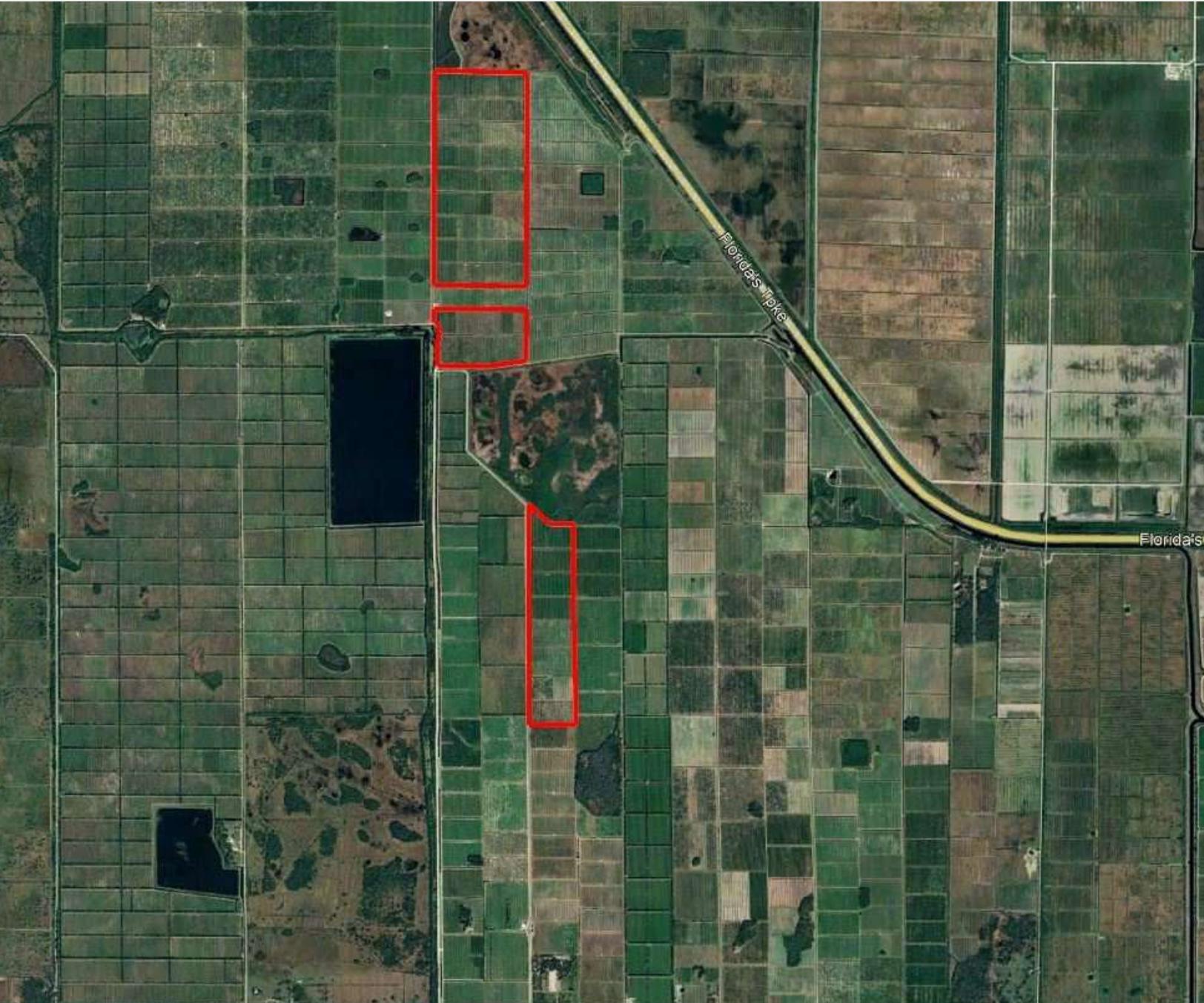




FOR SALE
CITRUS GROVE
\$5,600,000

ORANGE AVENUE CITRUS GROVE

ORANGE AVE, FORT PIERCE, FL 34945



CHIP@CROSBYDIRT.COM
CHIP FORTENBERRY MBA, ALC
863.673.9368



CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



SALE PRICE **\$5,600,000**

OFFERING SUMMARY

Listing Price	\$5,600,000
Acres	617 Acres
Price/ Acre	\$9,076
County	St. Lucie
Zoning	AG-5 COUNT
Irrigation	Canal water pumped with diesel power units and jet irrigation
Utilities	Electricity
Soils	See Soils Map
Water Taxes	\$66,838
Parcel IDs	22 Parcel ID Numbers
Coordinates	27.4995495, -80.6087046
Real Estate Taxes	\$7,903

PROPERTY OVERVIEW

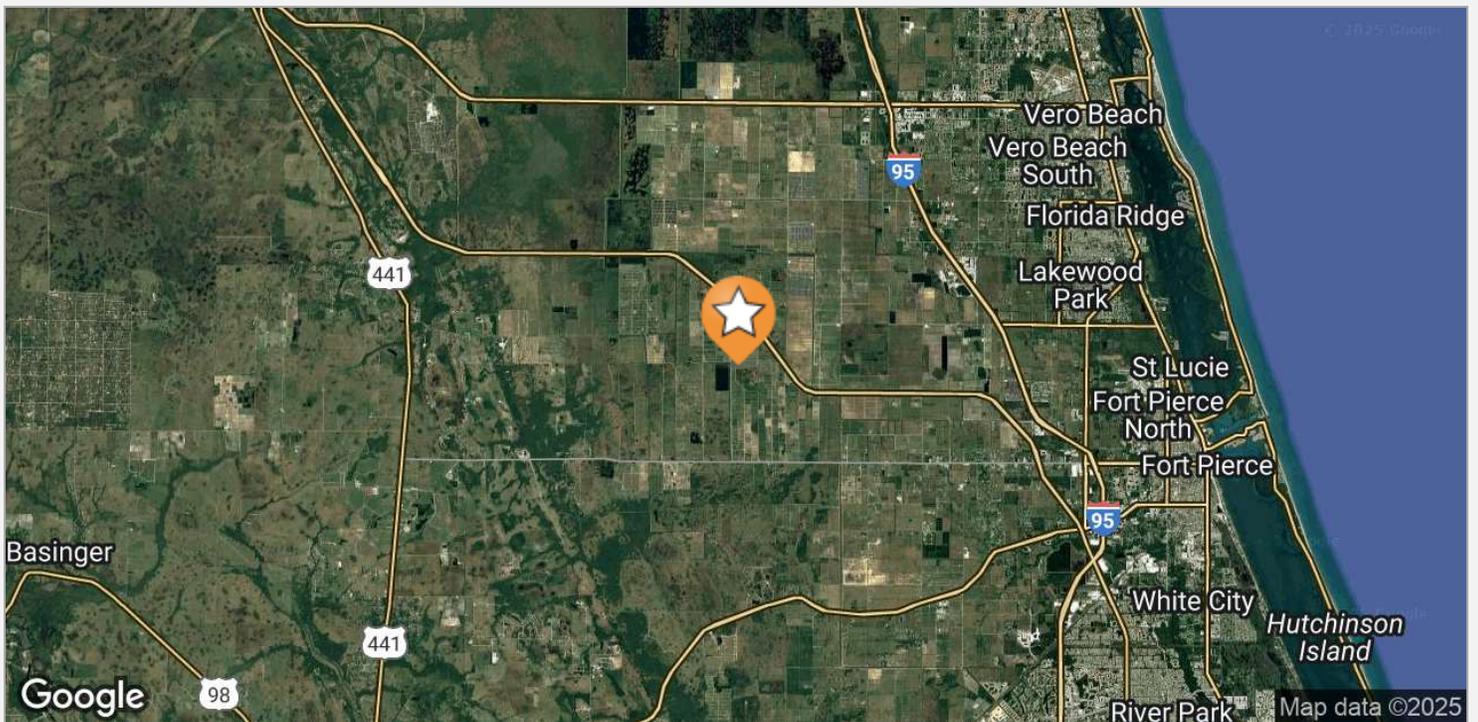
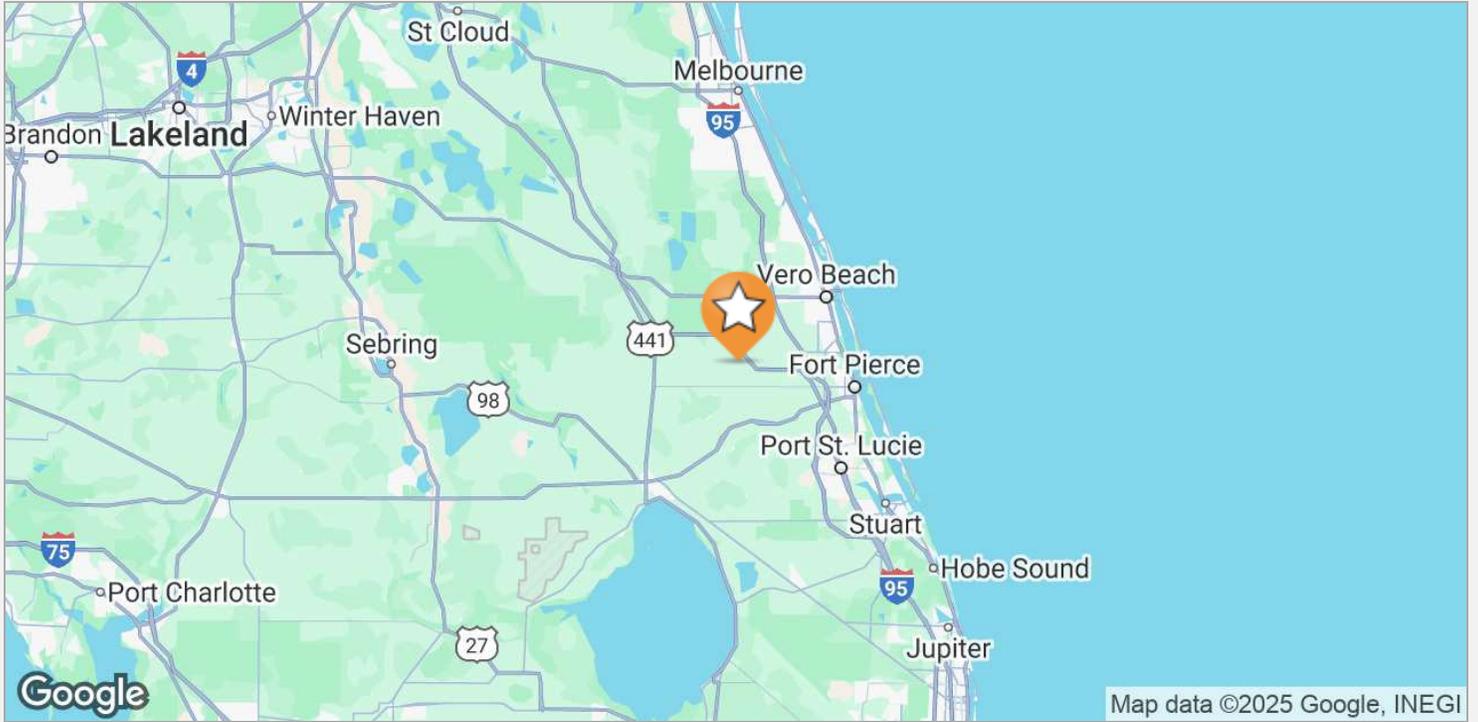
617-acre citrus grove with 547 net tree acres consisting of 280 acres of lemons, 106 acres of Hamlin oranges, 100 acres of Valencia oranges, 22 acres of Navel oranges and 37 acres of fallow land. There are long term fruit contracts in place. It is irrigated by four diesel-powered pump stations using jet irrigation, with water sourced from canals managed by the Orange Avenue Citrus Growers Association. Annual water taxes are \$66,838.

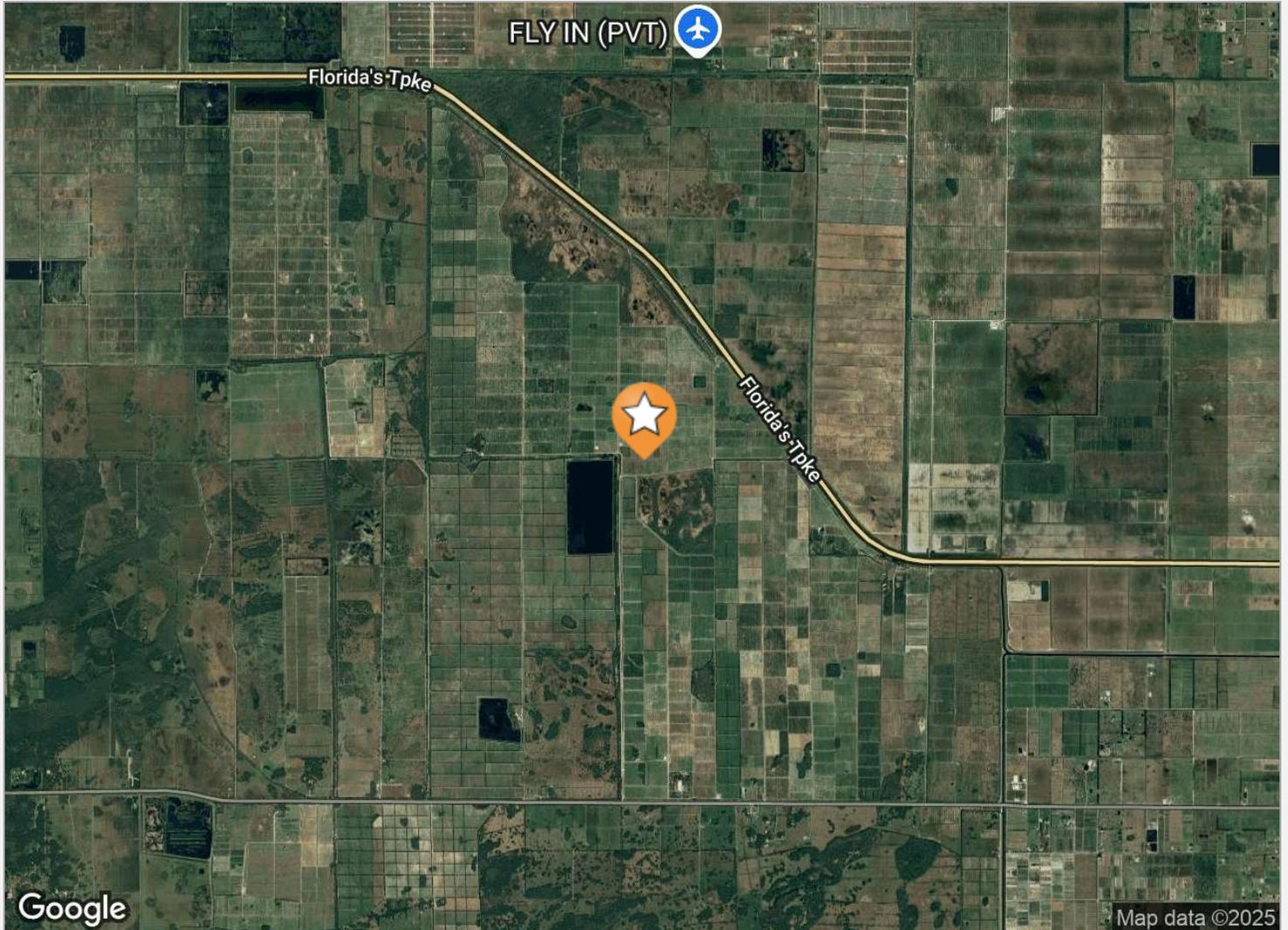
PROPERTY HIGHLIGHTS

- 617 acre citrus grove 547 net tree acres
- 280 acres Lemons
- 106 acres Hamlin Oranges
- 100 acres Valencia Oranges
- 22 acres Navel Oranges
- 37 acres Fallow land
- Long term fruit contracts
- Irrigation: 4 diesel-powered pump stations with jet irrigation
- Surface water from canals managed by Orange Avenue Citrus Growers Association
Water taxes: \$66,838







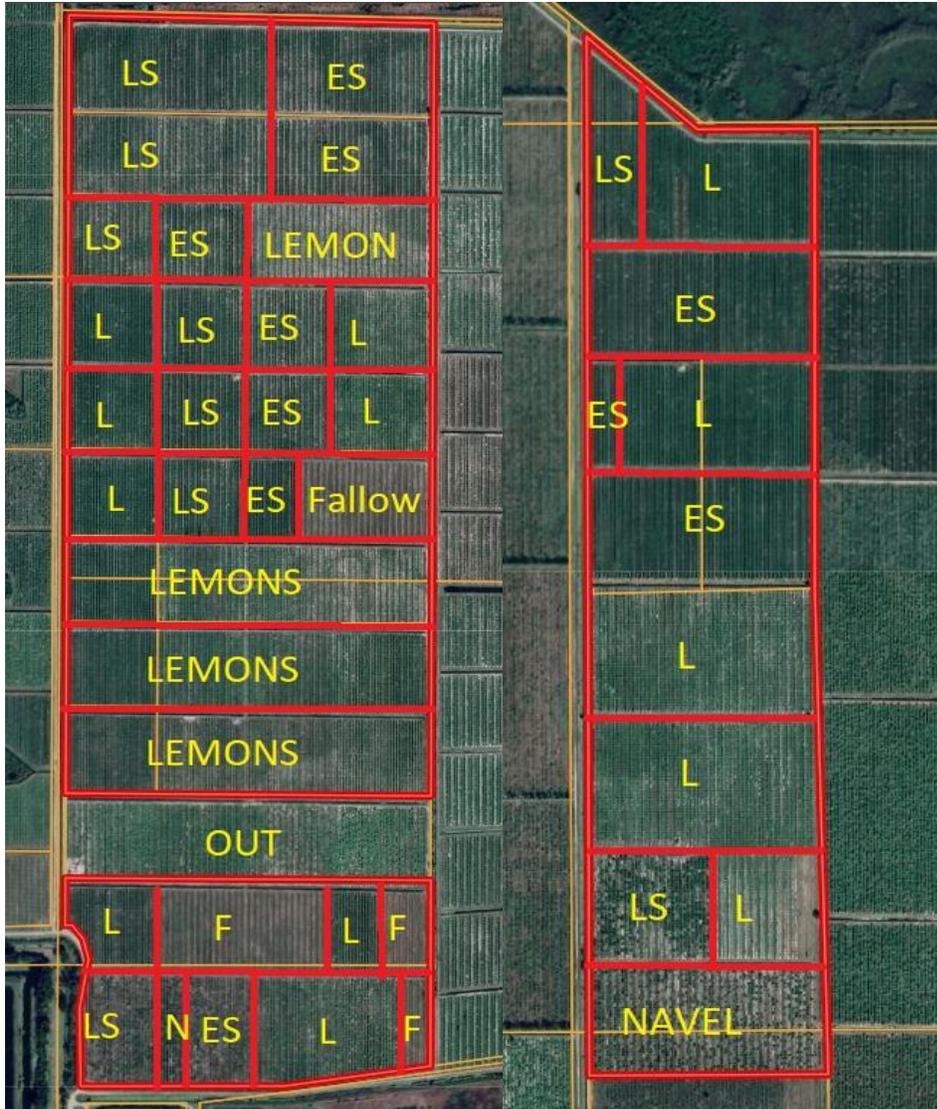


DRIVE TIMES

- 21 minutes to Interstate 95
- 25 minutes to Florida Turnpike
- 27 minutes to Downtown Ft. Pierce
- 35 minutes to Vero

DRIVING DIRECTIONS

From Orange Avenue and I-95 in Ft. Pierce. Travel west 13 miles to entrance to Orange Avenue Citrus Growers Association main gate. From the entrance, travel north 3.5 miles to the north grove.



North Block

South Block

L = Lemons

ES = Early Season oranges

LS = Late Season oranges

N = Navel oranges

F = Fallow Land



 Boundary

 All Polygons 625.49 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
38	Riviera fine sand, 0 to 2 percent slopes	214.17	34.24	0	33	3w
32	Pineda sand, 0 to 2 percent slopes	171.05	27.35	0	27	3w
48	Wabasso sand, 0 to 2 percent slopes	164.48	26.3	0	34	3w
37	Riviera sand, frequently ponded, 0 to 1 percent slopes	68.86	11.01	0	4	7w
13	Floridana sand, frequently ponded, 0 to 2 percent slopes	6.93	1.11	0	5	7w
TOTALS		625.49(*)	100%	-	28.12	3.48

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 170.57 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
32	Pineda sand, 0 to 2 percent slopes	78.52	46.03	0	27	3w
48	Wabasso sand, 0 to 2 percent slopes	59.99	35.17	0	34	3w
37	Riviera sand, frequently ponded, 0 to 1 percent slopes	19.56	11.47	0	4	7w
13	Floridana sand, frequently ponded, 0 to 2 percent slopes	6.93	4.06	0	5	7w
38	Riviera fine sand, 0 to 2 percent slopes	5.57	3.27	0	33	3w
TOTALS		170.57(*)	100%	-	26.13	3.62

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 91.83 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
38	Riviera fine sand, 0 to 2 percent slopes	54.1	58.92	0	33	3w
32	Pineda sand, 0 to 2 percent slopes	24.32	26.49	0	27	3w
48	Wabasso sand, 0 to 2 percent slopes	13.07	14.23	0	34	3w
37	Riviera sand, frequently ponded, 0 to 1 percent slopes	0.34	0.37	0	4	7w
TOTALS		91.83(*)	100%	-	31.45	3.01

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

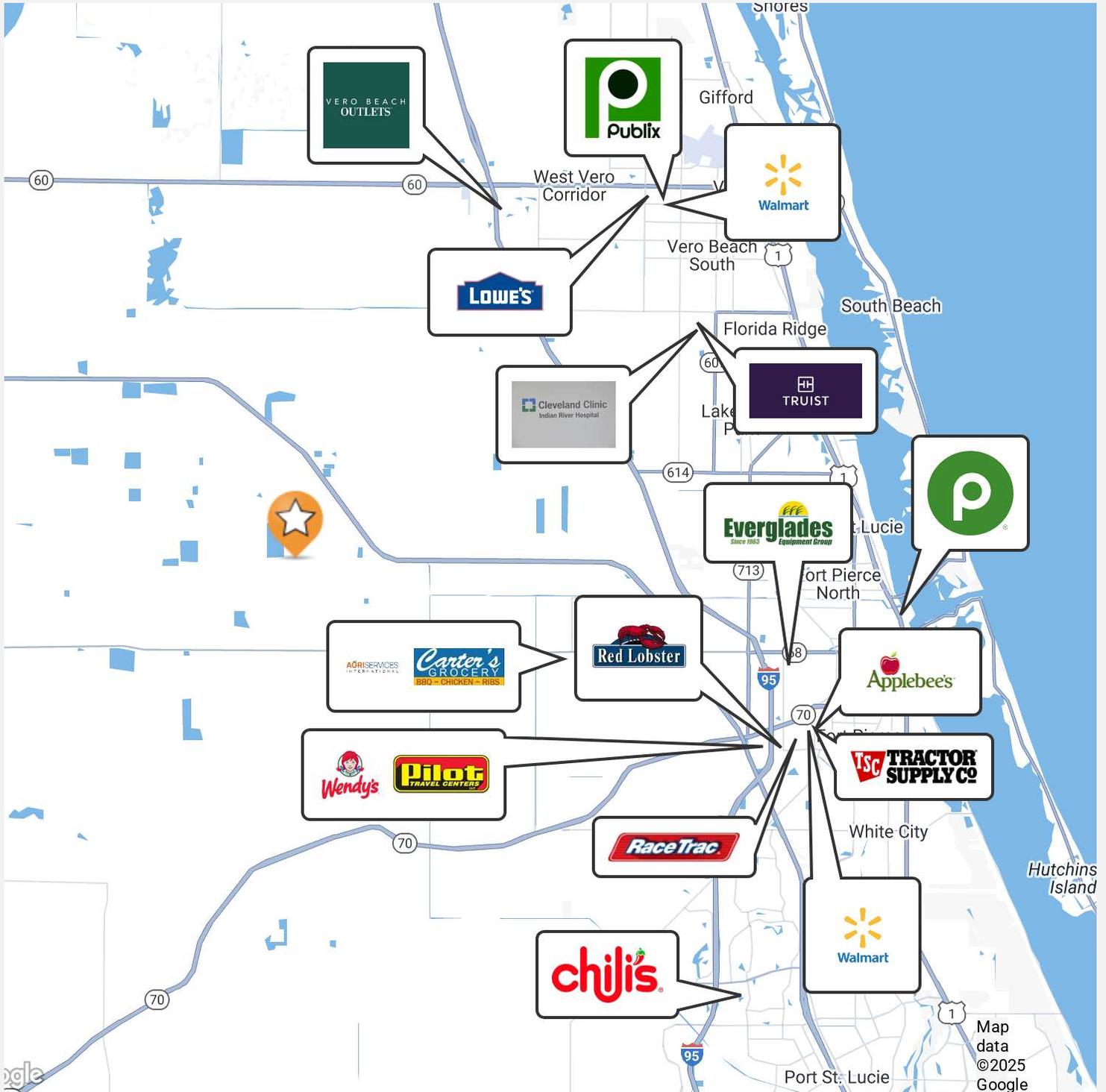
 Boundary 363.09 ac

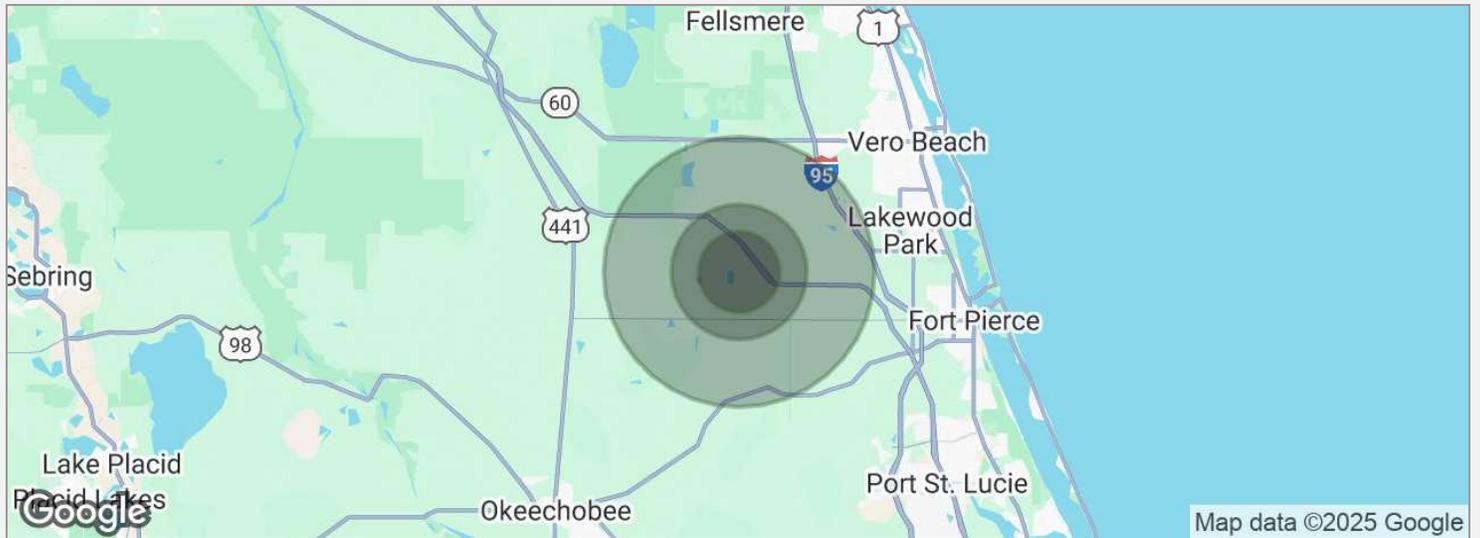
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
38	Riviera fine sand, 0 to 2 percent slopes	154.5	42.55	0	33	3w

48	Wabasso sand, 0 to 2 percent slopes	91.42	25.18	0	34	3w
32	Pineda sand, 0 to 2 percent slopes	68.21	18.79	0	27	3w
37	Riviera sand, frequently ponded, 0 to 1 percent slopes	48.96	13.48	0	4	7w
TOTALS		363.09(*)	100%	-	28.21	3.54

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.







POPULATION	3 MILES	5 MILES	10 MILES
Total population	18	96	3,586
Median age	55	52	61
Median age (male)	54	51	61
Median age (Female)	56	53	61
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	8	39	1,812
# of persons per HH	2.3	2.5	2
Average HH income	\$105,768	\$104,445	\$78,208
Average house value	\$391,150	\$391,862	\$277,053

* Demographic data derived from 2020 ACS - US Census

1123-211-0001-000-6

1135-421-0001-000-8

1114-313-0001-000-1

1123-311-0000-010-9

1126-211-0001-000-5

1126-433-0001-000-7

1135-121-0001-000-7

1135-131-0001-000-8

1135-131-0002-000-5

2102-121-0001-000-8

1123-333-0001-000-1

1123-313-0001-000-9

1123-311-0001-000-3

1123-233-0001-000-4

1123-231-0001-000-8

1114-333-0001-000-3

1114-331-0001-000-7

11-23-313-0002-0006

11-23-311-0002-0000

11-23-311-0000-0202

11-23-233-0002-0001

11-23-231-0002-0005

CHIP FORTENBERRY MBA, ALC

Broker



141 5th St. NW, Suite 202
Winter Haven, FL 33881
T 863.673.9368
chip@crosbydirt.com
FL #BK662316

PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.