

West River Farm

26150 County Road 848, Immokalee, Florida 34142

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PROPERTY OVERVIEW



Sale Price

\$9,000 per acre

Offering Summary

Acreage:	3,345 Acres
State:	Florida
City:	Immokalee
County:	Hendry
Property Type:	Farm and Cropland, Citrus

Property Overview

This expansive 3,345± acre property is ideally located in one of Florida's most desirable farming areas, providing warm climate, abundant water, good soils and drainage. The property has approximately 1,872± net farmable acres including 898± acres of citrus and 974± acres of farmland or transitioning farmland. Additional acreage provides valuable support through roads, reservoirs and fallow lands with potential for conversion. The farm features a barn and mobile home, providing on-site operational support.

The property benefits from a generous water use allotment from the South Florida Water Management District totaling 1.7B gallons annually, subject to change as land use and crops are altered. Water resources are provided through a total of 34 irrigation wells, mostly 12" in diameter, and a series of reservoirs which allow efficient reuse. An excellent drainage infrastructure is provided through a well-engineered system of canals, reservoirs and lift pumps. The current farm leases encompass 426.6 acres and generate more than \$200,000 in annual revenue.

The original 1994 permits for the property identified 365 acres of wetlands, and 2,981 acres of uplands, including 2,613 acres of citrus and 369 acres of improved pastures and hardwoods. The surface water management plan related to those permits resulted in 619 acres of WTRM reservoirs, 660 acres of preserve and 1,992 acres of citrus/farmland.

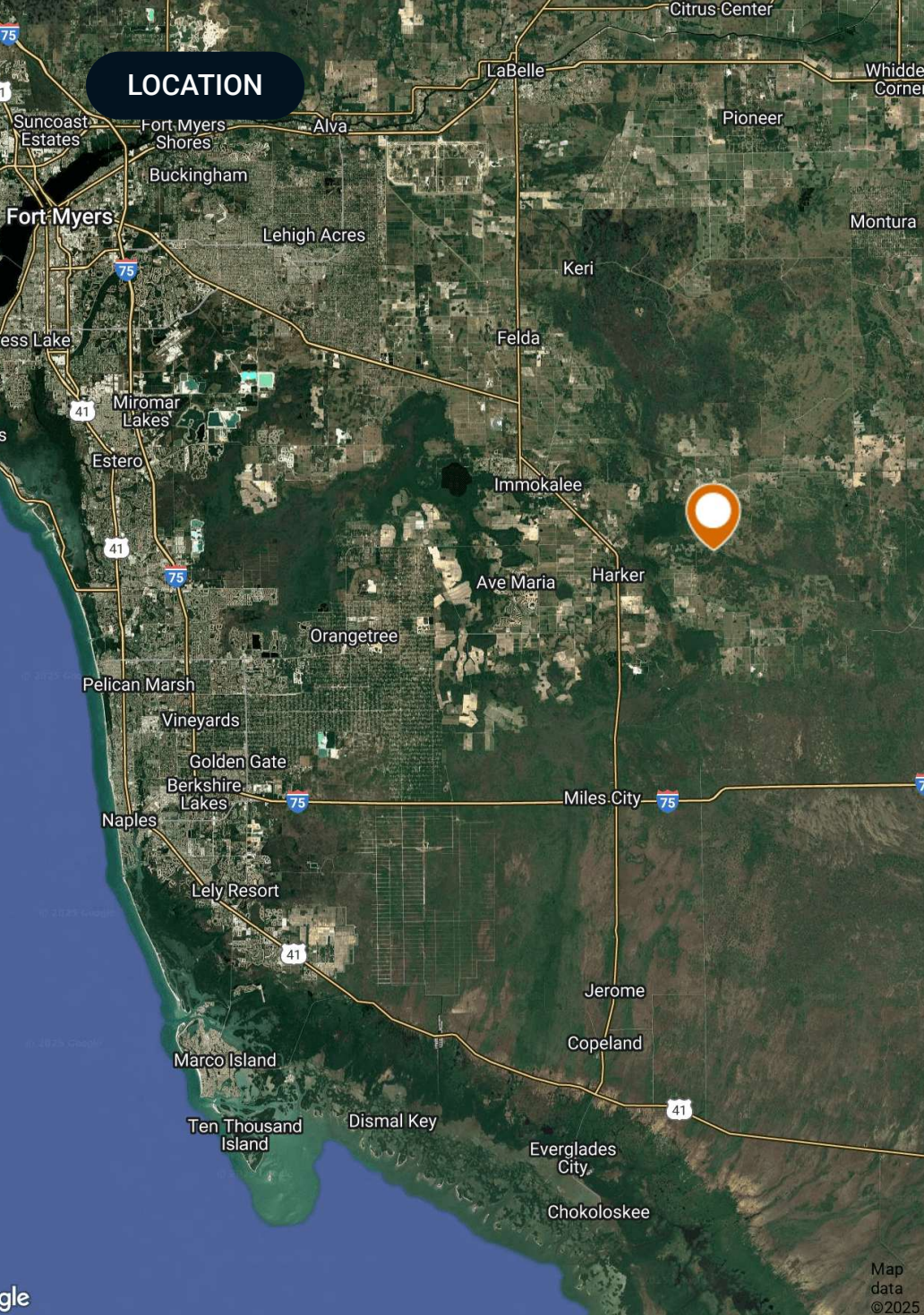
The property benefits from more than two miles of paved road frontage on County Line Rd., well-developed internal roads and adequate support lands, providing outstanding accessibility and infrastructure for large-scale farming operations.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	2,809 ± Uplands, 503 ± Wetlands
Soil Types:	Holopaw 1526.81 Oldsmar 426.67 Cypress Lake 402.02 Riviera 309.04 Brynwood 187.40 Immokalee 87.11 Jupiter 70.31 Pahokee 42.47 Pineda 42.83
Taxes & Tax Year:	2024 Taxes: \$52,833
Zoning / FLU:	Agricultural
Water Source & Utilities:	Water use allotment totaling 1.7B gallons annually subject to change as land use and crops are altered. Currently reports and operates a total of 34 wells
Road Frontage:	2.2 miles on County Line Road CR839
Current Use:	The property is a combination of active productive citrus groves, farmland, fallow former grove land, and natural areas primarily used as retention and water treatment areas. The active citrus includes 497 acres of Valencia Oranges and 144 acres of Early Varieties in active production. Approximately 974 acres are in farming or in the process of conversion to farming.



Location & Driving Directions

Parcel:

1314717A000001.0000
1314717A000002.0000
1314718A000001.0000
1314718A000002.0000
1314707A000001.0000
1314728A000002.0000
1314720A000002.0000
1314719A000002.0000
1314721A000002.0000
1314729A000003.0000

GPS: 26.391772, -81.2549282

Driving Directions:

From the intersection of Highway 29 and CR 846 in Immokalee travel west on CR 846 for 8.5 miles until reaching County Line Rd (CR 858) turn right and travel south on County Line Rd for .85 miles property is on your left.

Showing Instructions:

Gates are typically locked. Call listing agent for instructions.

WETLANDS



Wetlands NWI

- County
- Polygon
- Parcel
- Census Roadways TIGER
- Wetlands NWI: Palustrine
- Wetlands NWI: Riverine

CODE	DESCRIPTION	ACRES
PSS1/3Cd	Freshwater Forested/Shrub Wetland	119.14
PEM1Fd	Freshwater Emergent Wetland	78.22
PEM1Cd	Freshwater Emergent Wetland	76.29
R5UBFx	Riverine	46.74
PFO1Fd	Freshwater Forested/Shrub Wetland	42.11
PFO2Cd	Freshwater Forested/Shrub Wetland	31.08
PSS1/3Ad	Freshwater Forested/Shrub Wetland	27.70
PFO2Fd	Freshwater Forested/Shrub Wetland	27.51
PFO1Ad	Freshwater Forested/Shrub Wetland	16.23
TOTAL UPLAND		2,809.17
TOTAL WETLAND		503.47
TOTAL		3,312.64



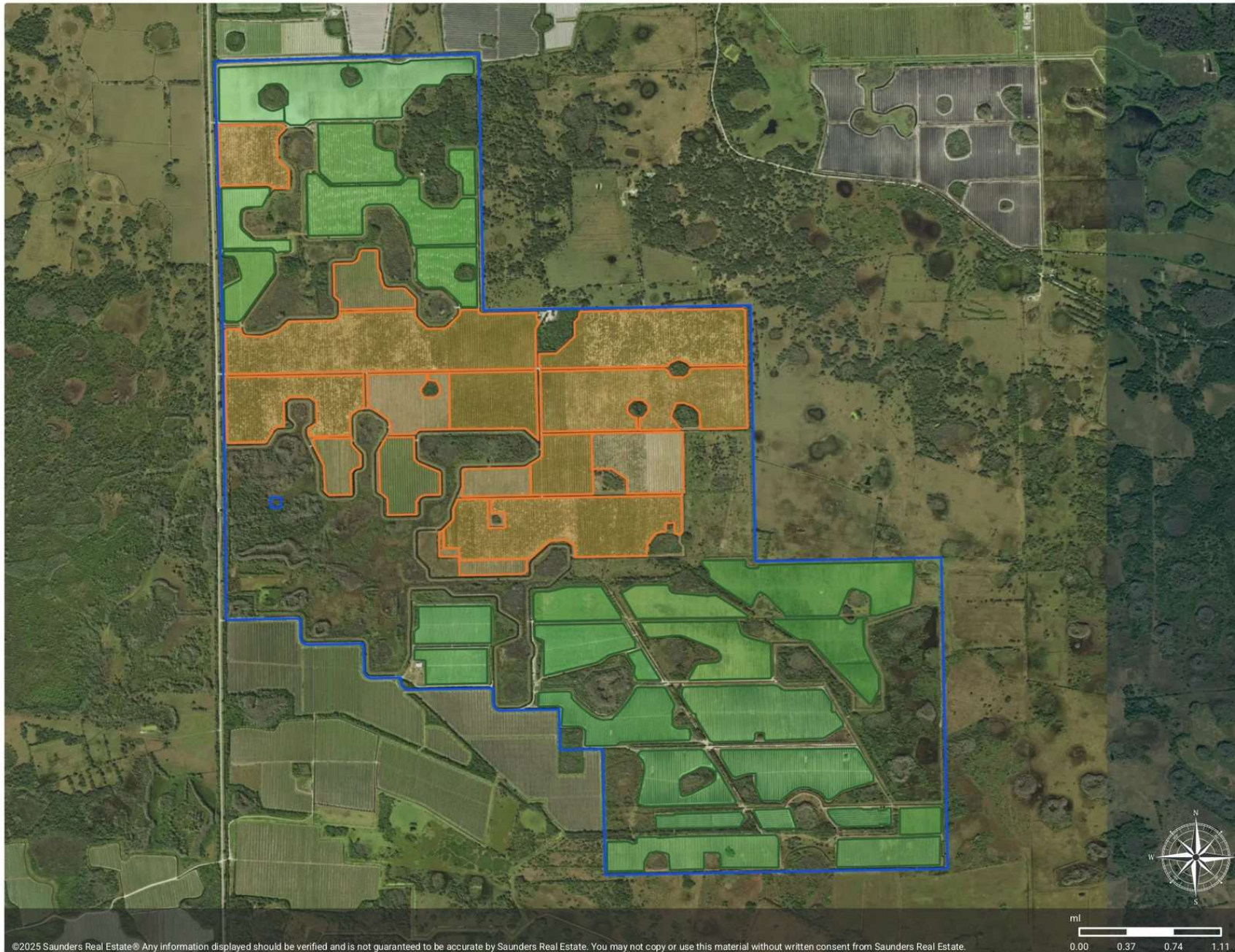
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LAND USE



GB Land Use

- Inactive Citrus
- Farmland
- Property Boundry
- Active Citrus



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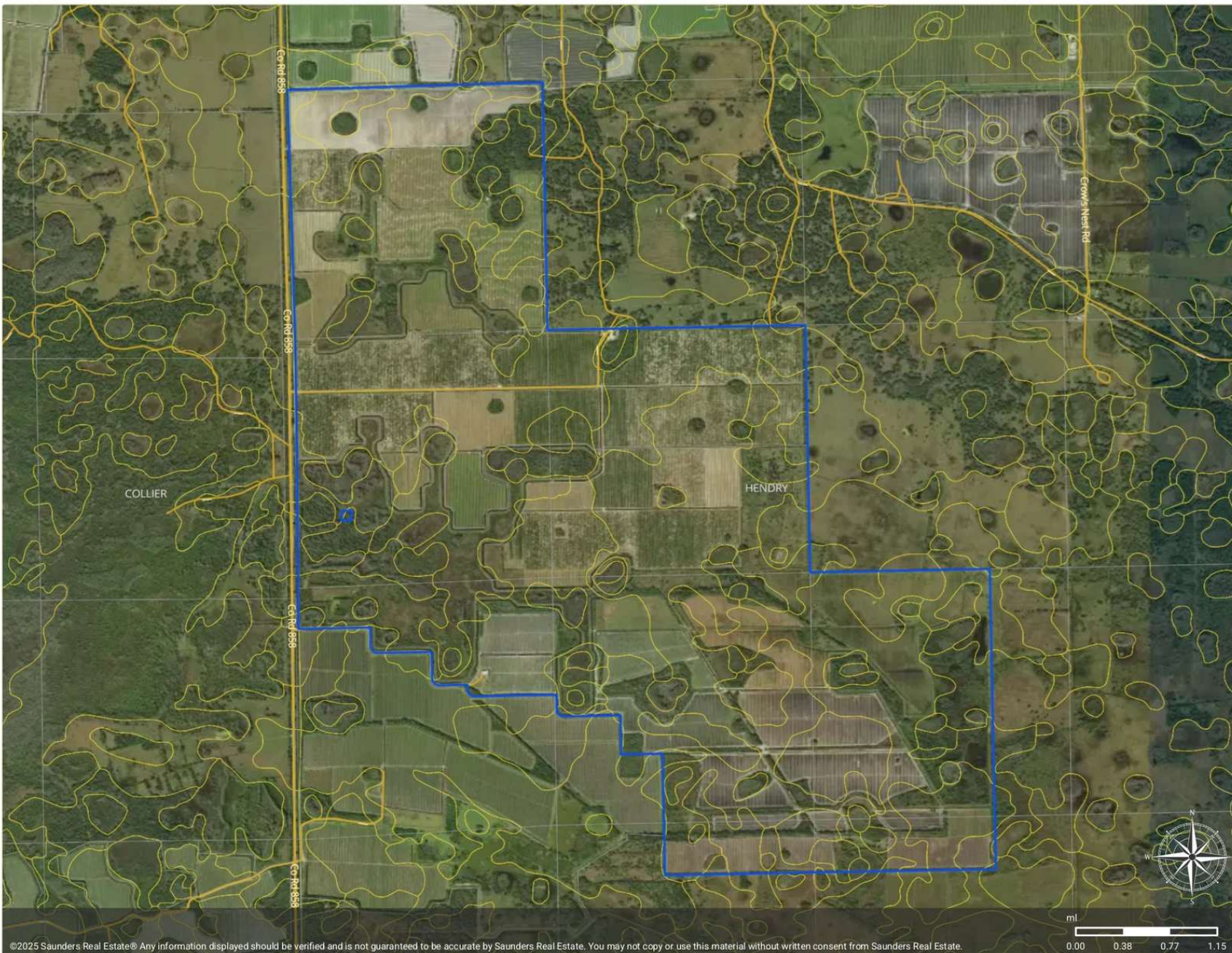
SOILS



Soils

- County
- Polygon
- Parcel
- Census Roadways TIGER
- Soils

MUID	COMPONENT NAME	ACRES
26	Holopaw	1,425.15
29	Oldsmar	426.67
1	Cypress Lake	402.02
27	Riviera	309.04
23	Brynwood	187.40
7	Immokalee	87.11
44	Jupiter	70.31
33	Holopaw	65.05
45	Pahokee	43.47
2	Pineda	42.83
21	Holopaw	36.61
TOTAL		3,312.63



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Jeff Cusson, CCIM

Senior Advisor

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Professional Background

Jeff Cusson, CCIM is a Senior Advisor at Saunders Real Estate.

Working out of Vero Beach, Jeff specializes in agricultural, transition, industrial, and general commercial real estate properties. Since joining the team in 2009, Jeff has been involved in over \$600 million in real estate transactions.

He received a Bachelor of Science degree in agriculture/fruit crops and a Master of Science degree in business/entrepreneurship from the University of Florida, earning induction into the Beta Gamma Sigma Honor Society.

With over 25 years in the agricultural and real estate industries, Jeff served as grove manager, general manager/executive vice president, and ultimately a president/director. He would become involved in diversifying the company into commercial real estate and establishing one of the state's largest nursery/tree farms.

Jeff is currently a member of the Agricultural Advisory Committee for Indian River State College, the Board of Directors for the Judge Foundation, and Chairman of the Church Council for the First Methodist Church. He has served on the Hobe St. Lucie Conservancy District Board of Supervisors, Florida Citrus Production Managers Association, the Board of Directors for Becker Holding Corp, and more than a dozen international mission trips.

Jeff's personal interests include working on his personal farm, photography, travel, hunting, reading, and participating in church leadership and mission trips.

Jeff specializes in:

- Agricultural Land
- Transitional Land
- Industrial Properties
- General Commercial Real Estate



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