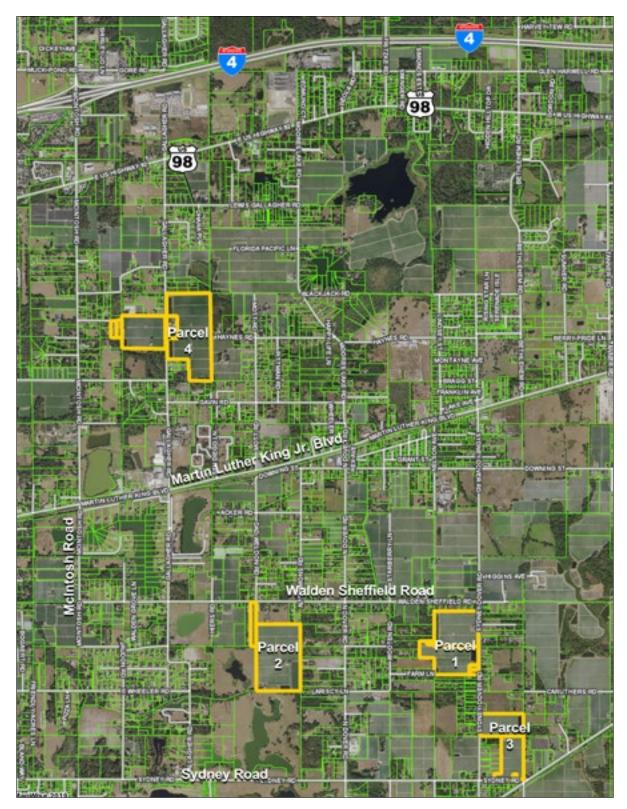


Strawberry Farm Operation & Agricultural Land Investment 271.35 +/- Gross Acres, Dover, Florida

Fischbach Land Company 510 Vonderburg Dr., Suite 302 Brandon, FL 33511 **813-540-1000**

 $\underline{Fischbach Land Company.com/Strawberry Operation}$



Four Farm Locations Totaling 271 +/- Acres All Farms Located Within 3.5 Miles!

Summary

Dynamic opportunity for investment of a turnkey strawberry farming operation in Dover, Florida. The perfect farming location balanced with strong investment opportunity within the I-4 corridor. Four farm locations totaling 271 acres, and all located within 3.5 miles! The infrastructure, water use permits, housing and equipment are in place to continue this successful operation.

General Property Details

Property Type: Agricultural Land/Farms, Strawberry

Farms, Agricultural Investment

County: Hillsborough

Gross Acreage: 271.35 +/- acres Farmable Acreage: 227.13 +/- acres

Sale Price: \$10,000,000 (Will Consider Offers on

Individual Farms)

Location: Dover, Florida 33527

Road Frontage: Combined 6,998.49 +/- feet

Wells: (8) 12-inch, (3) 12-inch surface water, (1) 10-inch

surface water, (2) 8-inch, (2) 6-inch

Irrigation: Drip and Freeze Protection, separate mainlines

Spacing: 40 ft x 40 ft and 48 ft x 48 ft

Water Use Permits:

Avg GPD: 862,400

Max GPD: 24,632,600 (Surface Water 7,623,600)

Future Land Use: Residential -1 (1 home per acre)

Equipment: List available upon request (included in price)

Improvements:

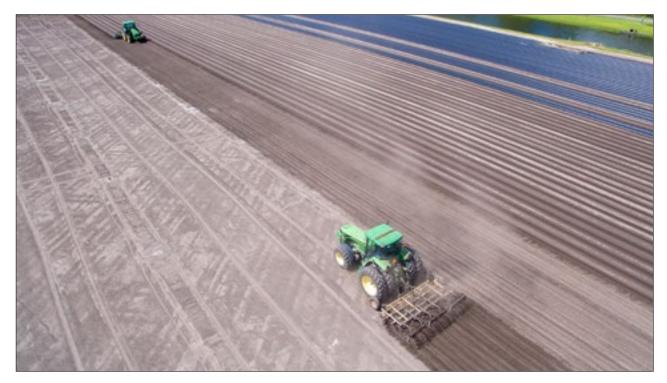
Office 1,544 hsf

7 Single Family Homes 8,247 hsf

24 Mobile Homes

Total Housing Occupancy – 141 people

7 Equipment Barns



Excellent Agricultural Investment in Central Florida and the I-4 Corridor 24,632,600 gallons of Freeze Protection!

Turnkey Farming Operation includes Infrastructure and Equipment



Parcel 1 - Sydney Dover Road 63.3 +/- Acres

SOILS Map Unit Name	Hydric	% of Total	# Acres
Fort Meade Loamy Fine Sand, 0 To 5 Percent Slopes	No	22.16%	13.81
Myakka Fine Sand	No	57.55%	35.86
Archbold Fine Sand	No	5.97%	3.72
Seffner Fine Sand	No	6.64%	4.14
Basinger, Holopaw, & Samsula Soils, Depressional	Yes	6.36%	3.96
St. Johns Fine Sand	Yes	1.32%	0.82

Parcel 1 - Sydney Dover Road 63.3 +/- Acres

Location: 2340 Sydney Dover Road, Dover, Florida 33527

Gross Acreage: 63.3 +/- acres **Farmable Acreage:** 51.86 +/- acres

Road Frontage: 1,907 +/- feet on Sydney Dover Road Wells: (2) 12 inch, (1) 12 inch-surface water, (1) 8-inch,

(1) 6-inch

Irrigation: Drip and Freeze Protection, separate mainlines

40 ft x 40 ft on North48 ft x 48 ft on South

Water Use Permit #s: 7880 and 4758

Avg GPD: 201,900Max GPD: 6,443,500

Future Land Use: Residential -1 (1 home per acre)

Improvements:

Office - 1,544 hsfSingle Family Homes

1,260 hsf1,156 hsf

8 Mobile Homes

Total Housing occupancy – 42 people

• Equipment Barns

30 ft long x 28 ft wide60 ft long x 30 ft wide

Parcel Folios: 084906.0300, 084909.5000, 084909.0100, 084909.0000 and 084910.0000





Parcel 2 – Walden Sheffield Road 66 Acres

SOILS Map Unit Name	Hydric	% of Total	# Acres
Arents, Nearly Level	No	97.92%	64.18
Basinger, Holopaw, and Samsula Soils, Depressional	Yes	0.97%	0.64
Ona Fine Sand	No	0.93%	0.61

Parcel 2 - Walden Sheffield Road 66 Acres

Location: 13739 Walden Sheffield Road, Dover, FL 33527

Gross Acreage: 66 +/- acres

Farmable Acreage: 55.58 +/- acres

Road Frontage:

164.55 +/- feet on Walden Sheffield Road
25-foot Easement in addition to frontage

Wells: (2) 12-inch, (1) 10-inch surface water, (1) 6-inch **Irrigation:** Drip and Freeze Protection, separate mainlines

Spacing:

40 ft x 40 ft on North48 ft x 48 ft on South

Water Use Permit #: 74.6 • Avg GPD: 181,100

Max GPD: 6,414,700 (2,397,600 Surface Water)
 Future Land Use: Residential -1 (1 home per acre)

Improvements:

Single Family Home - 1,250 hsf

13 Mobile Homes

Total Housing occupancy – 69 people

• Equipment Barn - 109 ft long x 50 ft wide

Parcel Folios: 084878.0100 and 084881.0000





Parcel 3 - Sydney Road 40.85 Acres

SOILS Map Unit Name	Hydric	% of Total	# Acres
Seffner Fine Sand	No	66.44%	27.08
Zolfo Fine Sand	No	17.71%	7.22
Fort Meade Loamy Fine Sand, 0 To 5 Percent Slopes	No	11.97%	4.88
Ona Fine Sand	No	2.23%	0.91
Myakka Fine Sand	No	0.02%	0.01
Basinger, Holopaw, and Samsula Soils, Depressional	Yes	1.62%	0.66

Parcel 3 - Sydney Road 40.85 Acres

Location: 14926 Sydney Road, Dover, FL 33527

Gross Acreage: 40.85 +/- acres **Farmable Acreage:** 36.10 +/- acres

Road Frontage:

1,335 +/- feet on Sydney Road
663 +/- feet of Sydney Dover Road

Wells: (1) 12-inch, (1) 12-inch (Surface Water), (1) 8-inch, Irrigation: Drip and Freeze Protection, separate mainlines

Spacing: 40 ft x 40 ft

Water Use Permit #: 5258.007

• Avg GPD: 133,500

• Max GPD: 4,276,400 (1,454,000 surface water) **Future Land Use:** Residential-1 (1 home per acre)

Improvements:

• Single Family Home - 1,110 hsf

• Total Housing Occupancy - 8 people

Equipment Barn - 60 ft long x 32 ft wide

Parcel Folios: 084960.0000 084955.0000 and 084960.0010





Parcel 4 - Gallagher Road 101.2 Acres

SOILS Map Unit Name	Hydric	% of Total	# Acres
Seffner Fine Sand	No	47.02%	48.1
Myakka Fine Sand	No	14.91%	15.25
Fort Meade Loamy Fine Sand, 0 To 5 Percent Slopes	No	9.87%	10.1
Lake Fine Sand, 0 To 5 Percent Slopes	No	7.93%	8.11
Zolfo Fine Sand	No	4.29%	4.39
Kendrick Fine Sand, 2 To 5 Percent Slopes	No	0.52%	0.53
Basinger, Holopaw, And Samsula Soils, Depressional	Yes	15.47%	15.83

Parcel 4 - Gallagher Road 101.2 Acres

Location: 3721 N Gallagher Road, Dover, FL 33527

Gross Acreage: 101.2 +/- acres **Farmable Acreage:** 83.59 +/- acres

Road Frontage:

976.22 +/- feet on West side of Gallagher Road
1,952.72 +/- feet on East side of Gallagher Road

Wells:

• West (1)12-inch

• East (2) 12-inch, (1) 12-inch Surface Water

Irrigation: Drip and Freeze Protection

Spacing:

48 ft x 48 +/- ft on West40 ft x 40 +/- ft on East

Water Use Permit # West: 6130.5

Avg GPD: 345,900Max GPD: 3,350,100

Water Use Permit # East: 5386.007

Avg GPD: 229,100

• Max GPD: 7,498,000 (3,772,000 Surface Water) **Future Land Use:** Residential -1 (1 home per acre)

Improvements:

• Single Family Homes

2,088 hsf

• 775 hsf

608 hsf

3 Mobile Homes

Total Housing occupancy – 22 people

Equipment Barns

• 60 ft long x 32 ft wide

• 40 ft long x 30 ft wide

• 40 ft long x 28 ft wide

Parcel Folios: 083106.0100, 083019.5000, 083106.0000, 083012.0550 and 083012.0000









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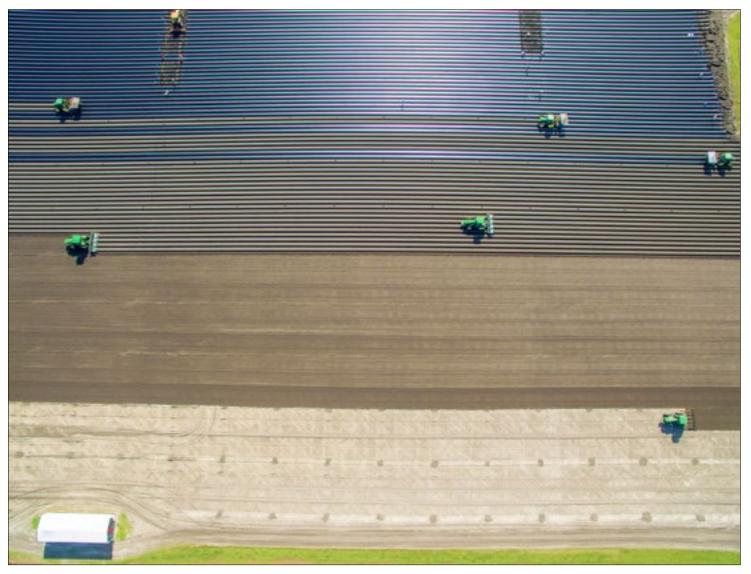






Clustered Farming Locations within 3.5 Miles of Each Other

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1,544 SF Office, 7 Single Family Homes, 24 Mobile Homes Additional Housing Available Upon Request



Successful Turnkey Strawberry Farming Operation with Infrastructure and Equipment in Place!

Clustered Farming Locations within 3.5 Miles

Strong Investment Opportunity within the I-4 Corridor

In the Heart of Central Florida Agriculture

Convenient Access to Multiple Packing and Cooling Facilities

Close to I-4, I-75, Tampa, and Plant City



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