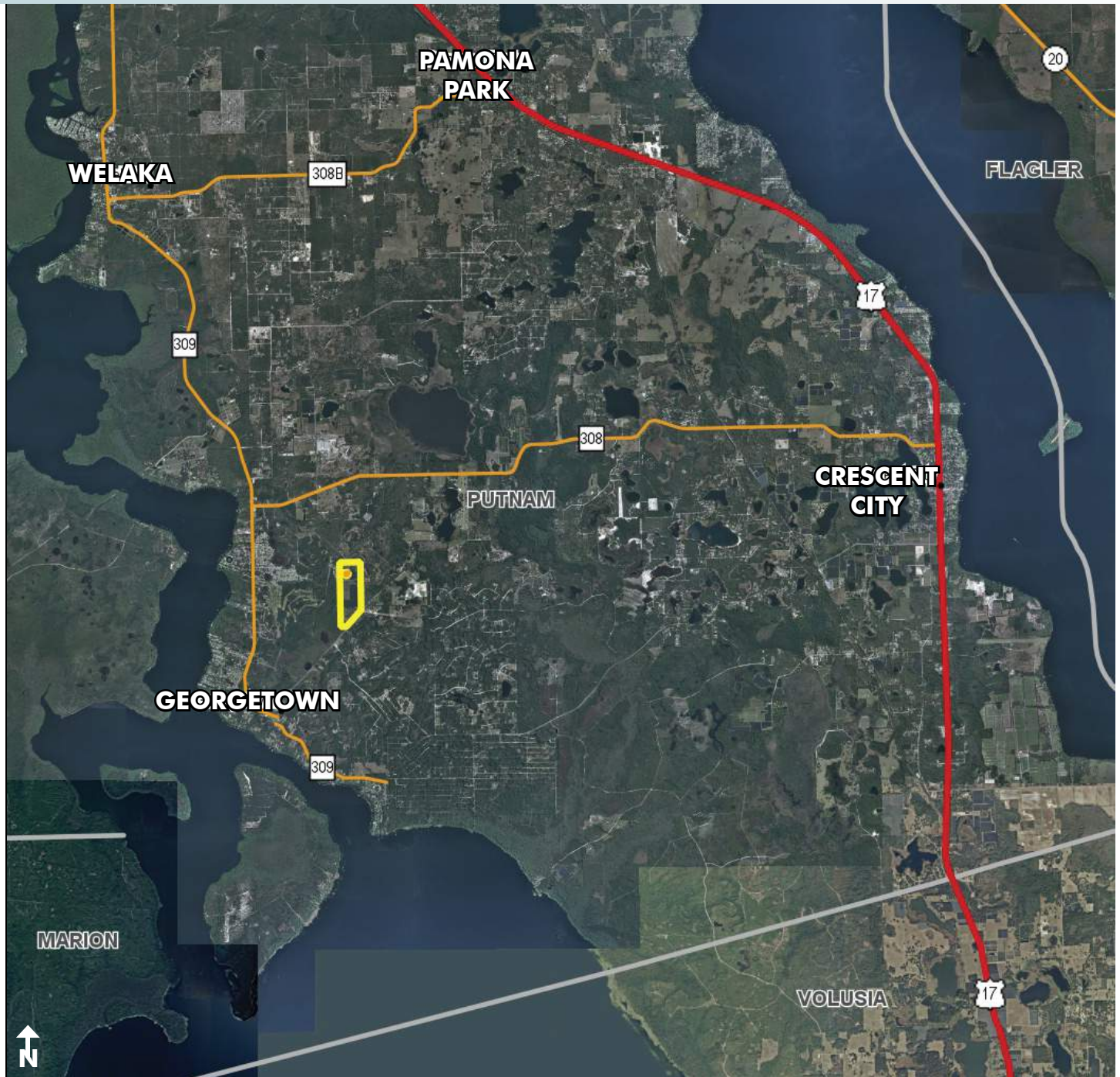
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LOCATION MAP

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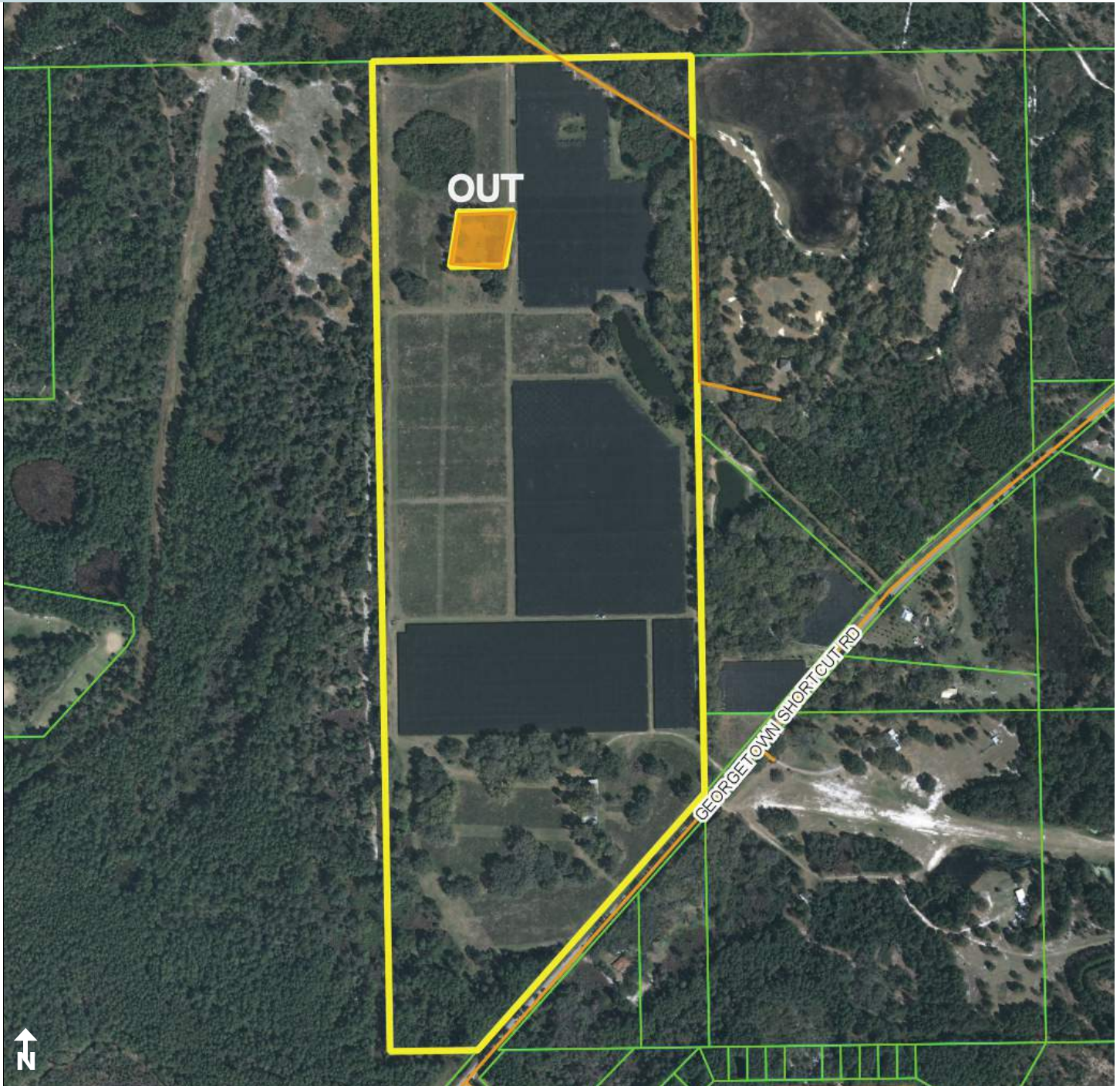
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PROPERTY MAP

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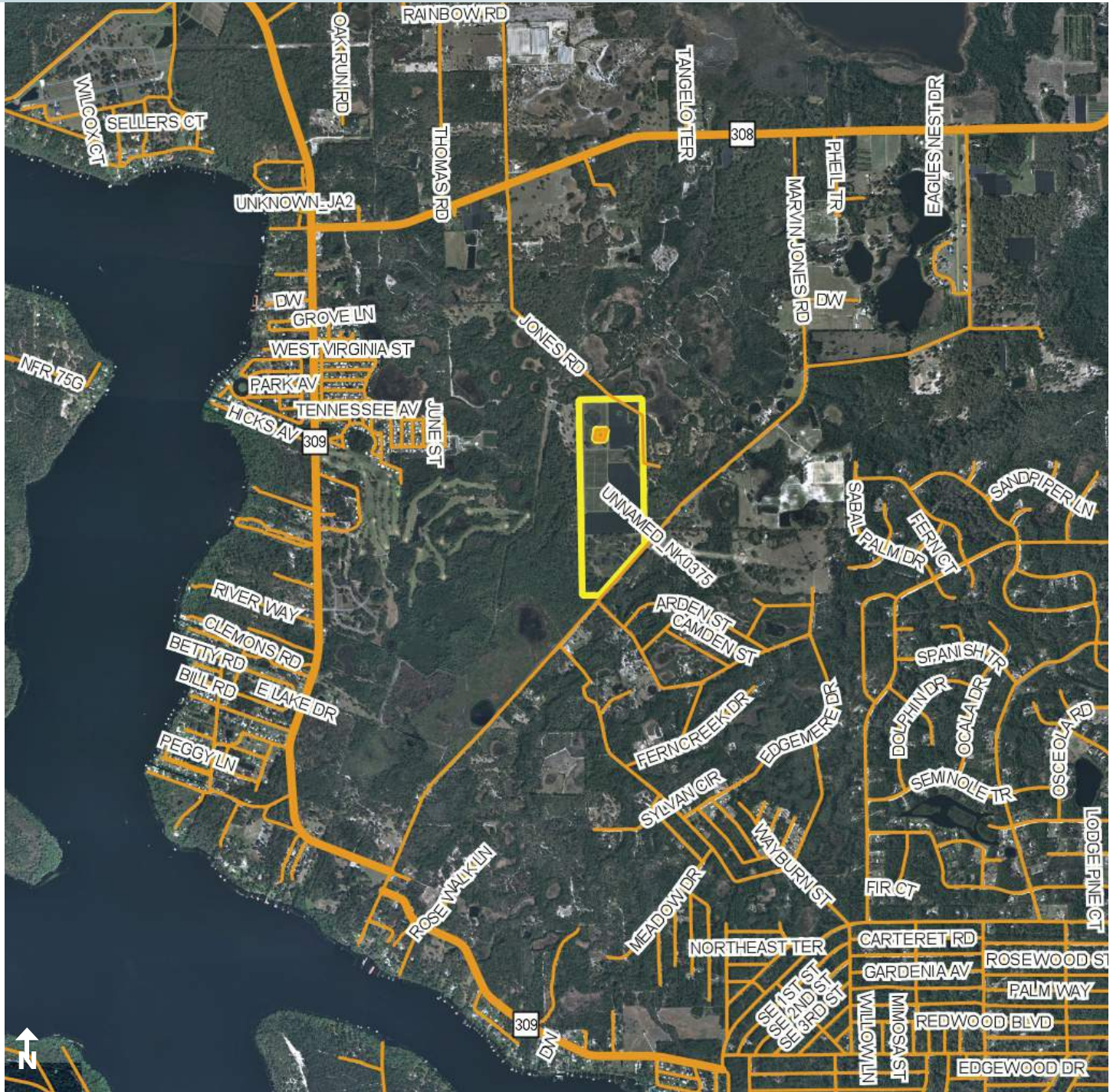
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REGIONAL MAP

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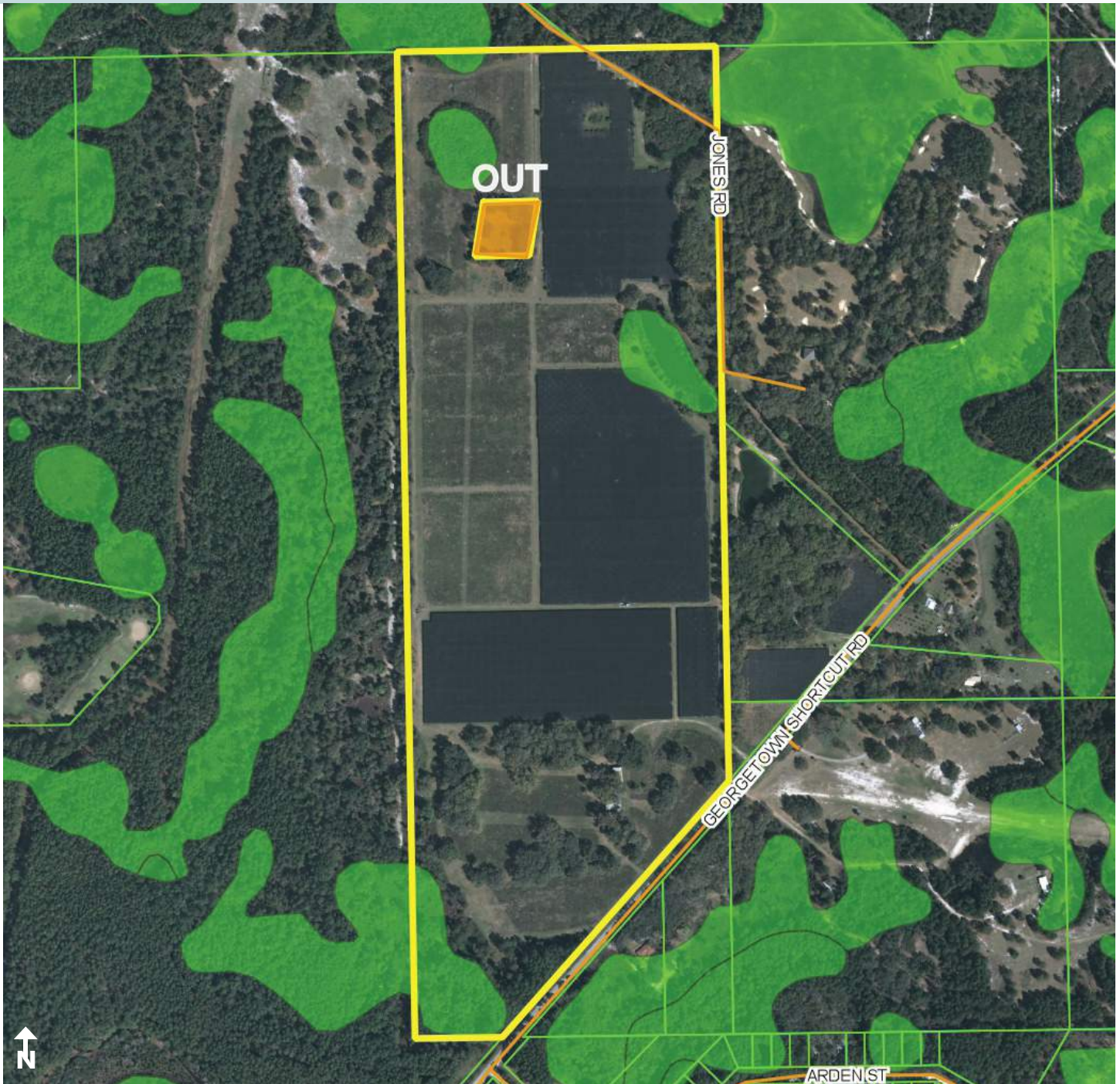
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WETLAND OVERLAY

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