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

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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
Parcels 1 – Sydney Dover Road 63.3 +/- Acres

<table>
<thead>
<tr>
<th>SOILS Map Unit Name</th>
<th>Hydric</th>
<th>% of Total</th>
<th># Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fort Meade Loamy Fine Sand, 0 To 5 Percent Slopes</td>
<td>No</td>
<td>22.16%</td>
<td>13.81</td>
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<tr>
<td>Myakka Fine Sand</td>
<td>No</td>
<td>57.55%</td>
<td>35.86</td>
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<td>Archbold Fine Sand</td>
<td>No</td>
<td>5.97%</td>
<td>3.72</td>
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<tr>
<td>Seffner Fine Sand</td>
<td>No</td>
<td>6.64%</td>
<td>4.14</td>
</tr>
<tr>
<td>Basinger, Holopaw, &amp; Samsula Soils, Depressional</td>
<td>Yes</td>
<td>6.36%</td>
<td>3.96</td>
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<tr>
<td>St. Johns Fine Sand</td>
<td>Yes</td>
<td>1.32%</td>
<td>0.82</td>
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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
Spacing:
• 40 ft x 40 ft on North
• 48 ft x 48 ft on South
Water Use Permit #s: 7880 and 4758
• Avg GPD: 201,900
• Max GPD: 6,443,500

Future Land Use: Residential -1 (1 home per acre)
Improvements:
• Office - 1,544 hsf
• Single Family Homes
  • 1,260 hsf
  • 1,156 hsf
• 8 Mobile Homes
• Total Housing occupancy – 42 people
• Equipment Barns
  • 30 ft long x 28 ft wide
  • 60 ft long x 30 ft wide
Parcel Folios: 084906.0300, 084909.5000, 084909.0100, 084909.0000 and 084910.0000
### SOILS Map Unit Name

<table>
<thead>
<tr>
<th>SOILS Map Unit Name</th>
<th>Hydric</th>
<th>% of Total</th>
<th># Acres</th>
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<tbody>
<tr>
<td>Arents, Nearly Level</td>
<td>No</td>
<td>97.92%</td>
<td>64.18</td>
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<tr>
<td>Basinger, Holopaw, and Samsula Soils, Depressional</td>
<td>Yes</td>
<td>0.97%</td>
<td>0.64</td>
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<tr>
<td>Ona Fine Sand</td>
<td>No</td>
<td>0.93%</td>
<td>0.61</td>
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</table>

**Parcel 2 – Walden Sheffield Road 66 Acres**
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 North
- 48 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

![Parcel 3 – Sydney Road 40.85 Acres](image)

<table>
<thead>
<tr>
<th>SOILS Map Unit Name</th>
<th>Hydric</th>
<th>% of Total</th>
<th># Acres</th>
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</thead>
<tbody>
<tr>
<td>Seffner Fine Sand</td>
<td>No</td>
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<td>Zolfo Fine Sand</td>
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<td>Fort Meade Loamy Fine Sand, 0 To 5 Percent Slopes</td>
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<td>Ona Fine Sand</td>
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<td>Myakka Fine Sand</td>
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<td>Basinger, Holopaw, and Samsula Soils, Depressional</td>
<td>Yes</td>
<td>1.62%</td>
<td>0.66</td>
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</table>
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

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<tr>
<th>SOILS Map Unit Name</th>
<th>Hydric</th>
<th>% of Total</th>
<th># Acres</th>
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<tr>
<td>Seffner Fine Sand</td>
<td>No</td>
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<td>48.1</td>
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<tr>
<td>Myakka Fine Sand</td>
<td>No</td>
<td>14.91%</td>
<td>15.25</td>
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<td>Fort Meade Loamy Fine Sand, 0 To 5 Percent Slopes</td>
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<td>9.87%</td>
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<tr>
<td>Lake Fine Sand, 0 To 5 Percent Slopes</td>
<td>No</td>
<td>7.93%</td>
<td>8.11</td>
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<tr>
<td>Zolfo Fine Sand</td>
<td>No</td>
<td>4.29%</td>
<td>4.39</td>
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<td>Kendrick Fine Sand, 2 To 5 Percent Slopes</td>
<td>No</td>
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<td>0.53</td>
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<tr>
<td>Basinger, Holopaw, And Samsula Soils, Depressional</td>
<td>Yes</td>
<td>15.47%</td>
<td>15.83</td>
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**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 West  
- 40 ft x 40 +/- ft on East

**Water Use Permit # West:** 6130.5  
- Avg GPD: 345,900  
- Max 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
Clustered Farming Locations within 3.5 Miles of Each Other
Strawberry Farm Operation & Agricultural Land Investment • Dover, Florida

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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