

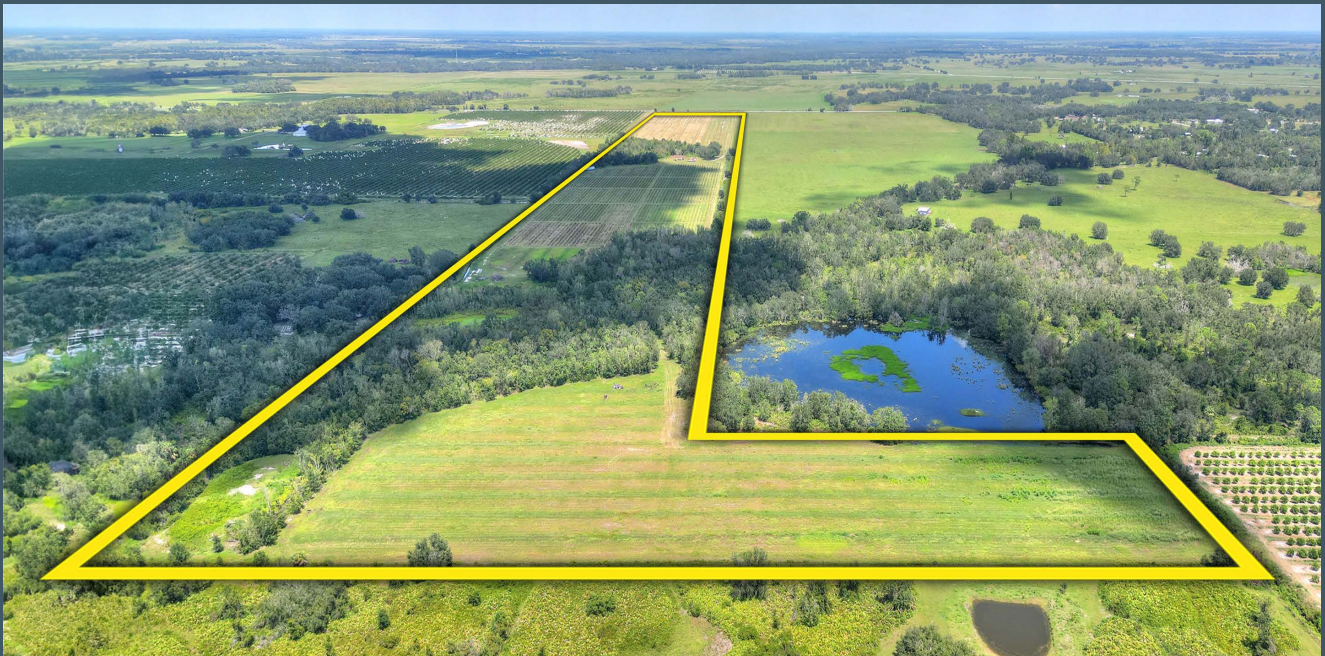


Fischbach
LAND COMPANY

90± ACRE
GENTLEMANS
BLUEBERRY
FARM AND
RETREAT

Property Overview

Beautiful and diverse 90± acres of open pasture, planted blueberries, and a wooded haven; providing a unique opportunity for a multitude of uses and a serene retreat. The northern portion of the property starts at 55 feet of elevation and consists of well-maintained pasture, which was formerly a grove and has sub mainline pipes in place. Heading south, the central section of the property is planted in Arcadia, Kestrel and Avanti blueberry varieties on 30" spaced rows with overhead and drip irrigation. The property is irrigated by a 16-inch well powered by a 200HP John Deere 6090 Turbo 12L diesel pump with only 600 hours, the current water use permit allows for an average GPD of 159,000 GPD and a max GPD of 5,083,200. Continuing south on the property, leads into the peaceful wooded hammock which has a creek crossing, leading to the southernmost section of the property which is roughly 10 acres and has been laser leveled with a 12" mainline in place, ready for irrigation. Just 7 miles from Arcadia, 25 miles from Port Charlotte, 30 miles from Punta Gorda, and 40 miles from downtown Sarasota.



Click to watch video



www.FischbachLandComany.com/90AcreGentlemansBlueberryFarmAndRetreat

Property Highlights



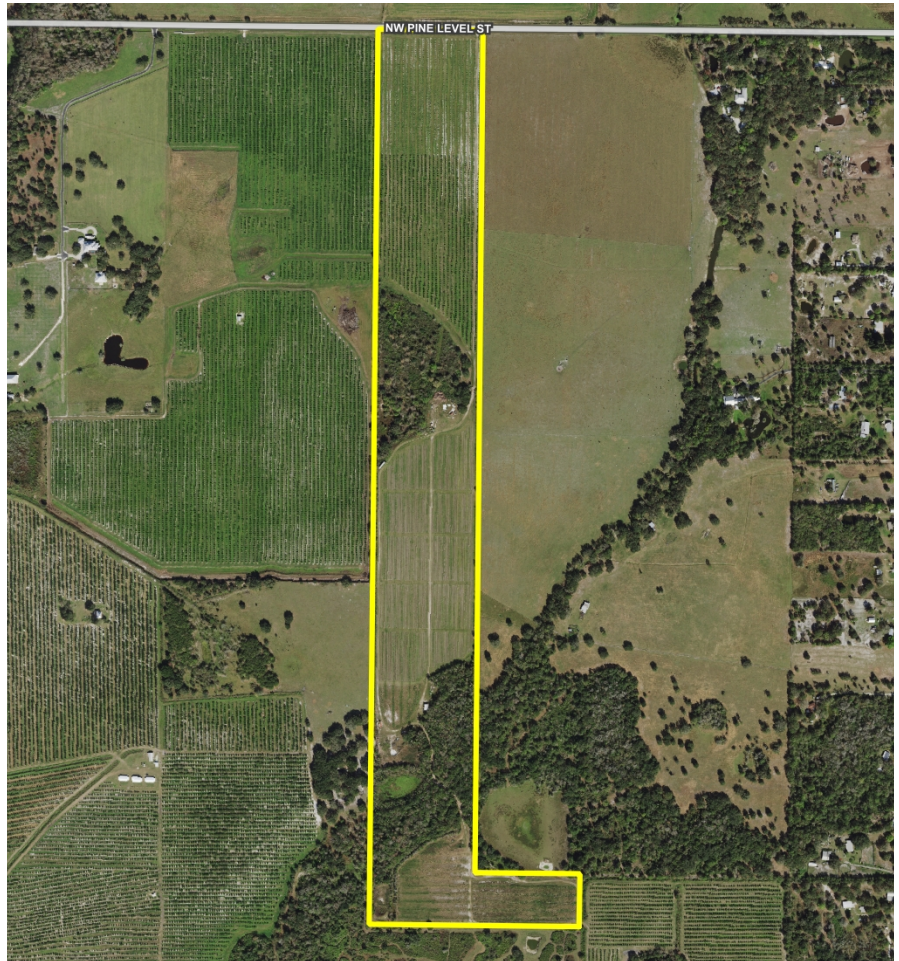
16-Inch Well Permitted for
5,083,200 Max GPD



11 feet of Elevation Fall
from North to South



Only 40 Minutes from
Downtown Sarasota



Property Address	7397 NW Pine Level Street, Arcadia, FL 34266	Folio/Parcel ID	25-37-23-0000-0024-0000 and 36-37-23-0000-0011-0000
Property Type	Agricultural Land/Farms	STR	25-37-23
Size	90± Acres	Utilities	Well and Septic
Zoning	A-10	Wells/Size	16-Inch
Future Land Use	Rural	Pump/Size	2014 John Deere 6090 Turbo 12 Liter / 200HP
Price	\$1,100,000	Road Frontage	660± feet on NW Pine Level Street
County	DeSoto	Property Taxes	\$6,306.90 (2022)

Irrigation, Pump, and Water Use Permit



Water Use Permit: 10379.6

Wells/Size: 16-inch

Avg GPD: 159,000

Pump Size: 2014 John Deere 6090 Turbo 12 Liter / 200HP

Max GPD: 5,083,200

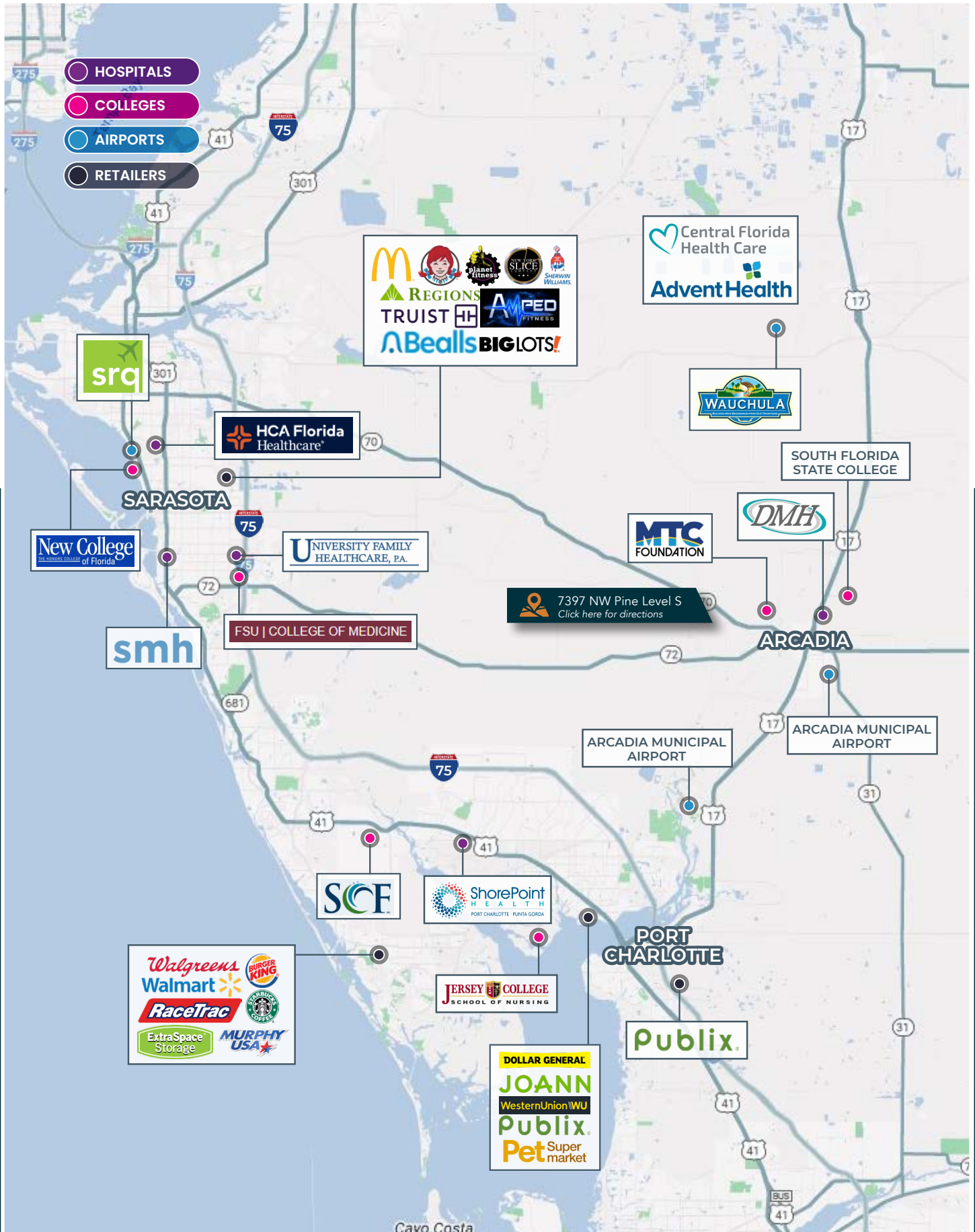
Irrigation: Sprinkler and Drip

Photos



Photos





Fischbach **LAND COMPANY**

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