



# SEIBELS & SOUTHERN COMFORT GROVE

FLORIDA AGRICULTURAL PORTFOLIO

*ST LUCIE COUNTY | FT. PIERCE, FL*

731.6 GROSS ACRES



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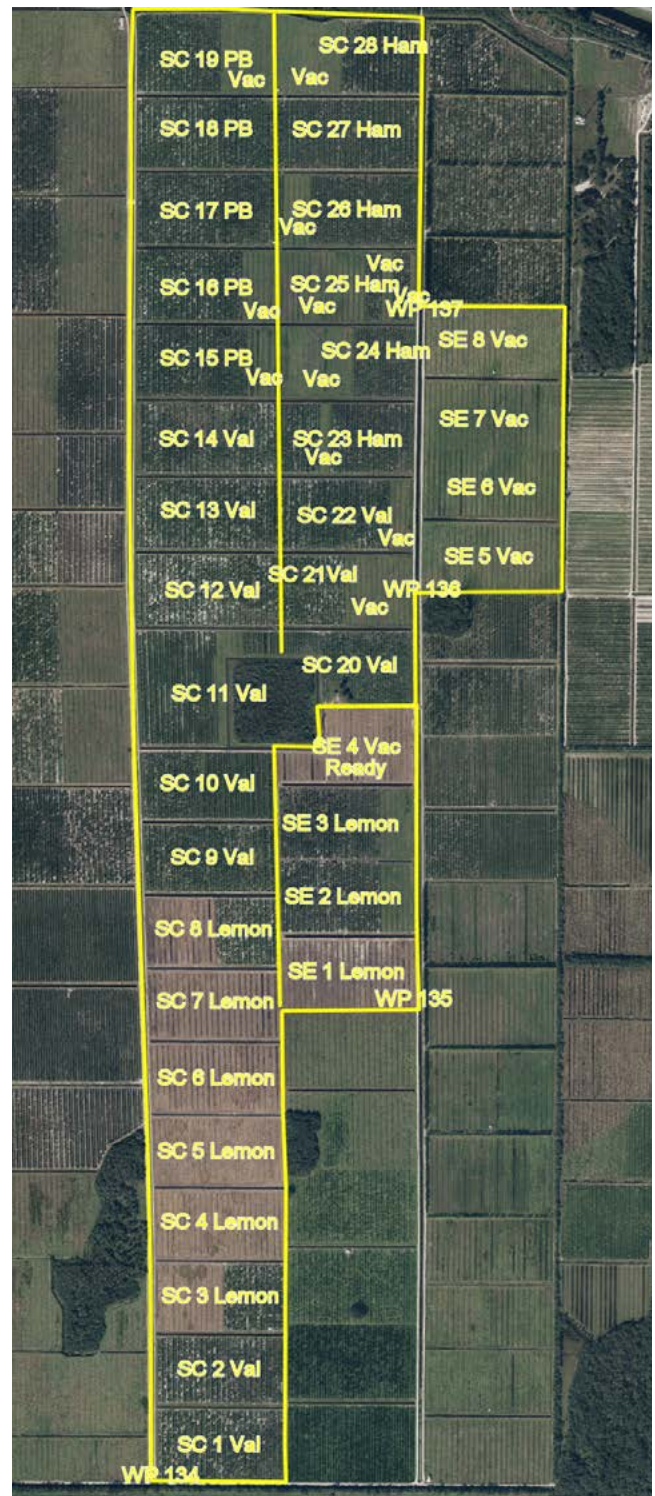
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Seibels & Southern Comfort Grove is a combination of 731.6 acre grove located in Ft. Pierce, Florida and exemplifies a typical flat woods grove. Current Varieties include 189.3 acres Valencia, 77.1 acres Hamlins, 82.0 acres Parson Brown, 157.1 acres Lemons and 159.1 acres remain vacant. Seibels & Southern Comfort Grove is one of several included in a larger portfolio of 11,100.9 ± acres spanning across DeSoto, St. Lucie and Indian River Counties.

The grove is irrigated with a low volume micro-sprinkler irrigation system. Irrigation water is supplied by surface water canals maintained by the Orange Avenue Citrus Growers Association Inc (OACGA) Ashland District. The water is pumped via diesel engine powered pumps. Drainage is by gravity flow to canals maintained by the OACGA.

This grove was originally planted in 1989 and 1990. Seibels & Southern Comfort Grove is turn-key and provides a solid foundation for current income production with long term appreciation.



**SEIBELS & SOUTHERN COMFORT ACRES/VARIETY DATA-NET TREE ACRES**

| GROVE NAME                            | HAMLIN | PARSON BR | VALENCIA | 2018/19 LEMON | VACANT | NET TREE ACRES |
|---------------------------------------|--------|-----------|----------|---------------|--------|----------------|
| All Seibels & Southern Comfort Groves | 77.1   | 82.0      | 189.3    | 157.1         | 159.1  | 664.6          |

# SPECIFICATIONS & FEATURES

**Acreage:** 731.6 ± Acres

**County:** St Lucie County

**Acreage:** 731.6 Total Acres, 505.5 Net acres irrigated citrus. 159.1 net acres fallow. 664.6 total net acres

**Soil Types:** Pineda Sand 54%, Riviera Fine Sand 13%, Wabasso Sand 10%

**Uplands/Wetlands:** 719 acres Upland/13 acres Wetland

**Irrigation/ Wells:** The grove is irrigated with a low volume micro-sprinkler irrigation system. Irrigation water is supplied by surface water canals maintained by the Orange Avenue Citrus Growers Association Inc (OACGA) Ashland District. The water is pumped via diesel engine powered pumps. Drainage is by gravity flow to canals maintained by the OACGA.

**Annual Taxes:** The 2019 ad valorem real estate taxes are paid in full. the Tax rate is approximately \$16.50 per acre. Total Millage - 21.6020. Non-ad Valorem Orange Avenue Citrus Growers Association Irrigation/Drainage taxes = \$115 per acre

**Improvements:** There are no buildings other than irrigation pump shelters on this property.

**Zoning/FLU:** Agriculture - 1 dwelling Unit per 5 acres

**Income& Year:** YORN

**Road Frontage:** OACGA District Roads Only

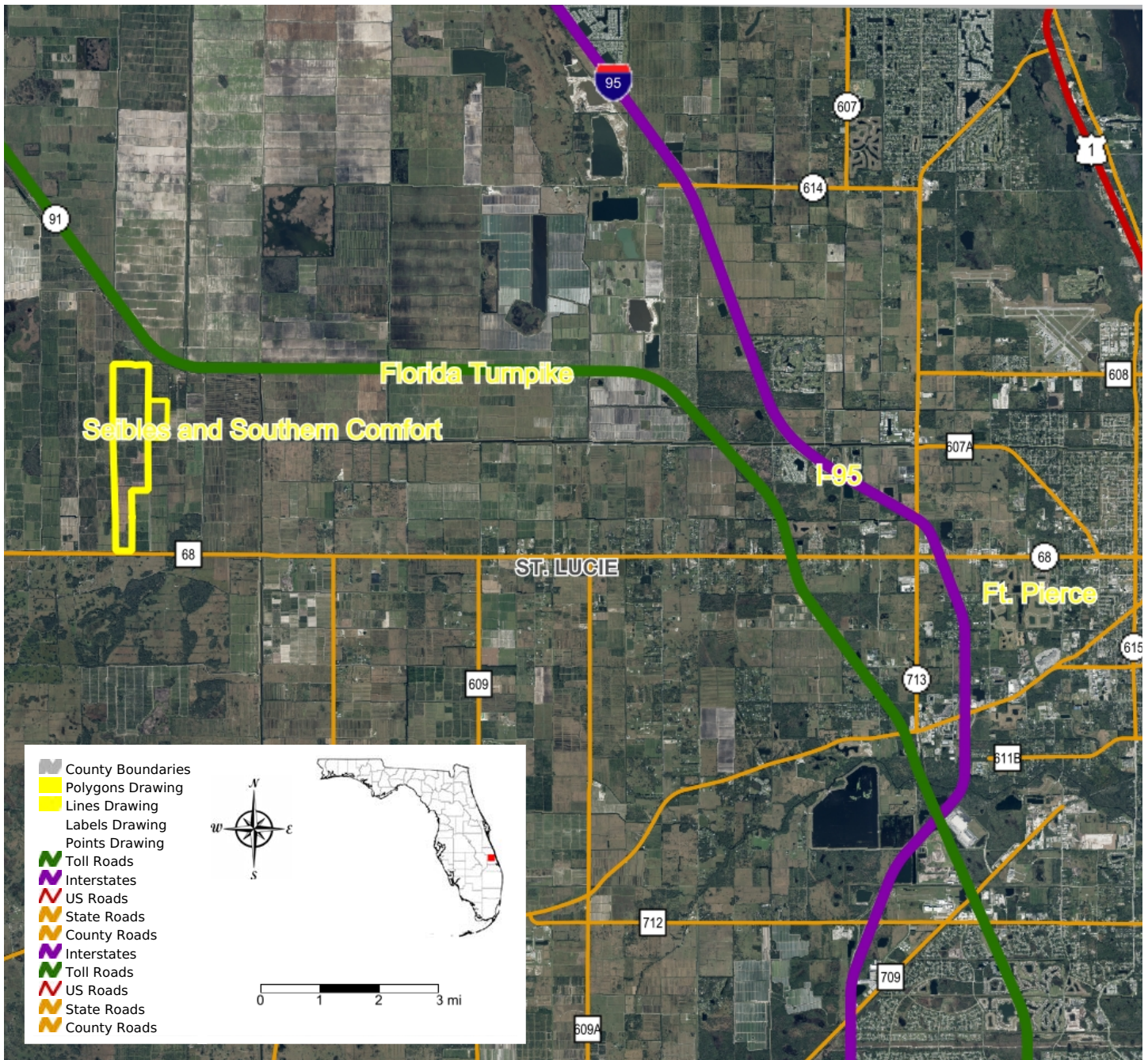
**Water Use Permits:** SFWMD #56-00473-W (Water Use and Surface Water Management)

| SEIBELS & SOUTHERN COMFORT PRODUCTION DATA |                        |        |             |        |
|--|------------------------|--------|-------------|--------|
| VARIETY                                    | YEAR                   | BOXES  | NET TREE AC | BOX/AC |
| Valencia                                   | 2016/17                | 24,702 | 174.0       | 142    |
| Valencia                                   | 2017/18 Hurricane Irma | 20,970 | 174.0       | 121    |
| Valencia                                   | 2018/19                | 18,232 | 174.0       | 105    |
| Valencia                                   | 2019/20                | 23,715 | 164.0       | 145    |
|  |                        |        |             |        |
| Hamkins                                    | 2016/17                | 12,770 | 69.3        | 184    |
| Hamkins                                    | 2017/18 Hurricane Irma | 12,249 | 69.3        | 177    |
| Hamkins                                    | 2018/19                | 13,779 | 69.3        | 199    |
| Hamkins                                    | 2019/20                | 15,721 | 69.3        | 227    |
|  |                        |        |             |        |
| Parson Br.                                 | 2016/17                | 20,802 | 76.8        | 271    |
| Parson Br.                                 | 2017/18 Hurricane Irma | 13,743 | 76.8        | 179    |
| Parson Br.                                 | 2018/19                | 18,661 | 76.8        | 243    |
| Parson Br.                                 | 2019/20                | 22,227 | 76.8        | 290    |
|  |                        |        |             |        |
| Combined                                   | 2016/17                | 58,274 | 320.1       | 182    |
| Combined                                   | 2017/18 Hurricane Irma | 46,962 | 320.1       | 147    |
| Combined                                   | 2018/19                | 50,672 | 320.1       | 158    |
| Combined                                   | 2019/20                | 61,663 | 309.0       | 199    |









## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 1231-211-0001-000-8, 1231-421-0001-000-3, 2206-211-0001-000-3, 2206-211-0002-000-0, 2206-213-0001-000-9, 2207-221-0001-000-7

**GPS Location:** -80.57867, 27.44919

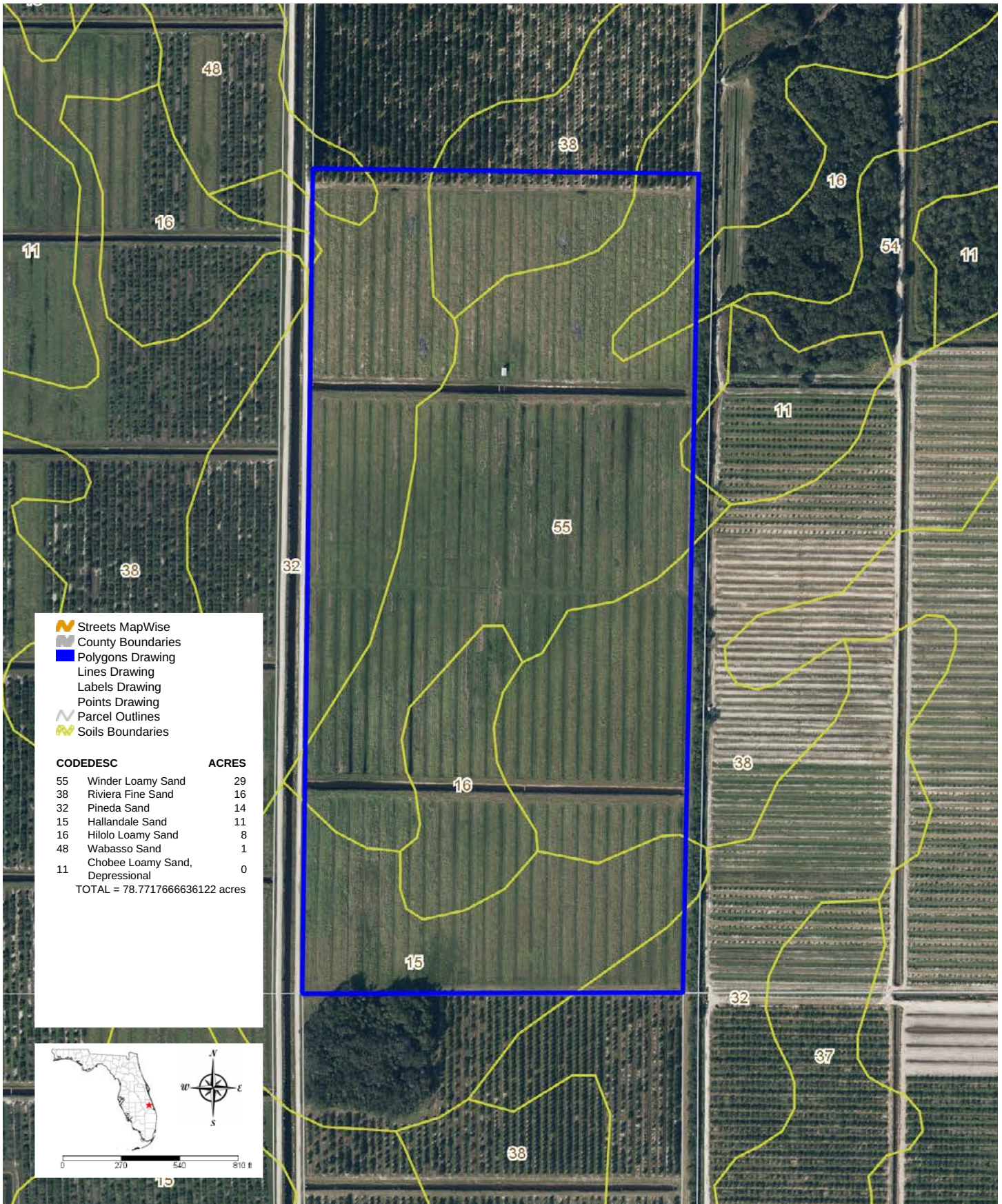
### Driving Directions:

- From SR 68 and I-95 in Ft. Pierce, travel 13.4 miles west on SR 68
- Then east 2.1 miles on water district road.

**Showing Instructions:** Contact the listing agent for more information or to schedule a showing time.

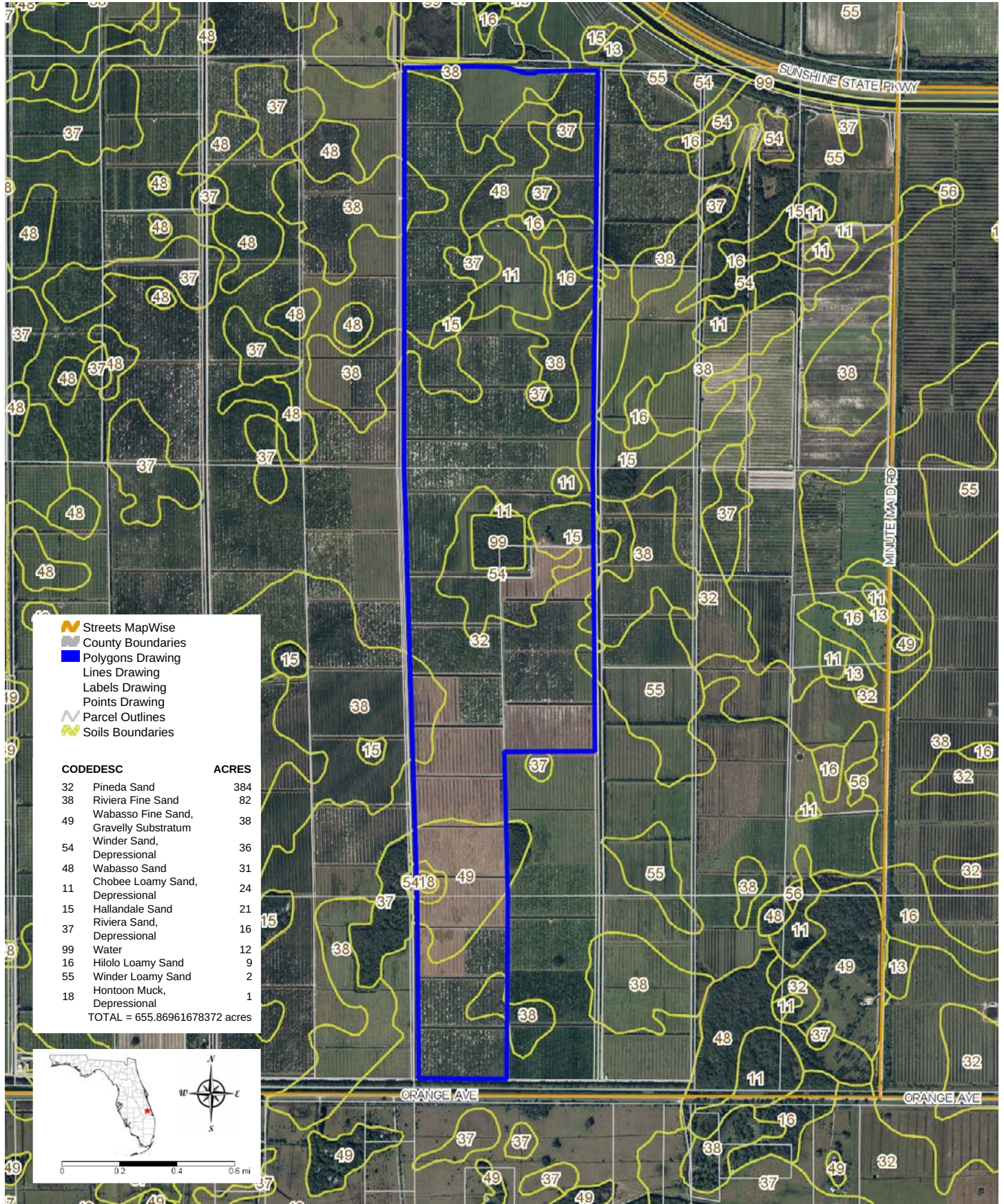


# SEIBELS SOILS MAP





# SOUTHERN COMFORT SOILS MAP







1723 Bartow Rd | Lakeland, Florida 33801

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**HEADQUARTERS**

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