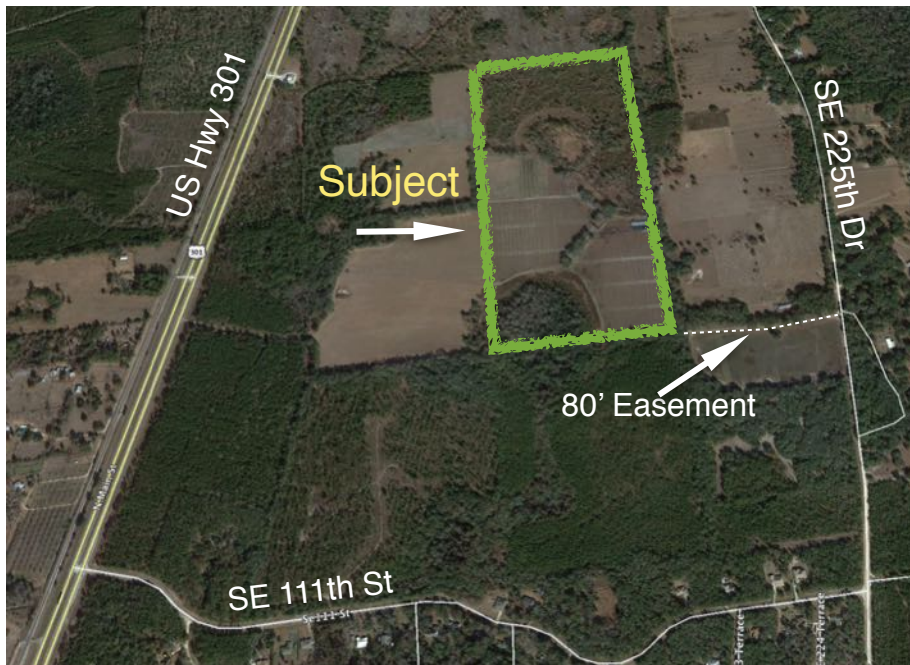


For Sale

NEW
LISTING

80± AC TURN-KEY BLUEBERRY FARM Easy Access from US 301 in Alachua County, Florida

This blueberry farm includes 27± bush acres of multiple varieties providing a long picking season as well as 35± acres that can be cleared, planted, and easily organically certified. The property features overhead irrigation and has all main lines for drip irrigation in place. The bushes range in age from 2.5-4 years old, production is just reaching maturity. Purchase this income-producing farm that has years of mature blueberry production ahead of it!



PRICE: \$1,400,000

Average Production is 7,400 lbs.
per acre with 2.5-4 year old bushes

- ❖ Combination of Young & Mature Bushes
- ❖ Bush Age from 2.5-4 Years Old
- ❖ 47,044 Bushes Total
- ❖ 9 Blueberry Varieties
- ❖ Planted for Cross Pollination
- ❖ Planted in Pine Bark Beds
- ❖ Overhead Irrigation
- ❖ Drip Irrigation Main Lines in Place
- ❖ 3,600 sqft Greenhouse
- ❖ 2 Permitted Active Wells
- ❖ 4" Electric Well for Greenhouse Irrigation
- ❖ 12" Diesel Well pumps 4,000 gallons/minute
- ❖ 2 Additional Wells Permitted
- ❖ Nursery Beds
- ❖ Equipment Included
- ❖ 2014 Ag Exempt Taxes: \$

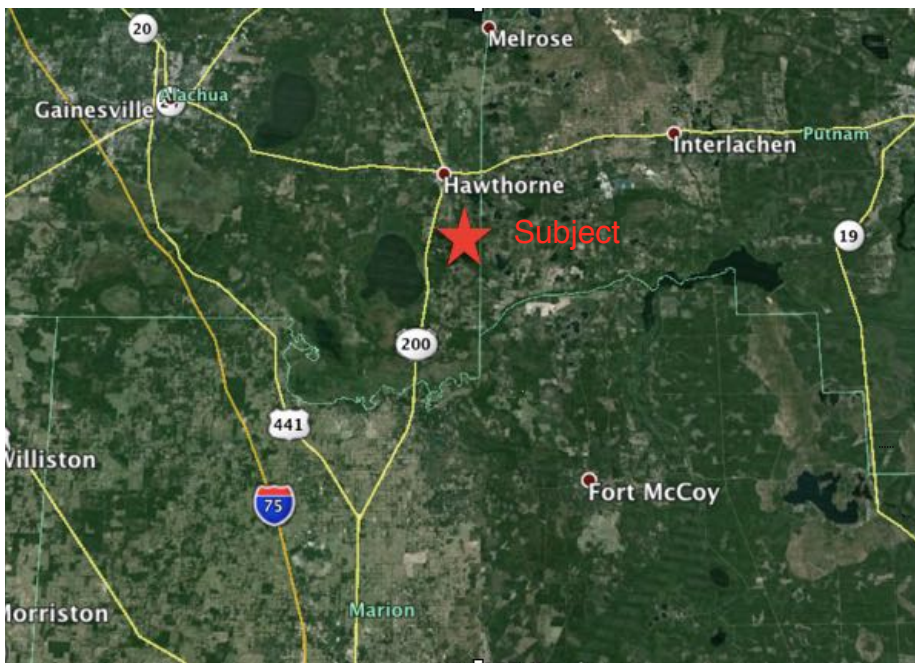




Income Producing Farm

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 an existing operation or new investment.

The potential for easily organic certified acreage is unique to this operation. There are 35± wooded acres that can be cleared, planted, and certified within one year.



Location

10434 SE 225th Drive
Hawthorne, FL 32640

Driving Directions

From US Hwy 301 drive south about 3 miles to SE 111th Street. Turn north/left onto SE 225th Dr. Drive less than 1/2 mile. The farm entrance is on the left.

Offered By

CAITLIN MEADOWS, Sales Associate
Cell: 863.845.6562 Email: caitlin@crosbydirt.com

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 without notice.

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