

CENTRAL FLORIDA INTEGRATED NURSERY

1698 RUCKS DAIRY RD
FROSTPROOF, FL 33843

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Rucks Dairy Road



Property Overview



Sale Price **\$12,500,000**

OFFERING SUMMARY

Acreage: 29± Acres

City: Frostproof

County: Polk

Property Type: Farms & Nurseries Properties, Nursery

PROPERTY OVERVIEW

Central Florida Integrated Nursery Operation is a unique opportunity to purchase an extremely large and robust nursery operation. This property has roughly 276,615 ± square feet under cover. Additionally, there are a multitude of other structures and equipment on the property. There is also a large cafeteria style break room, bathrooms, and a locker room to accommodate and keep a large amount of employees happy. Four large ranges that average 54,172± square feet all tie into a centrally located head house. The head house can serve as a centralized and cool working environment for a variety of agricultural users. The head house is roughly 26,775± square feet and allows plant material to easily be sorted and shipped if needed. The head house also ties directly in to a soil room with an inline mixing machine as well as a loading area for shipping.

In addition, there is one more range of liner houses located on the east side of the property. Combined these add an additional 27,113± square feet under cover and are currently being used to house mother stock. The subject property has a 10" well with a variable frequency drive to ensure efficient water use. The nursery is surrounded by a wind break of Eucalyptus Trees to protect the structures from hurricanes and high wind events. Additionally, it is equipped with a Dutch rolling bench system which increases efficiency by 30%

Central Florida Integrated Nursery operation is currently being used as a Citrus Nursery and is one of the largest in the State of Florida. However, this property will easily accommodate other agricultural uses and commodities. There is additional vacant acreage that provides a new owner with room for expansion. Other uses could include ornamental nurseries, medical marijuana, and fruit and vegetable propagation. A manager's home and additional acreage can be added to the offering if a buyer is interested. For more information or to schedule a time to see the nursery, please reach out to the listing agents.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Farms & Nurseries Properties
- Nursery

Fencing:

Chain Link Fence

Current Use:

Citrus Nursery

Potential Recreational / Alt Uses:

Propagation Nursery for a variety of Agricultural Venture

Wells Information:

10 inch well

Water use Permits:

53-00033-W

Location



LOCATION & DRIVING DIRECTIONS

Parcel:

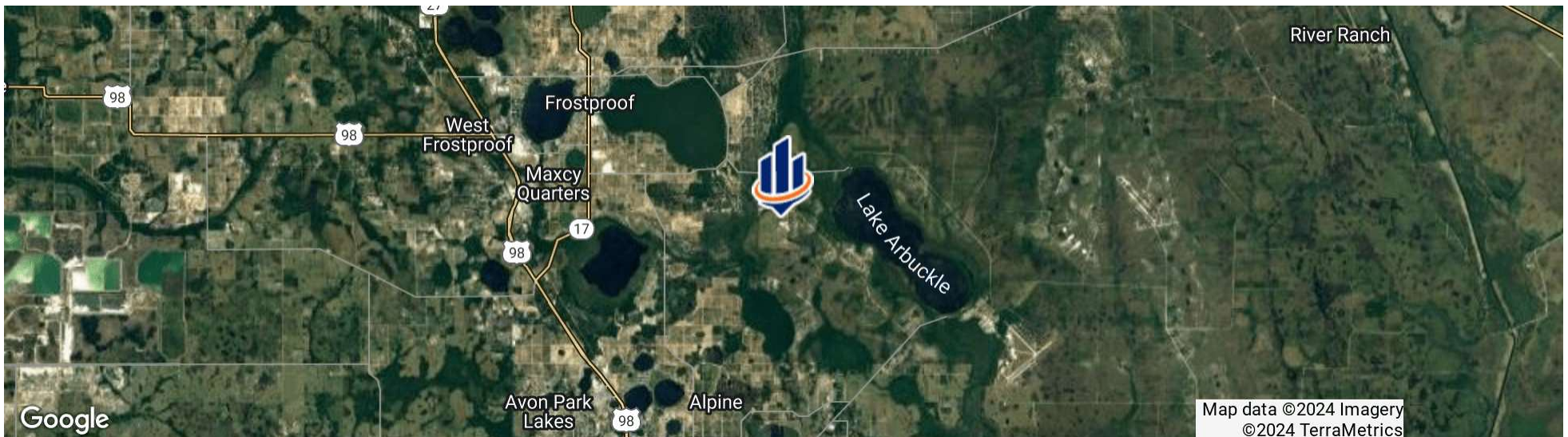
GPS: 27.6999461, -81.4470152

Driving Directions:

Contact Listing Agent for driving directions

Showing Instructions:

Contact Listing Agent to set up a time to view the property.





Rucks Dairy Road

A.) 10" Well Fertilizer Injector/150 KW Generator

B.) R4 = 52,531 ± SF

C.) R3 = 52,531 ± SF

D.) R2 = 55,814 ± SF

E.) R1 = 55,814 ± SF

F.) Head House Employee Work Stations = 21,000 ± SF

G.) Soil Room/Inline Mixer = 3,680 ± SF

H.) Shipping Area = 4,532 ± SF

I.) Equipment Barn = 3,600 ± SF

J.) Motherstock w/Bencher : 3,283 ± SF

K.) (2) Seed Tray House w/ T-Rails : 10,080 ± SF

L.) (5) Prop. Cutting & Fog Emitter : 13,750 ± SF

Total: 276,615 ± SF





The Head House- The head house can serve as a centralized and cool working environment for a variety of agricultural users. The head house is roughly 26,775 +/- square feet and allows plant material to easily be sorted and shipped if needed. The head house also ties directly in to a soil room with an inline mixing machine as well as a loading area for shipping.

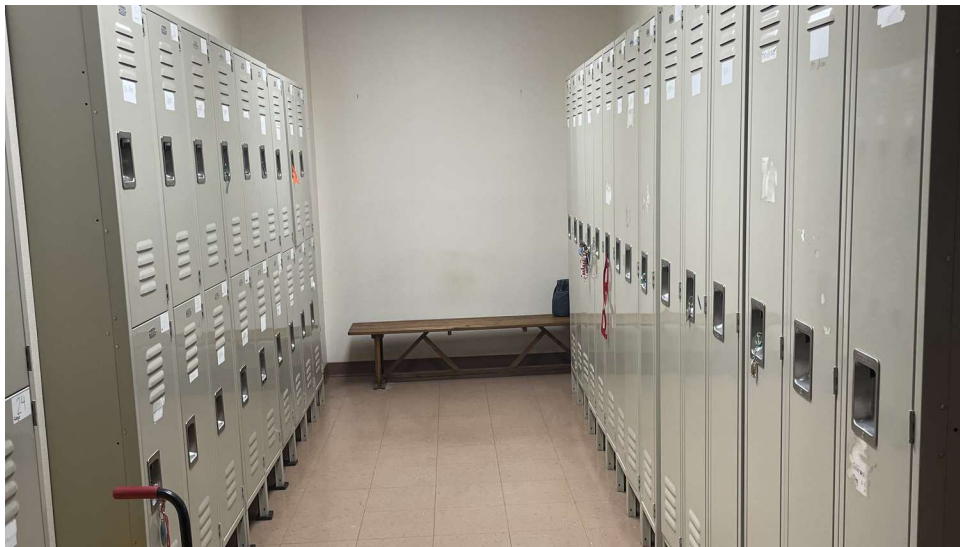




12 foot gutter height with 32 fans on each range of houses



Break Room





Agrinomix - Automated Inline Soil Mixer



Agrinomix - Automated Inline Soil Mixer



The houses are also equipped with Fog Emitters to help keep VPD levels in check.

VPD stands for Vapor Pressure Deficit which is a vital parameter in greenhouse management, affecting plant transpiration, growth, and disease resistance. By carefully monitoring and managing VPD through temperature and humidity control, growers can create optimal conditions for healthy and productive plants.



Mayer Pot Planter



Mayer Pot Planter



Dutch Rolling Bench Systems - The nursery is equipped with a Dutch rolling bench system which allows plant material to be moved in and out of houses efficiently . These are tables mounted on rails or wheels, allowing them to slide horizontally. They are ideal for maximizing space as they can be pushed together to create aisles when needed. The Dutch Rolling Bench System increase the volume a house can hold by 30%





Aquamat Watering System-Each rolling bench has an AquaMat irrigation system. This system is an innovative solution designed to improve water efficiency and promote healthy plant growth in nurseries. The AquaMat system ensures consistent moisture among each plant, reduced water usage, and cuts down on labor.



10 " well with Variable Frequency Drive

DEAN

DELIVERIES
RING BELL
(INSIDE THE DOOR)





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DAVID HITCHCOCK, ALC, CCIM

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PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a Bachelor of Science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and Co-Captain of the 1973 Gator Football Team.

David is also an active bicyclist, both in road and mountain biking. He is married, a father of two daughters, and a grandfather of six.

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ZEB GRIFFIN, ALC

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PROFESSIONAL BACKGROUND

Zeb Griffin is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Zeb believes that to best serve our clients, we must first comprehensively understand the land and all operations that take place on it.

Growing up, Zeb was actively involved in his family's cow/calf operation on leased and family land in both Lake and Sumter Counties. He holds a Bachelor of Science degree in Diversified Agriculture with a minor in Ag Business from Abraham Baldwin Agricultural College (ABAC). During his years at college, Zeb worked at a hay and cattle operation and a chemical and fertilizer company in South Georgia. At ABAC, he was very active and held leadership positions in Alpha Gamma Rho professional agricultural fraternity and regularly attended the Collegiate Cattleman's Association. Zeb also did summer internships on commercial and purebred cattle operations back home in Florida during his summers in college.

In his time at SVN | Saunders Ralston Dantzler Real Estate, Zeb has successfully transacted thousands of acres. The bulk of that acreage has been hunting, agricultural, and ranch land with roughly half of which being encumbered by various types of conservation easements. Many of these transactions also included cattle and equipment. Zeb understands that each parcel is unique and enjoys working through challenges to ultimately accomplish his clients' goals. Zeb has advised and walked private landowners through access issues, outstanding mineral rights, discrepancies with adjoining landowners, and conservation easements in order to accomplish their objectives.

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