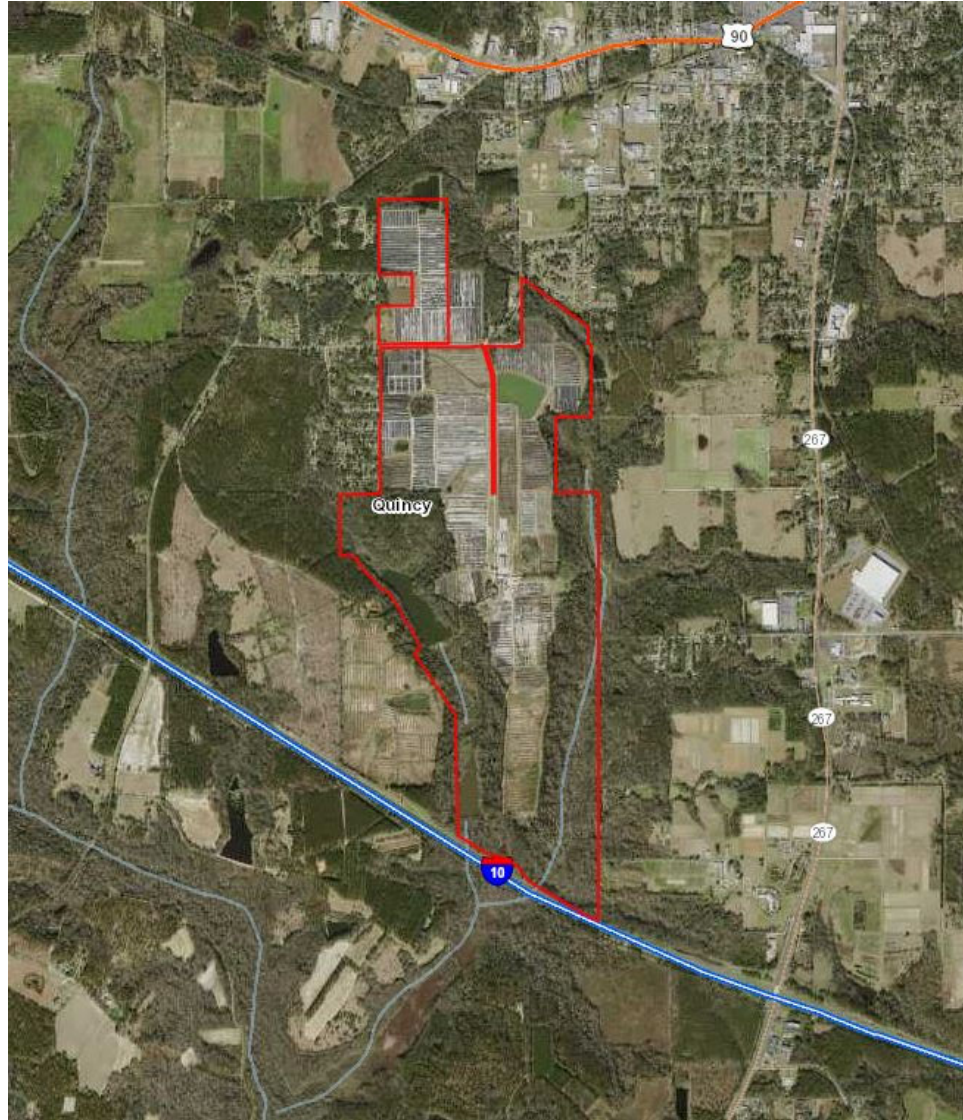




# 1,066 +/- Acres Gadsden County

## LAND FOR SALE



### **SITE IS 1,066+/- TOTAL ACRES:**

- 469+/- acres of undeveloped areas
- 237+/- acres of “active” bed areas (open, shade and greenhouses)
- 60+/- acres of “down” bed areas (on Sweet Farm tract)
- 63+/- acres of ponds (consisting of 5 total pond areas)
- 237+/- acres of road surfacing

### **ACCESSIBILITY:**

- The main entrance to the subject property is located approximately one mile south of U.S. Highway 90 and 1 mile east of Ben Bostic Road (SR 274) and adjacent north of Interstate 10.
- The site is located approximately two miles southwest of downtown Quincy (county seat of Gadsden County).

### **ZONING:**

- The county occupied areas are zoned: AG-1 & AG- 2, Agriculture & RR, Rural Residential (County FLU).

## **PRICED AT \$3,500,000**

## LAND OVERVIEW

# MAP & PROPERTY INFORMATION

### UTILITIES & SERVICES:

- Public water and electricity is provided to the property via Talquin Electric Cooperative.
- Water access is also obtained via private water well systems.
- Sewage disposal is made via private septic tanks.
- Permit authorizes a maximum combined monthly withdrawal of 110 million gallons.

### SURROUNDING LAND USES:

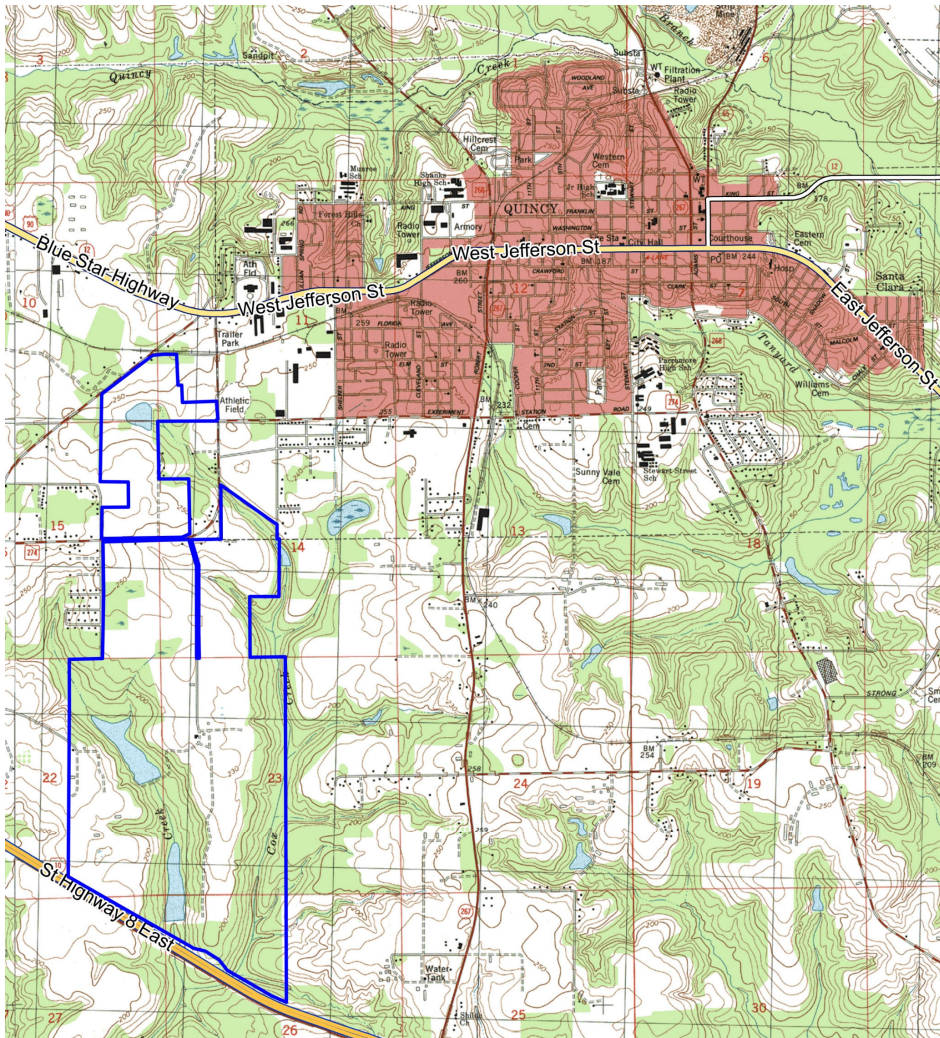
- Most surrounding land uses are low-density single-family residential, agricultural and recreational.
- Commercial uses are prevalent along U.S. 90 and along Pat Thomas Parkway (SR 267) and within the city limits of Quincy.





LAND OVERVIEW

# MAP & PROPERTY INFORMATION



## KEY NEARBY CITIES

City Name:	Distance:	Drive Time:
Tallahassee, FL	25 Miles	28 Mins
Marianna, FL	44 Miles	46 Mins
Pensacola, FL	175 Miles	2 Hours 20 Mins
Jacksonville, FL	187 Miles	2 Hours 30 Mins
Bainbridge, GA	23 Miles	25 Mins

Copyright (C) 2008, MyTopo, 2006-2016 TomTom

DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and / or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.

# LAND OVERVIEW

# IRRIGATION



## PONDS

- There are 5 ponds with 63 surface acres in total
- The 3 retention ponds have a storage capacity of approximately 47.3 million gallons of water
- In addition to the retention ponds, there are 2 additional ponds that are a result of dams being constructed on Vote Creek, which have a storage capacity of approximately 59.3 million gallons.

## PUMP STATIONS/WELLS

- There are 12 water pump stations on the farm including the county water assist station located in propagation.
- There are 2 ground water wells in addition to 2 observation wells located on the property.





# LAND OVERVIEW

# IRRIGATION

## IRRIGATION:

- Along with a variety of monitoring and reporting requirements there are maximum usage amounts allotted to each pump station. The permit authorizes a combined average annual withdrawal of 1.37 million gallons of water per day, and a maximum combined monthly withdrawal of 110 million gallons.
- The propagation area is irrigated with county water that is piped in from Atlanta Street. There is a pump station located in propagation that allows for the storage of 12,000 gallons of water to meet demands during the day that might exceed the 90 GPM capability of the county water system.
- The properties' surface water is derived from irrigation run-off and two creeks. Cox Creek, which borders the eastern side of the property, and Vote Creek, which runs through the center of the property. There is also a storm water run-off that is captured in the various holding ponds. The nursery has an elaborate system of drainage culverts and ditches which allows for the reclamation of irrigation water run-off.



LAND OVERVIEW

# PROPERTY PHOTOS





LAND OVERVIEW

# PROPERTY PHOTOS



LAND OVERVIEW

# PROPERTY PHOTOS





LAND OVERVIEW

# PROPERTY PHOTOS

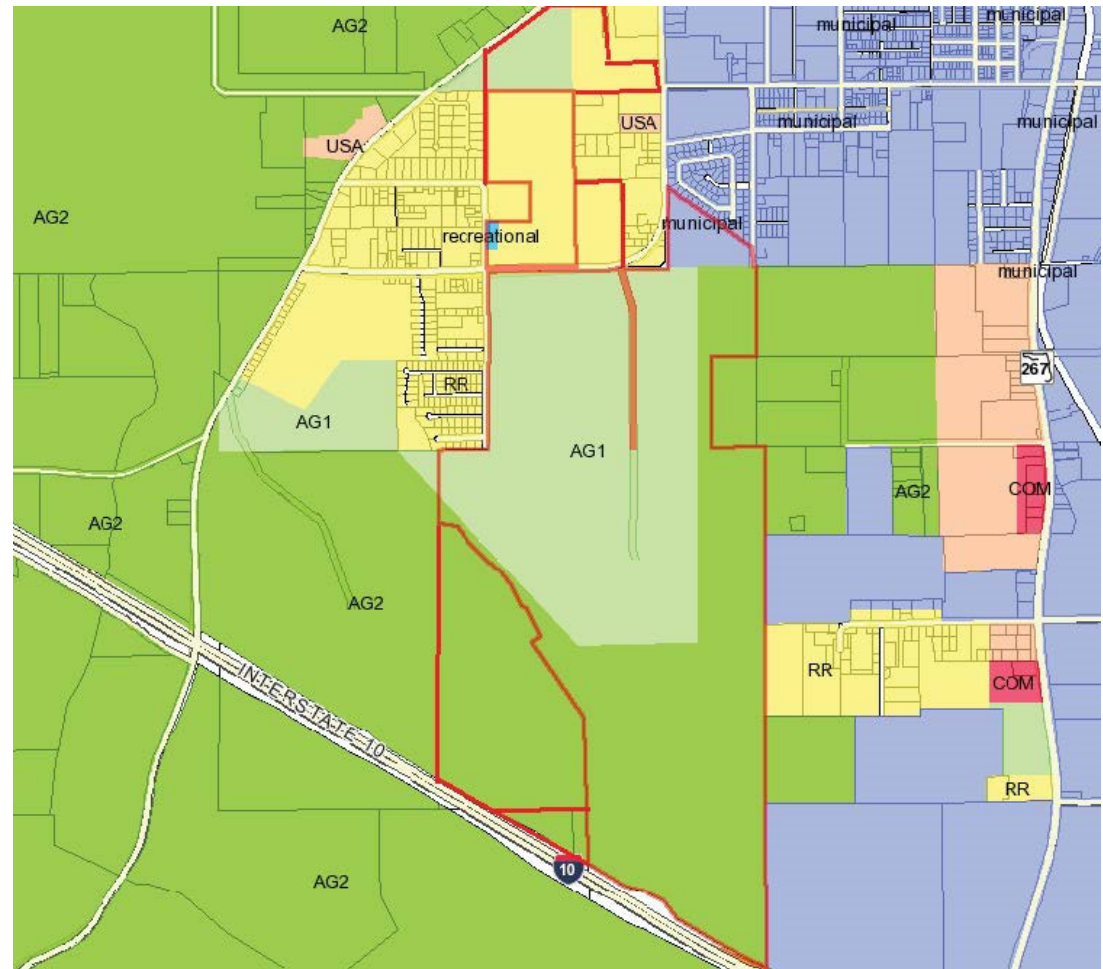


# LAND OVERVIEW

# ZONING MAP

The Agricultural Land Use category is divided into three subcategories. These categories and their corresponding densities are as follows:

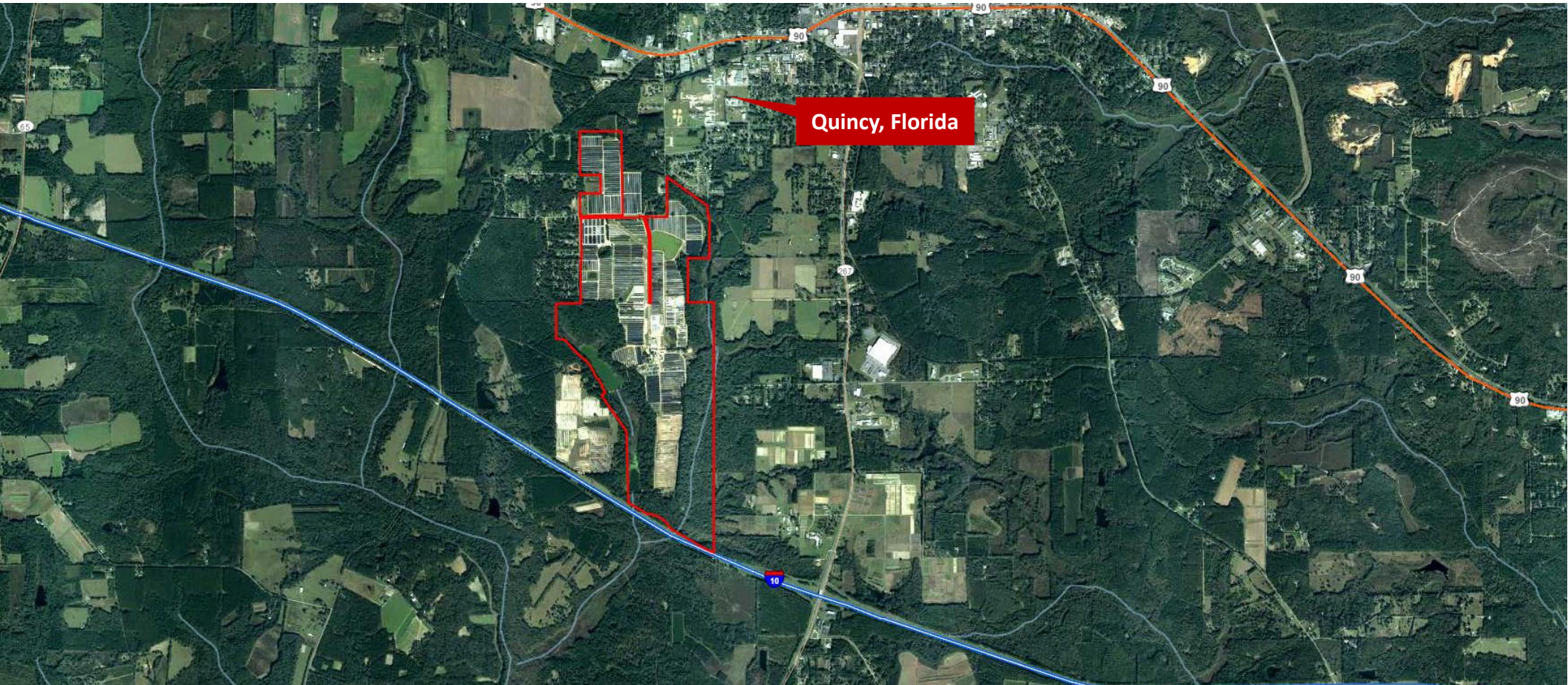
1. Agriculture 1 (1:5)
2. Agriculture 2 (1:10)
3. Agriculture 3 (1:20)
4. Rural Residential (1:1)





LAND OVERVIEW

# AERIAL MAP




DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and / or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.



# LAND OVERVIEW SOIL MAP










## MAP LEGEND

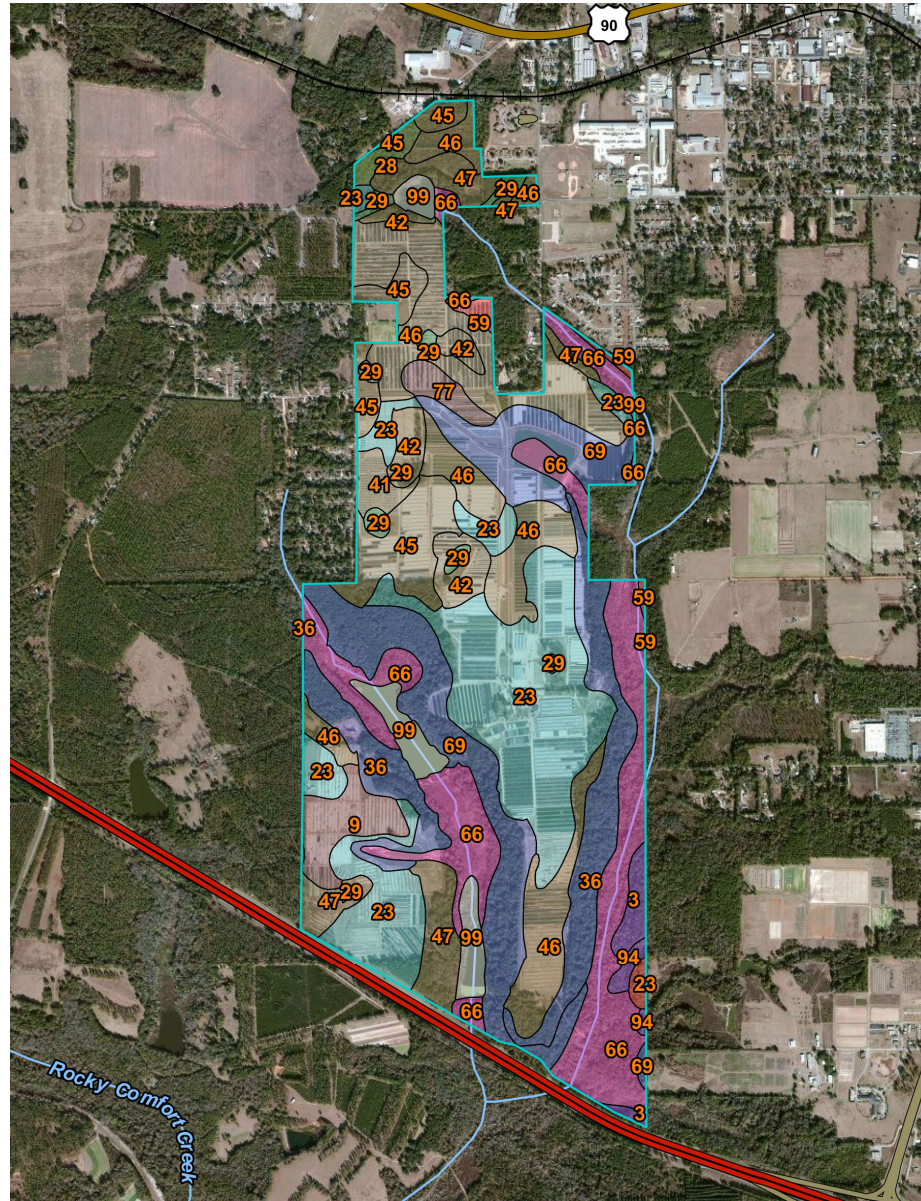
### Area of Interest (AOI)

-  Area of Interest (AOI)

### Soils

#### Soil Rating Polygons

-  Fine, kaolinitic, thermic Typic Paleaquults
-  Fine-loamy, kaolinitic, thermic Typic Kandiudults
-  Fine-loamy, siliceous, subactive, thermic Aquic Paleudults
-  Loamy, kaolinitic, thermic Arenic Kandiudults
-  Loamy, kaolinitic, thermic Arenic Plinthic Kandiudults
-  Loamy, kaolinitic, thermic Grossarenic Kandiudults
-  Loamy, siliceous, subactive, thermic Aquic Arenic Paleudults
-  Loamy, siliceous, subactive, thermic Grossarenic Plinthic Paleudults
-  Sandy, siliceous, thermic Cumulic Humaquepts





## LAND OVERVIEW

## SOIL TAXONOMY CLASSIFICATION

Map unit symbol	Map unit name	Rating	Acres in AOI
3	Albany-Ousley-Pelham complex, 0 to 5 percent slopes, occasionally flooded	Loamy, siliceous, subactive, thermic Aquic Arenic Paleudults	11.7
9	Bonifay-Alpin complex, 0 to 5 percent slopes	Loamy, siliceous, subactive, thermic Grossarenic Plinthic Paleudults	27.4
23	Fuquay-Lucy- Orangeburg complex, 0 to 5 percent slopes	Loamy, kaolinitic, thermic Arenic Plinthic Kandiuults	218.2
28	Goldsboro loamy fine sand, 2 to 5 percent slopes	Fine-loamy, siliceous, subactive, thermic Aquic Paleudults	6.2
29	Grady fine sandy loam, depressional	Fine, kaolinitic, thermic Typic Paleaquults	14.3
36	Lucy-Orangeburg- Cowarts complex, 15 to 45 percent slopes	Loamy, kaolinitic, thermic Arenic Kandiuults	99.1
41	Norfolk loamy fine sand, 0 to 2 percent slopes	Fine-loamy, kaolinitic, thermic Typic Kandiuults	10.4
42	Norfolk loamy fine sand, 2 to 5 percent slopes	Fine-loamy, kaolinitic, thermic Typic Kandiuults	32.3
45	Orangeburg loamy sand, 0 to 2 percent slopes	Fine-loamy, kaolinitic, thermic Typic Kandiuults	62.1
46	Orangeburg loamy sand, 2 to 5 percent slopes	Fine-loamy, kaolinitic, thermic Typic Kandiuults	174.6
47	Orangeburg-Norfolk- Tifton complex, 5 to 8 percent slopes	Fine-loamy, kaolinitic, thermic Typic Kandiuults	55.3
59	Troup-Lakeland-Lucy complex, 2 to 8 percent slopes	Loamy, kaolinitic, thermic Grossarenic Kandiuults	8.6
66	Pickney, Dorovan, and Bibb soils, frequently flooded	Sandy, siliceous, thermic Cumulic Humaquepts	164.8
69	Lucy-Bonifay- Orangeburg complex, 5 to 8 percent slopes	Loamy, kaolinitic, thermic Arenic Kandiuults	146.4
77	Bonifay-Fuquay complex, 0 to 5 percent slopes	Loamy, siliceous, subactive, thermic Grossarenic Plinthic Paleudults	11.6
94	Albany-Garcon-Bibb complex, 0 to 5 percent slopes, occasionally flooded	Loamy, siliceous, subactive, thermic Aquic Arenic Paleudults	5.2
99	Water		32.2
<b>Totals for Area of Interest</b>			<b>1,080.2</b>



# NAI TALCOR

## NAI TALCOR CONTACTS

### **Frank L. Langston, CCIM**

Principal  
frank@talcor.com  
Office +1 850 224 2300

### **Brian Proctor**

Commercial Real Estate Advisor  
brian@talcor.com  
Office +1 850 224 2300  
Cell +1 850 599 5936

NAI TALCOR  
1018 Thomasville Road, Suite 200A  
Tallahassee, Florida 32303  
+1 850 224 2300  
[TALCOR.COM](http://TALCOR.COM)

©2018 NAI TALCOR

The contents of this proposal are intended for the individuals to whom it is presented or delivered and their company associates. Any dissemination or replication, without the express authorization of NAI TALCOR, is strictly prohibited.