

**125+- ACRES CITRUS AND WOODED LAND
WITH A CREEK HILLSBOROUGH CO.**



2000± Ft. Frontage Owens Rd., Paved, County Maintained

NOTICE: The gates to this grove are locked. DO NOT.....enter the grove unless accompanied by Realtor Co-Brokers, Mary L. Adsit, Realtor or Joe L. Davis, Inc. office. THE PROPERTY IS SHOWN BY APPOINTMENT ONLY TO QUALIFIED BUYERS.

SOILS: Soils include Zolfo (61) Candler (7) and Tavares (53), all very desirable, well drained citrus soils in Hillsborough Co. The wooded area appears to be primarily Myakka (29) which does have recreational as well as farming capacity if properly drained. Pierce Branch (a small creek) goes through the wooded area.

ELEVATION: The elevation is above average for the area and ranges from about 115 ft. above sea level dropping to the South to about 100 ft. Good air drainage! Small creek through woods.

FLOOD PLAIN: There is a high percentage of the wooded area that appears to be in the 100 year flood designation—Property appraiser says 20 acres of lowlands.

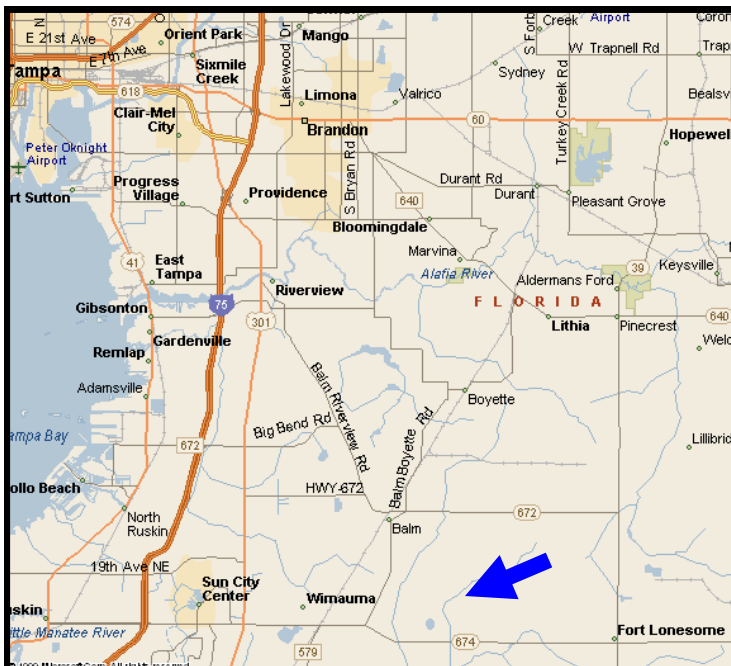
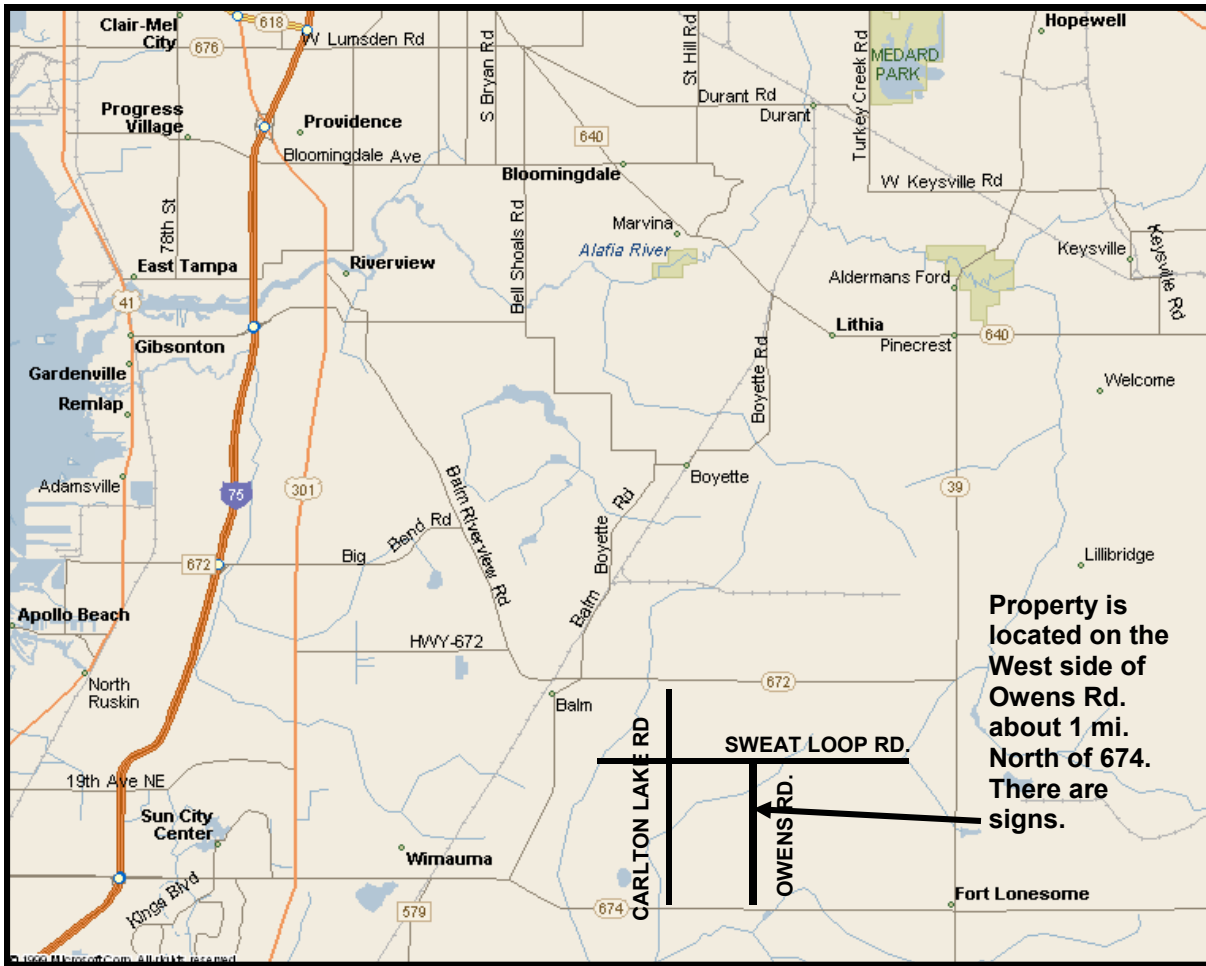
LAND USE A/R (1 residence per 5 acres) ZONING is AR. Minimum lot size is 5 acres. Owens Rd. is a local, paved, county maintained road and the property is outside the Urban Service Area. TAXES: \$4300± per year with “Ag” exemption.

PRICE \$ 12,500. PER ACRE. Owner will not divide.

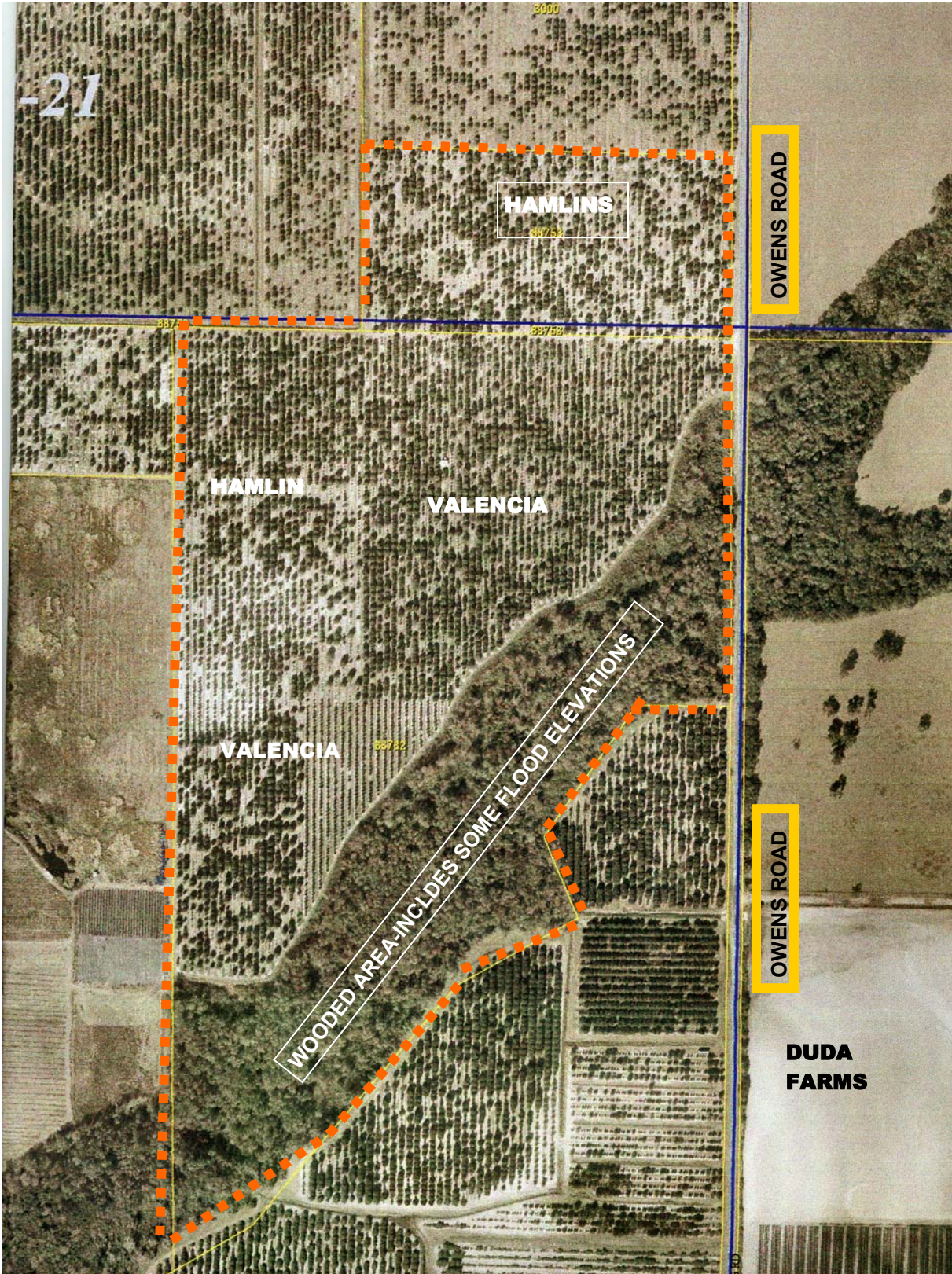
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DIRECTIONS: South on I-75 from Tampa to Sun City– East on 674 about 8-9 miles? To Owens Rd. Left (North) on Owens about 1 mile to property. (Left side-signs) From Polk Co. Hwy. 60/39-Plant City-39 South to 674 at Fr. Lonesome-West on 674 to Owens Rd. Property is about 21 mi. SW of Plant City.



1+ Miles North of Hwy. 674 that runs East/West between Wimauma (Hwy. 301) and Hwy. 39. South of Sweet Loop Rd. Property is about 21 miles SW of Plant City, South of Hwy.672.



Mature Valencia on South end of grove.



Mature Hamlin area on North end of grove.



Young Valencia block on South end.

PRODUCTION

Year	Hamlin	Av.#	Valencia	Av.#	Total
2002/03	20,504	5.4	13,893	6.07	34,397
2003/04	19,181	5.8	14,157	6.5	33,338
2004/05	10,930	6.3	14,357	6.6	25,287
2005/06	12,671	6.5	8,896	7.2	21,567
2008/09	15,117	6.46	12,135	6.87	27 252

Records indicate about 106± acres of grove area. Original grove was on Sour root, trees 20 years or younger are on Swingle and possibly some Carrizo.

Owners estimate E/M and Val. Acreage about 50/50.



8" Electric well with filters. The electric for this well is extended South to the pump house for the diesel well. Grove Micro-jet system is primarily white jets (30 GPH) with a few "reds". The irrigation system irrigates the entire grove at one time but units can be run separate.



12" Well with 500 gallon diesel tanks properly contained. There is a good filter system, electric service and provision for liquid fertilizer application or herbicide if a grower wanted to use that system. The 2 wells are permitted until 4-10-2009.

EXISTING WELLS ARE BECOMING MORE VALUABLE FOR THE FUTURE.

The sale of this grove is co-brokered between Mary L. Adsit, Realtor and the office of Joe L. Davis, Inc., Realtors.

A prospective buyer can obtain information from either office and the grove can be shown by either office.

The real future value of this property is going to be residential development. Growth is moving from the Hwy. 301 (Sun City & Wimauma) area and Southwest from the Plant City, Brandon and Riverview areas.

It would seem apparent that the Urban service area will be expanding this direction and in the meantime the property is an income producing citrus grove with tax advantages of tree and equipment depreciation, etc.

The wooded area of the property which has a creek flowing through it has game, nice trees and would be a good recreation area to compliment residential development. The acreage in this area could possibly also be used for some density transfer, greenbelt, etc. and would compliment the development.

Other alternative uses for the property might be "borrow" pit using soil at other locations thereby making a lake and developing around it, possibly for wetlands mitigation, grapes, strawberries, blue berries, continuing as citrus, etc. [Borrow pits properly designed will provide future lakefront for the developer.](#)

Hillsborough County Property Appraiser site is <http://www.hcpafl.org/>
Pin # U-05-32-21-ZZZ-000004-50040.0-Folio # 088782-0000 (106 acres) and
Pin# U-32-31-21-ZZZ-000004-49690.0, Folio 88753-0000 (19.55 acres)

BROKER'S STATEMENT:

Any information provided or implied in this package is obtained from sources that I consider reliable; however, I am not responsible for mis-statement of facts, errors, omissions, prior sales, leases, easements, changes in price, zoning changes or withdrawal from market without notice. This office is not responsible for verification of property boundaries, wetlands or scrub verification, soils or sub-soils, determination of flood hazard areas, underground hazards such as sink holes, buried tanks or other contamination. This office will provide a list of firms available for environmental assessments if you so request.

Information on the grove has been obtained from best known sources and is not warranted to be correct as to production, varieties, rootstock, disease of any nature including Citrus Canker, Burrowing Nematodes, Decline, insect infestations of any nature, etc. A citrus consultant should advise for persons not involved in the industry.

The Comprehensive Plan that is now effective in Florida has made a drastic change in our land use and development as we knew it in the past. County Planning verification for intended use is recommended. A buyer should personally confirm that the intended purchase meets their present needs and any intended future use.

All Real Estate investments contain risk. It is recommended that potential buyers investigate and inspect this property, obtain any desired professional advice from contractors, building inspectors, engineers, planners, your CPA or other financial adviser, etc. to fully evaluate this property and the investment. This should include your personal confirmation of present zoning, future land use, availability of utilities and all other regulations that would effect the intended use.