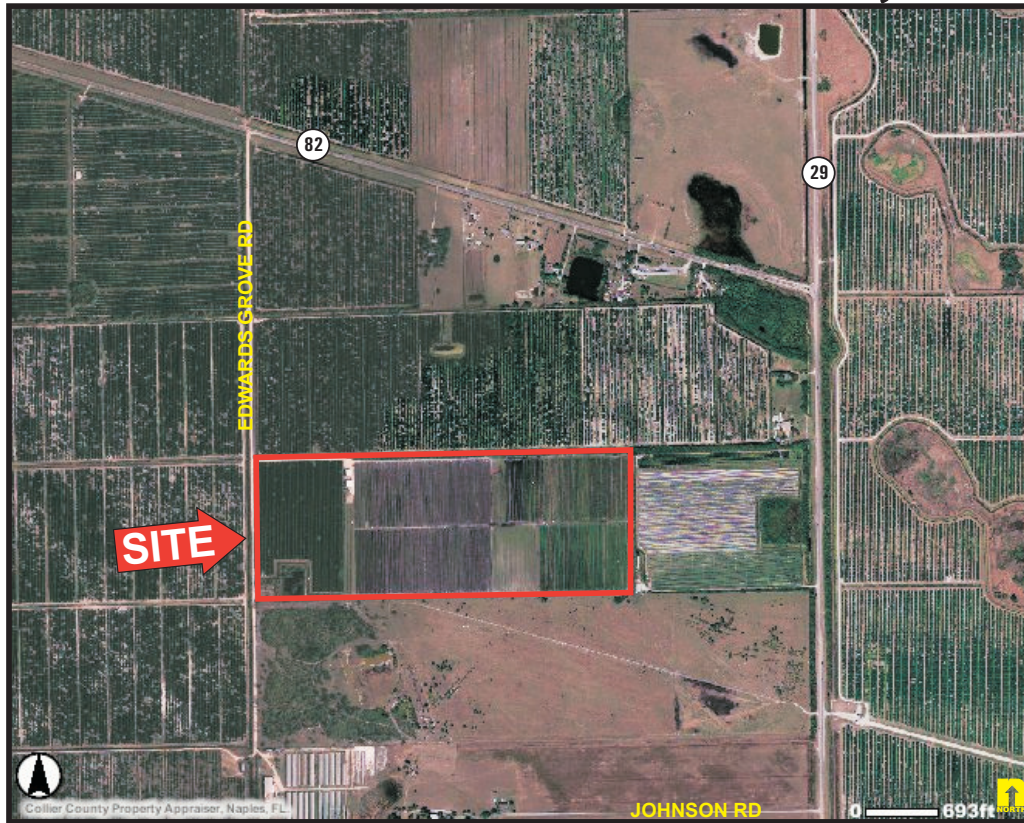


Woodyard & Associates LLC

COMMERCIAL REAL ESTATE

Refrigerated Packing House/Loading Dock 110± Acres Working Farm Immokalee, FL



LOCATION: 2880 State Road 82 & 2898 Edwards Grove Road, Immokalee, FL 34142
Near SR 29 & SR 82, Collier County

STRAP #: 0006528-0001 & 0006532-0000

ZONING: AG - Agricultural

SIZE: 110± Acres

PRICE: \$1,900,000

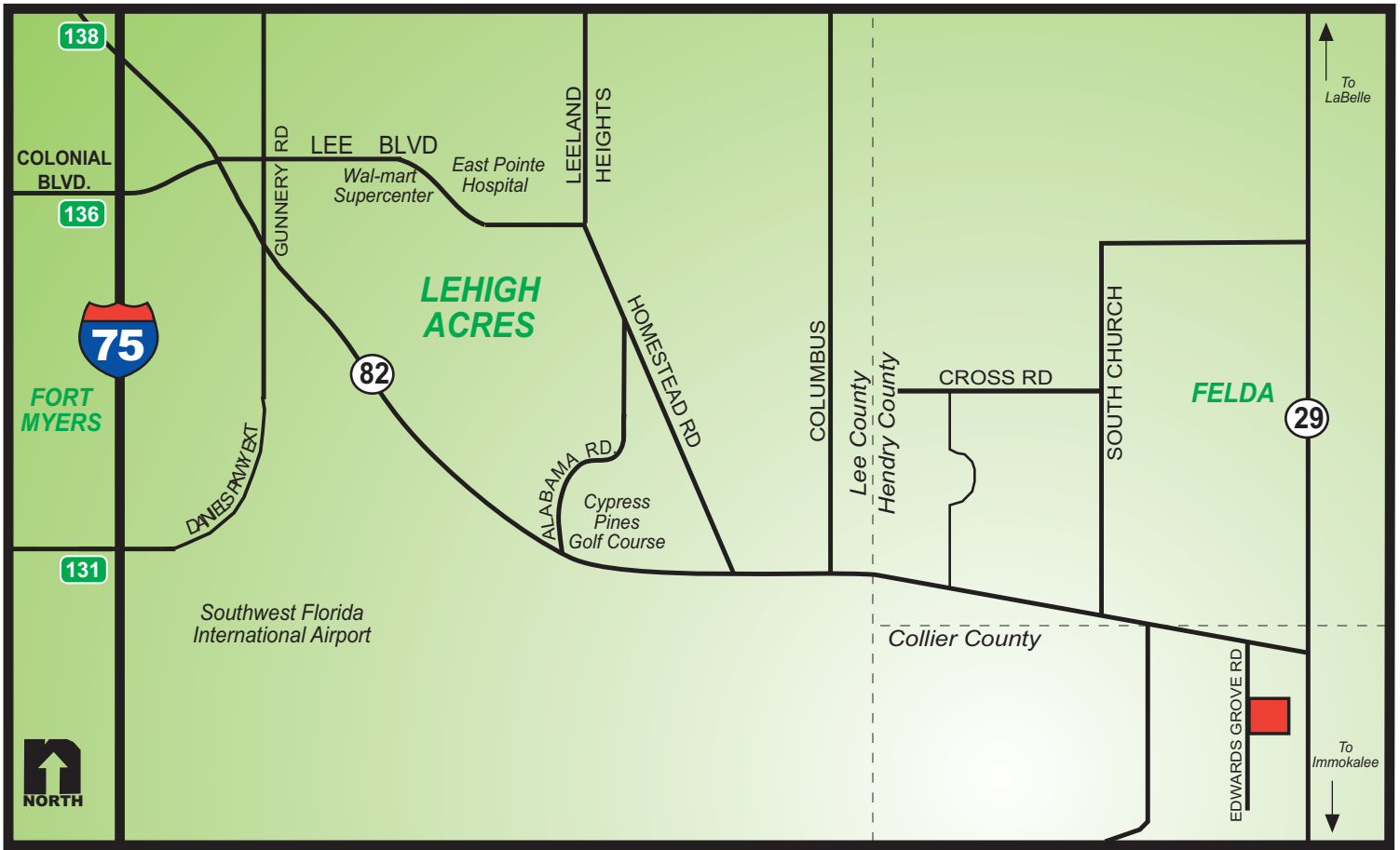
- Refrigerated Packing House
- Covered Steel Barn/Warehouse with Office
- (4) Well Irrigation Systems
- Loading Docks
- OH Doors
- Manager's Apartment

COMMENTS: 110± acres of agricultural land located in Collier County, FL. This working farm features acres of valencia oranges, row crows and plenty of additional acreage for your desired planting. Property includes a covered steel barn/warehouse with office, air conditioned packing house and equipment, cooler, loading dock, OH doors, creel air sprayer, a (4) well irrigation system, diesel engine well, tractors & more. Property is in an area below the frost line and is less than 2 miles from urban Immokalee and Jubilation, a harvest community and is within the Immokalee Water/Sewer District on the highest land in the County at 40± feet above sea level. An existing 2± acre reservoir is strategically located in the southwest corner for future developer storm runoff & drainage needs. Farm may be leased to third party growers until it is ready for development. Call today for further details.

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



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