

PREMIUM CITRUS OPERATION

Holly Hill Grove

1,108.65 Gross Acres • 792 Planted Acres • Highlands County, Florida

98,694+ Mature Trees • 3 Varieties • 12 Miles East of Sebring City Limits • 12 On-Site Wells • Multi-Year Water Permits



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Holly Hill Grove

Holly Hill Grove is an opportunity to acquire a fully operational, institutional-grade citrus operation in Florida's premier agricultural corridor. This 1,109-acre mature grove features nearly 99,000 producing trees across three varieties, supported by comprehensive water rights and professional infrastructure. With 792 planted acres and an additional 90 acres of fallowed land ready for expansion, the property offers immediate income potential and long-term growth opportunities. Extensive on-site water systems, including 12 wells with over 1 billion gallons of annual allocation, ensure operational sustainability.

STRATEGIC ADVANTAGES

- 1,109 gross acres in prime Highlands County location
- 792 planted acres with 98,694+ mature producing trees
- Three-variety diversification reduces seasonal production risk
- 12 on-site wells with 1+ billion gallon annual water allocation
- Multi-year water permits through 2028 from SFWMD
- 90 acres of fallowed land ready for immediate expansion
- Professional infrastructure including equipment and storage barns
- Institutional ownership with comprehensive operational documentation
- Strategic location 12 miles east of Sebring
- Established micro-jet irrigation system throughout planted areas
- Turn-key operation with professional management history
- Multiple exit strategies including conversion potential
- Excellent soil composition for diverse agricultural uses





Specifications & Features

\$9,750,000

Total Gross Acres: 1,108.65
Planted Acres: 792
Net Tillable Acres: 881.8
Total Trees: 98,694
Parcels: 4 contiguous parcels

Price: \$9,750,000

WATER RIGHTS & INFRASTRUCTURE

- **Wells:** 12 on-site wells drawing from Floridan Aquifer
- **Total System Capacity:** ~33,100 GPM
- **Water Permit:** 28-00259-W through Southwest Florida Water Management District
- **Permit Duration:** Through 2028
- **Annual Allocation:** 1.025 billion gallons (~950,000 gallons/acre)
- **Distribution:** Micro-jet irrigation system throughout

BUILDINGS & IMPROVEMENTS

- **Equipment Barn:** 5,200 sq ft (40' x 130') - Rebuilt 2004, Good condition
- **Office/Storage Barn:** 1,680 sq ft (28' x 60') - Average condition
- **Fuel Storage:** Two 500-gallon tanks
- **Shop Areas:** Tool storage and maintenance facilities

DEVELOPMENT HISTORY & INVESTMENT TIMELINE

- **Initial Development:** Early 1990s (west side grove establishment)
- **Major Expansion:** September 2000 ("3x-Val" blocks on east side)
- **Recent Renovation:** 2012 (Hamlin block redevelopment)
- **Current Status:** Mature producing operation with 90 acres ready for expansion





Grove Composition & Yield History

Grove Composition

Variety	Planted Acres	Trees	% of Operation	Development
Valencia Oranges	726 acres	81,746+	91.7%	East side: Sept 2000
Early/Mid (Hamlin)	67 acres	7,642+	8.5%	Redeveloped: 2012
Navel Oranges	90.2 acres	9,306+	11.4%	Mature blocks
Total Planted	792 acres	98,694+		
Fallowed	90 acres			



YIELD HISTORY (11-YEAR TRACK RECORD)

Recent Production Summary

- **5-Year Average (2020-2025):** 132,245 boxes
- **Peak Production (2019-2020):** 218,318 boxes
- **Quality Average:** 4.79 lbs solids/box

HISTORICAL YIELD TRENDS

- **2014-2015:** 188,521 boxes • 6.63 lbs solids/box
- **2019-2020:** 218,318 boxes • 5.98 lbs solids/box
- **2024-2025:** 82,237 boxes • 5.02 lbs solids/box

**Note: Recent decline reflects industry-wide HLB challenges*



Location & Access

Address: 15025 Arbuckle Creek Road, Highlands County, Florida

Transportation Networks: roads, rail

Distance: 12 miles east of Sebring city limits

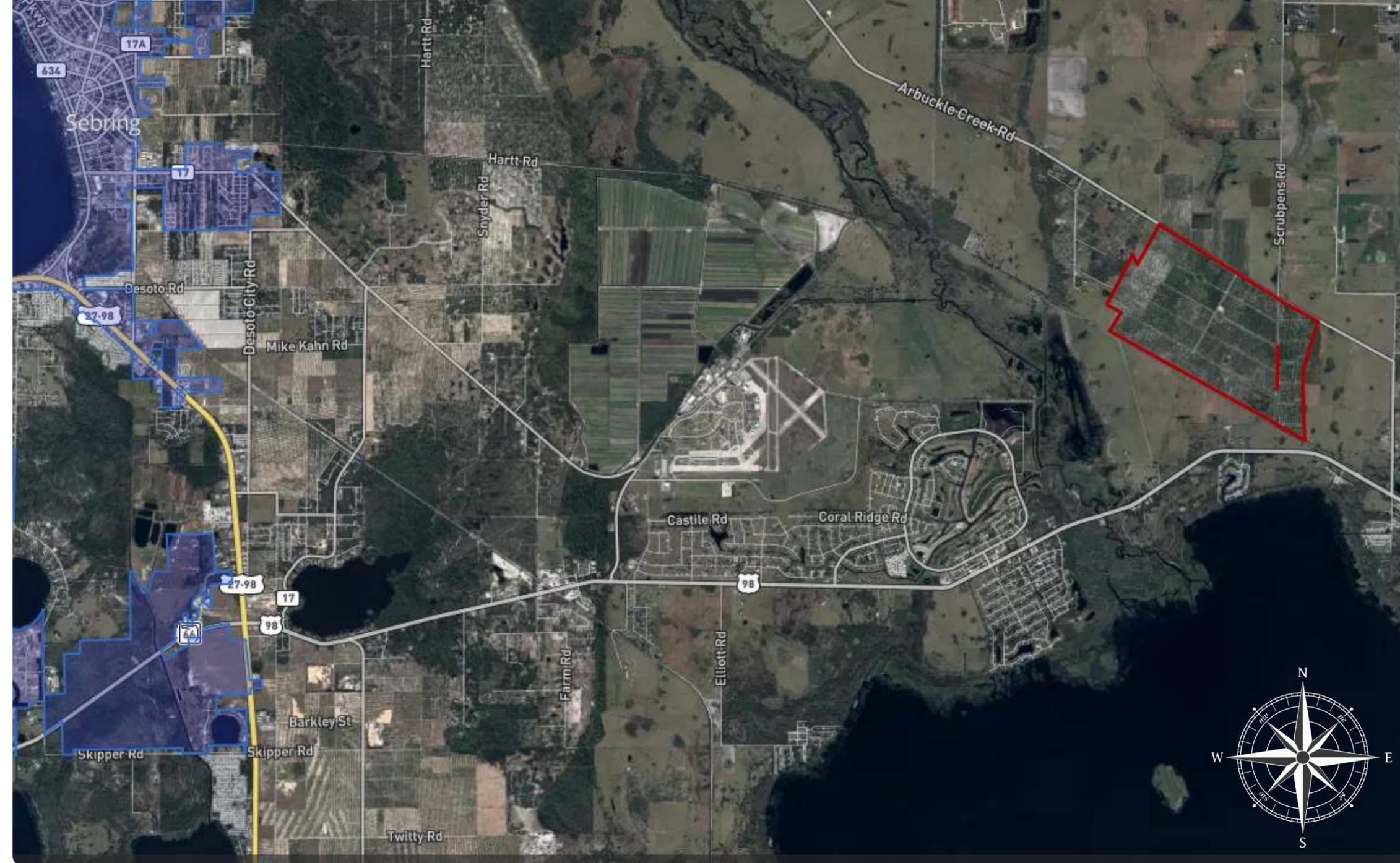
Access: Direct access via Arbuckle Creek Road

Regional Context: Sebring serves as the heart of Florida's interior agricultural region, offering strategic advantages for large-scale farming operations with essential agricultural services, equipment dealers, and processing facilities within easy reach

LOCATION ADVANTAGES

Sebring serves as the heart of Florida's interior agricultural region, offering Holly Hill Grove strategic advantages for large-scale farming operations. The city provides essential agricultural services, equipment dealers, and processing facilities within easy reach. Sebring Regional Airport supports business aviation needs, while major highways connect the area to Florida's primary markets and shipping ports. Lake Jackson and the Chain of Lakes system enhance the region's recreational appeal and water resources. The area's established agricultural infrastructure, including grain elevators, fertilizer suppliers, and equipment dealers, creates a supportive ecosystem for farming operations. Sebring's position in Highlands County places the location at the center of Florida's diversified agricultural economy.

- Central Florida citrus corridor
- Established agricultural infrastructure
- Access to processing facilities
- Transportation networks (roads, rail)
- Agricultural support services
- Favorable regulatory environment



Detailed Block Identification

Block ID	Type	Variety /Rootstock	Age in 2017	Tree Density (Trees/Acre)	Total Trees	Gross Acres
1C - Ham	Citrus	Hamlin		108	2,028	19
1 - Ham	Citrus	Hamlin		119	3,891	33
1E - Ham	Citrus	Hamlin		111	1,723	16
Subtotal - Early-Mids					7,642	67
3A - Val	Citrus	Valencia Swingle	Mature	367	5,991	16
3B - Val	Citrus	Valencia Swingle	Mature	234	6,444	28
3C - Val	Citrus	Valencia Swingle	Mature	271	6,781	25
3D - Val	Citrus	Valencia Swingle	Mature	492	6,790	14
3E - Val	Citrus	Valencia Swingle	Mature	319	6,573	21
3F - Val	Citrus	Valencia Swingle	Mature	223	4,937	22
3G - Val	Citrus	Valencia Swingle	Mature	873	6,780	8
2A - Val	Citrus	Valencia	Mature	180	7,688	43
2B - Val	Citrus	Valencia	Mature	141	8,310	59
2C - Val	Citrus	Valencia	Mature	88	6,039	69
2D - Val	Citrus	Valencia	Mature	24	1,775	74
2E - Val	Citrus	Valencia	Mature	60	3,345	55
1E - Val	Citrus	Valencia	Mature	48	2,885	60
1C - Val	Citrus	Valencia	Mature	26	1,569	61
1D - Val	Citrus	Valencia	Mature	40	2,373	60
1B - Val	Citrus	Valencia	Mature	45	2,556	57
1A - Val	Citrus	Valencia	Mature	17	910	53
Subtotal - Valencias					81,746	725
1A - Nav	Citrus	Navel	Mature	113	4,738	42
1B - Nav	Citrus	Navel	Mature	113	2,781	31
1C - Nav	Citrus	Navel	Mature	90	1,787	18
Subtotal - Navels					9,306	90
Shop Area	Other					4
Low Lands	Other					59
Misc. Acres	Other					164
Subtotal Other Acres						227
Fallowed	Other		Fallowed			
Fallowed	Other		Fallowed			
Fallowed	Other		Fallowed			



Detailed Grove Analysis

HAMLIN BLOCKS (Early-Mid Season)

- 1C-Ham: 18.8 acres • 2,028 trees • 108 trees/acre
 - 1-Ham: 32.6 acres • 3,891 trees • 119 trees/acre
 - 1E-Ham: 15.5 acres • 1,723 trees • 111 trees/acre
- Subtotal: 66.9 acres • 7,642 trees

VALENCIA BLOCKS (Main Season)

Swingle Rootstock Blocks:

- 3A-Val through 3G-Val: 133.2 acres • 44,296 trees
- Average density: 234-873 trees/acre

Standard Valencia Blocks:

- 2A-Val through 1A-Val: 591.5 acres • 37,450 trees
- Average density: 17-180 trees/acre

NAVEL BLOCKS

- 1A-Nav: 41.9 acres • 4,738 trees • 113 trees/acre
- 1B-Nav: 30.8 acres • 2,781 trees • 113 trees/acre
- 1C-Nav: 17.5 acres • 1,787 trees • 90 trees/acre



CROP LEGEND

- Hamlin
- Valencia
- Fallow



Production & Infrastructure Analysis

SOILS & GROWING CONDITIONS

- **Primary Composition:** Immokalee and Myakka Fine Sand (82%)
- **Drainage:** Excellent for citrus production
- **Topography:** Land-formed for optimal irrigation efficiency
- **Climate Zone:** Humid subtropical, ideal for citrus

WATER SYSTEM SPECIFICATIONS

Well Configuration:

- 5 wells: 12" diameter × 1,400' deep × 2,750 GPM
- 3 wells: 12" diameter × 1,410' deep × 2,750 GPM
- 2 wells: 12" diameter × 1,400' deep × 2,800 GPM
- 2 wells: 12" diameter × 1,380' deep × 2,750 GPM

SYSTEM STANDARDS

- **Standard casing depth:** 400 feet
- **Average capacity:** 2,758 GPM per well
- All wells are professionally maintained

GROVE CONDITION ASSESSMENT

- **Tree Age:** Mature producing trees across all blocks
- **Variety Performance:** Diversified portfolio reduces seasonal risk
- **Infrastructure:** Professional maintenance and operational history
- **Expansion Ready:** 90 fallowed acres for immediate development



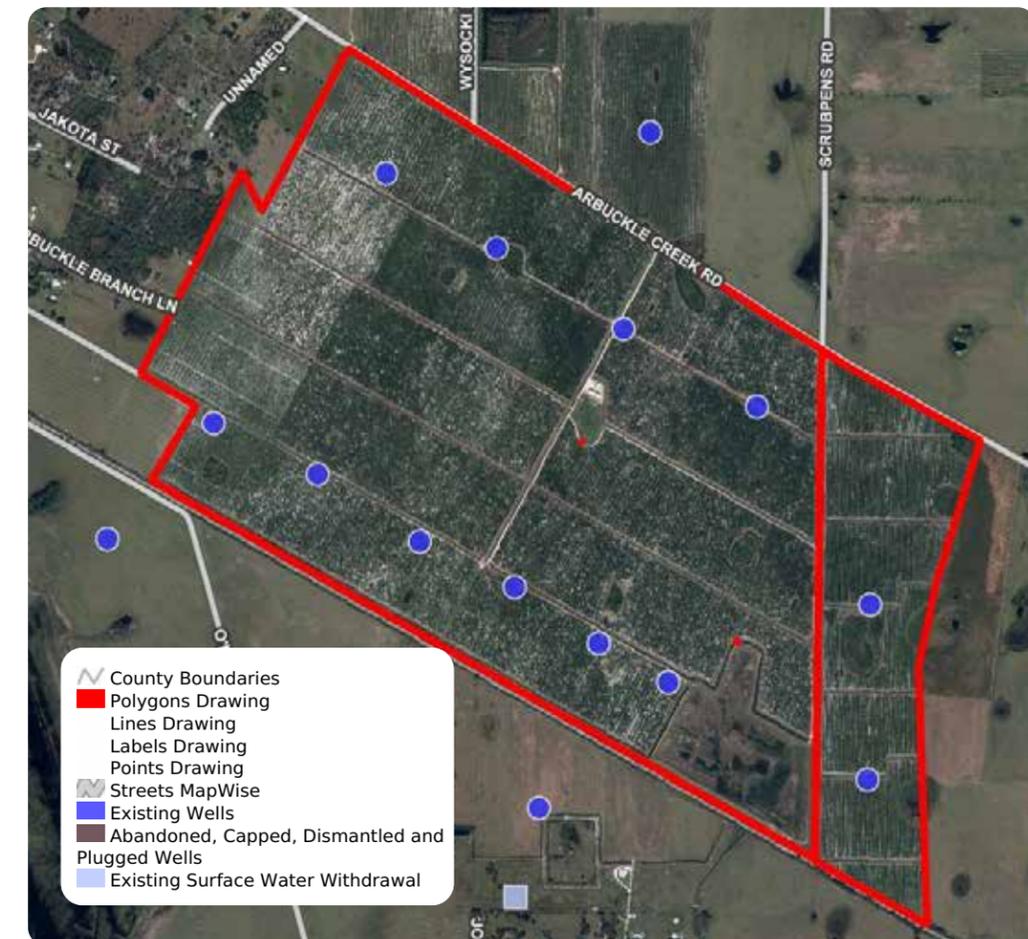
Water Systems & Permits

Soils & Environmental

NRCS SOILS ANALYSIS

- Detailed soil type mapping
- Agricultural suitability ratings
- Drainage characteristics
- Environmental constraints mapping

MUID	COMPONENT NAME	ACRES
8	Immokalee	473.64
10	Myakka	439.01
17	Malabar	42.08
12	Basinger	36.44
39	Smyrna	33.78
30	Oldsmar	28.05
24	Pineda	24.24
3	Basinger	14.94
7	Placid	14.72
19	Hicoria	1.77
TOTAL		1,108.67



WELL LOCATION & SPECIFICATIONS

- Individual well mapping
- Capacity and depth specifications
- Permit documentation excerpts
- Usage monitoring data

COMPREHENSIVE WATER RIGHTS

Water Permit Details

- **Permit Number:** 28-00259-W
- **Issuing Authority:** South Florida Water Management District (SFWMD)
- **Issue Date:** March 16, 2018
- **Expiration:** September 11, 2028
- **Original Permit:** November 3, 1988 (established history)

Water Allocations

- **Annual Allocation:** 1,025.03 million gallons
- **Average Daily:** 2.81 MGD
- **Maximum Monthly:** 181.78 million gallons
- **Per Acre Annual:** ~950,000 gallons per acre

Regulatory Compliance

- Monthly withdrawal reporting (quarterly submissions)
- Water use system calibration every 5 years
- Compliance reports every 10 years
- Established regulatory relationship since 1988

Infrastructure & Operations

STRUCTURAL IMPROVEMENTS

Equipment Barn (5,200 sq ft)

- **Dimensions:** 40' x 130' metal structure
- **Features:** 1,200 sq ft concrete pad, tool shop
- **History:** Rebuilt 2004 post-hurricane
- **Condition:** Good

Office/Storage Barn (1,680 sq ft)

- **Dimensions:** 28' x 60'
- **Features:** Office space, equipment bays, chemical storage
- **Built:** Early 1990s during initial development
- **Condition:** Average

Support Infrastructure

- **Fuel storage:** Dual 500-gallon tanks with containment
- **Internal road system** throughout the property
- **Drainage systems** are professionally maintained

PARCEL INFORMATION

- **C-06-35-31-A00-0010-0000:** 148.13 acres
 - **C-07-35-31-A00-0151-0000:** 29.99 acres
 - **C-01-35-30-010-00A0-0000:** 869.73 acres
 - **C-01-35-30-010-0AAA-0000:** 60.80 acres
- Total: 1,108.65 acres**





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Trent is a licensed real estate associate with a proven track record in agricultural land, ranchland, recreational land, and large acreage properties. With over \$250 million in transactions, Trent's expertise in the industry is unparalleled. He primarily works with off-market properties and specializes in finding the perfect properties for buyers.

As a 9th-generation Floridian, Trent hails from a family deeply rooted in Florida's agriculture, citrus, and real estate industries. His rich heritage provides him with a unique perspective and deep knowledge of the land and its value. Trent's robust background in real estate encompasses GIS mapping, comprehensive property research, and statistical data analysis on land sales. His skills in property project coordination ensure seamless transactions and satisfied clients.

A graduate of Florida Southern College in Lakeland, Florida, Trent holds a Bachelor of Science degree in Citrus, with a minor in Business. Florida Southern College stands out as the only institution nationwide offering a full degree in citrus. He is also a proud member of the Lakeland Association of Realtors®.



David Lapham

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With a focus on Florida's sod industry, David brings a fresh and innovative approach to the profession. Originally from Michigan, David relocated to Florida in 2008 and began an impactful journey in land management and technology.

At the age of 17, David enlisted in the Army, an experience that has profoundly shaped his work ethic and leadership style. The military instilled in him a strong sense of discipline and adaptability, traits he later applied to his academic and professional pursuits. David's educational journey led him to Southeastern University, where he earned a degree in Communications. This education, combined with his military experience, has been instrumental in developing his exceptional communication skills, which are essential for relationship-building within the real estate industry.



Serving the Southeast

At Saunders Land, a division of Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.