



Fischbach
LAND COMPANY

HAINES CITY
BLUEBERRY
FARM &
ROLLING
HILLS
ESTATE

Property Overview

Experience the tranquility and subtle elevation roll on this 19.34± acre blueberry farm, that could be the perfect estate homesite, with utilities in place or an ongoing farm with irrigation permitted for 16 acres. This peaceful setting would embrace a home sitting at the top of a 10-foot drop in elevation, located on a paved dead end road, under 10 minutes to I-4 and downtown Haines City.

Currently this property has 14± acres in production, comprising of Arcadia, Avanti, Chickadee, and Winter Bell varieties. This farm has historically been organic certified, just expiring last year. There is a 6-inch well with an electric submersible pump and a 10-inch well that will need a power unit and pump, the 10-inch well is permitted for 45,600 average GPD and 1,538,300 max GPD. This property is fully perimeter fenced and features 3 phase power, a 924 SF mobile home with working well and septic, 28' x 28' metal building, and a 28' x 36' metal building on a concrete slab. Conveniently located, under 10 minutes from I-4, 25 minutes to Lakeland, 45 minutes to Orlando, and an hour to Tampa.



FischbachLandComany.com/HainesCityOrganicBlueberryFarm

Property Highlights



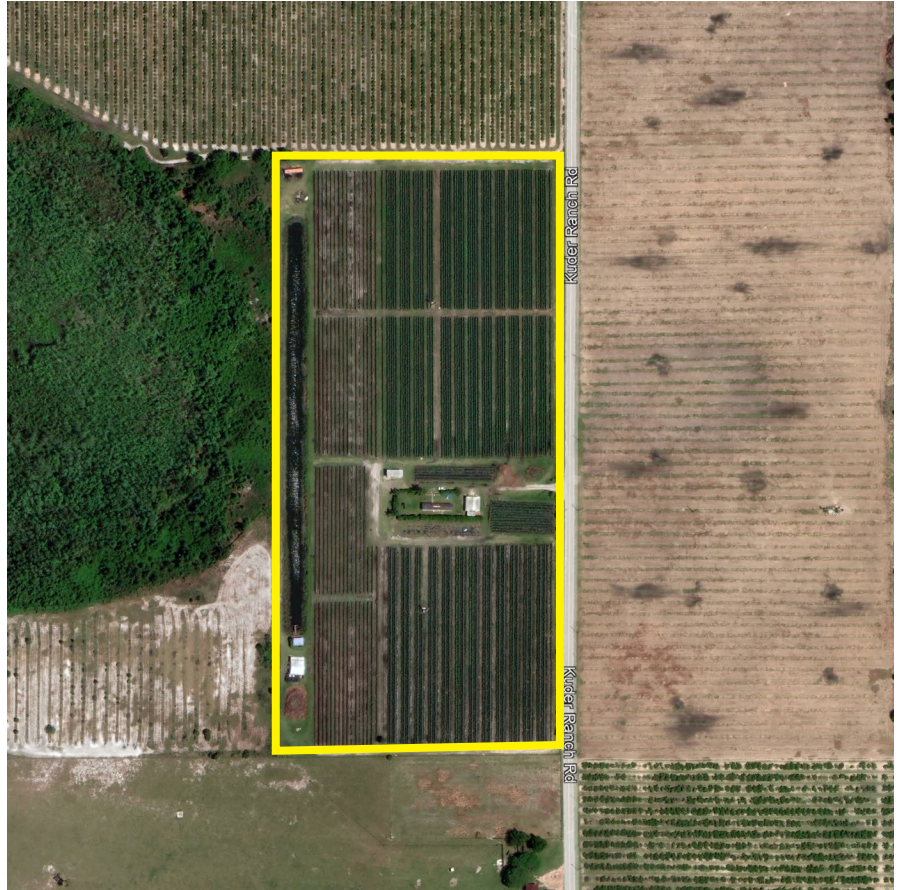
10 Foot
Elevation Change



3 Phase Power



Under 10 Minutes to I-4



Property Address	221 Kuder Ranch Road, Haines City, FL 33844	STR	02-27-26
Property Type	Agricultural Land/Farms	Utilities	Well and Septic 3 Phase Power
Size	19.34± Acres	Wells/Size	6-inch and 10-inch (power unit not conveying)
Zoning	A/RR	Pump/Size	Electric Submersible
Future Land Use	A/RR	Road Frontage	1,320± feet on Kuder Ranch Road
Price	\$455,000	Property Taxes	\$1,905.56 (2022)
County	Polk	Soil Types	Candler, Sparr, and Millhopper
Folio/Parcel ID	26-27-02-000000-041010	Water Use Permit	Number: 12599.005 Avg. GPD: 45,600 Peak GPD: 133,800

Improvements

Site
Improvements

2006 Mobile Home; 924 SF
Metal Building 28'x28'
Metal Building 28'x36'

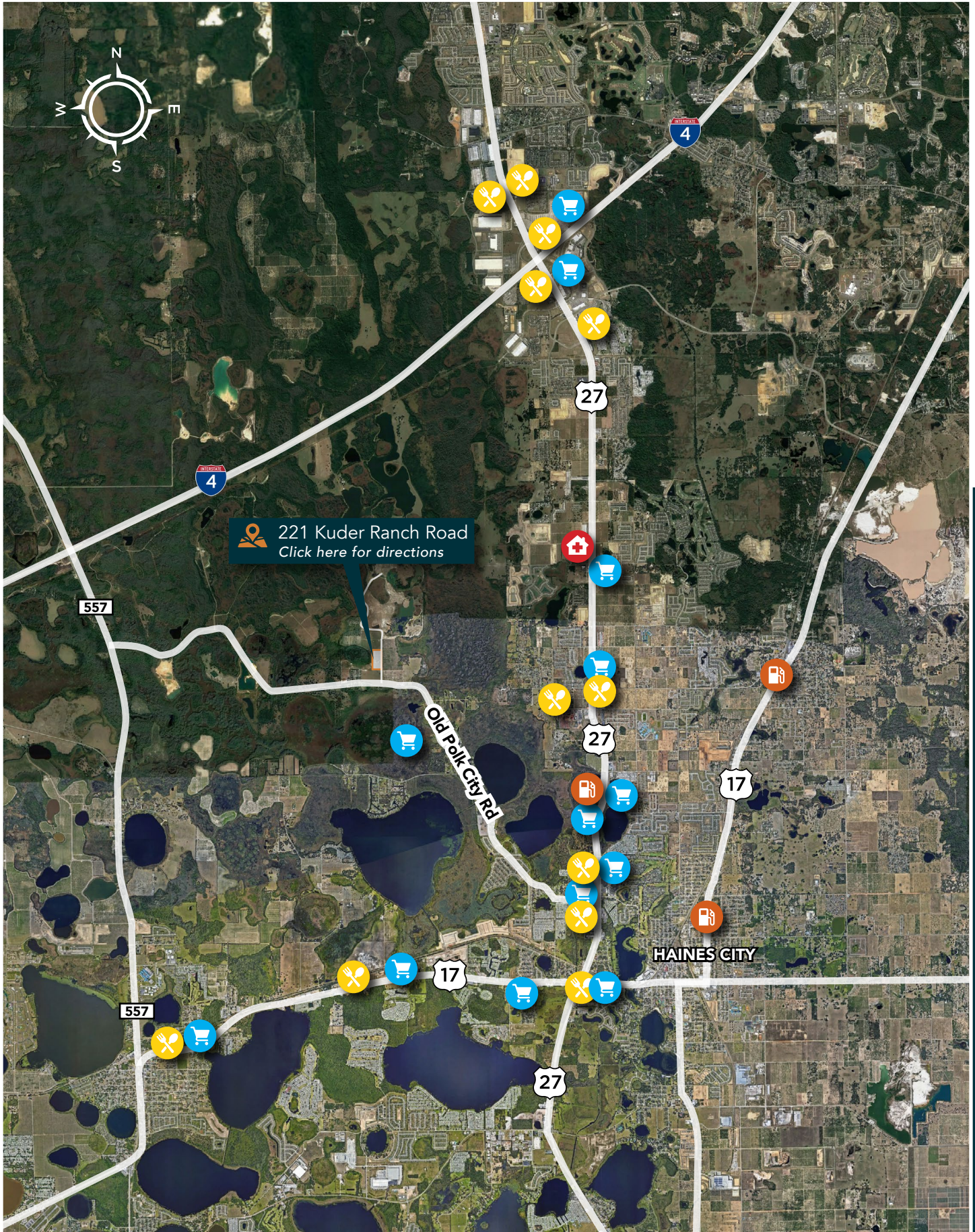


Photos



Photos





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FISCHBACH LAND COMPANY

917 S PARSONS AVENUE, BRANDON, FL 33511

PHONE: 813-540-1000



BLAISE LELAULU, CCIM | Agent
blaise@fischbachlandcompany.com