

# For Sale

## 25± AC TURN-KEY BLUEBERRY FARM Great Location in Winter Haven, Florida

NEW  
LISTING

This blueberry farm includes 15± planted acres that will hold up to 30,000 bushes, 5± acres with good soil that could be cleared and planted, and the remaining 5± acres consists of the operation's ponds, canals, roads, office, barn, etc. This blueberry farm also grows resets and currently has 15,000 one year old bushes ready to plant. The property consists of peat soils which provides the perfect environment for in-ground blueberries. This eliminates the high expense of annual mulching that most operations require.



PRICE: \$625,000

Owner Will Consider All Offers

*Producing Emerald &  
Jewels Blueberry Varieties*

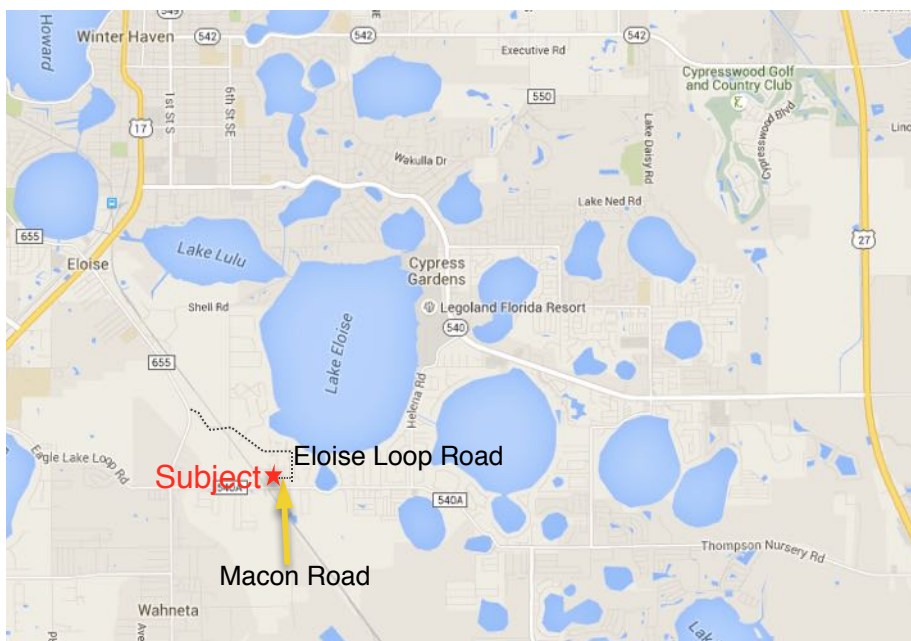
- ❖ Combination of Young & Mature Bushes
- ❖ Bush Age from 2-9 Years Old
- ❖ 15,000 1 Year Old Bushes Ready to Plant
- ❖ 5± Acres Ready to Clear & Plant
- ❖ 15± Acres in Planted Blueberries
- ❖ Planted In-Ground in Good Peat Soils
- ❖ No Mulch System equals Lower Annual Maintenance Expenses
- ❖ Excellent Water Source with Cold Protection
- ❖ Three Ponds & Canal System
- ❖ Overhead Irrigation System
- ❖ 4 Pond Pumps & 2 Wells
- ❖ Two Barn, Office & Storage Room
- ❖ Equipment Included
- ❖ 2014 Ag Exempt Taxes: \$1,150



### *Income Producing Farm*

This operation consists of young and mature blueberry bushes providing a turn key, income producing farm your first season. Production will continue to increase annually with proper care, making this farm a great addition to your existing operation or great new endeavor.

There is additional acreage available that includes a 3/2 rustic cracker house and pond. With this addition, this farm could be an excellent agritourism opportunity.



### *Location*

1020 Macon Road  
Winter Haven, FL 33880

### *Driving Directions*

From Eloise Loop Road, turn south onto Macon Road. Turn right at the driveway just before the curve and the mailboxes.

## Offered By

CAITLIN MEADOWS, Sales Associate  
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*Call Caitlin for a showing today!*

*All information contained herein has been obtained from sources deemed reliable. However, Crosby & Associates, Inc. or any agent thereof cannot guarantee this information. We are not responsible for errors, omissions, prior sale, change in price, easements, zoning changes or withdrawal of property from the market*

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