

# Manatee County Farmland

30815 Taylor Grade Rd, Parrish, Florida 34219

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## PROPERTY OVERVIEW



### Sale Price

\$3,380,000

### Offering Summary

Acreage:	123.45 Acres
Price / Acre:	\$27,380
City:	Parrish
County:	Manatee
Property Type:	Farm
Video:	<a href="#">View Here</a>

### Property Overview

This farm is located in west Central Florida in the area of Duette and Parrish, FL. About 70 acres is under irrigation and there is another 20 acres that could be irrigated. The owner is currently growing Chinese vegetables. The property includes 5 houses, a packing house with a walk-in cooler and all farm equipment. This includes tractors, 4x4 vehicles, a semi trailer and various farm implements.

The property contains 109 greenhouses that measure 27' x 110' and are 9' tall in the center. There are supplies on-site to construct an additional 20 greenhouses. Each of these houses are fully irrigated.

The property also contains a 2,400 SF packing house with a 27' x 30' walk-in cooler.



## SPECIFICATIONS & FEATURES



## Specifications & Features

**Uplands / Wetlands:**

119.45 ± Upland Acres / 4 ± Wetland Acres

**Soil Types:**

Pomello Fine Sand; St. Johns Fine Sand; Waveland Fine Sand; DuetteFine Sand; Tavares Fine Sand

**Taxes & Tax Year:**

\$5,344 for 2022

**Zoning / FLU:**

Zoning: Agriculture / FLU: AG-R

**Structures & Year Built:**

40' x 60' Packing House which includes a 27 x 30 walk-in cooler



## LOCATION



## Location & Driving Directions

Parcel:	130100001
GPS:	27.6095593, -82.223074
Driving Directions:	From US 301 N in Manatee County take SR 62 14.2 miles East to Bunker Hill Rd; Take a left on Bunker Hill Rd; Go 1 mile to Taylor Grade Rd; Left on Taylor Grade Rd for 2 miles; Property on the left
Showing Instructions:	Call listing agents





PHOTOS

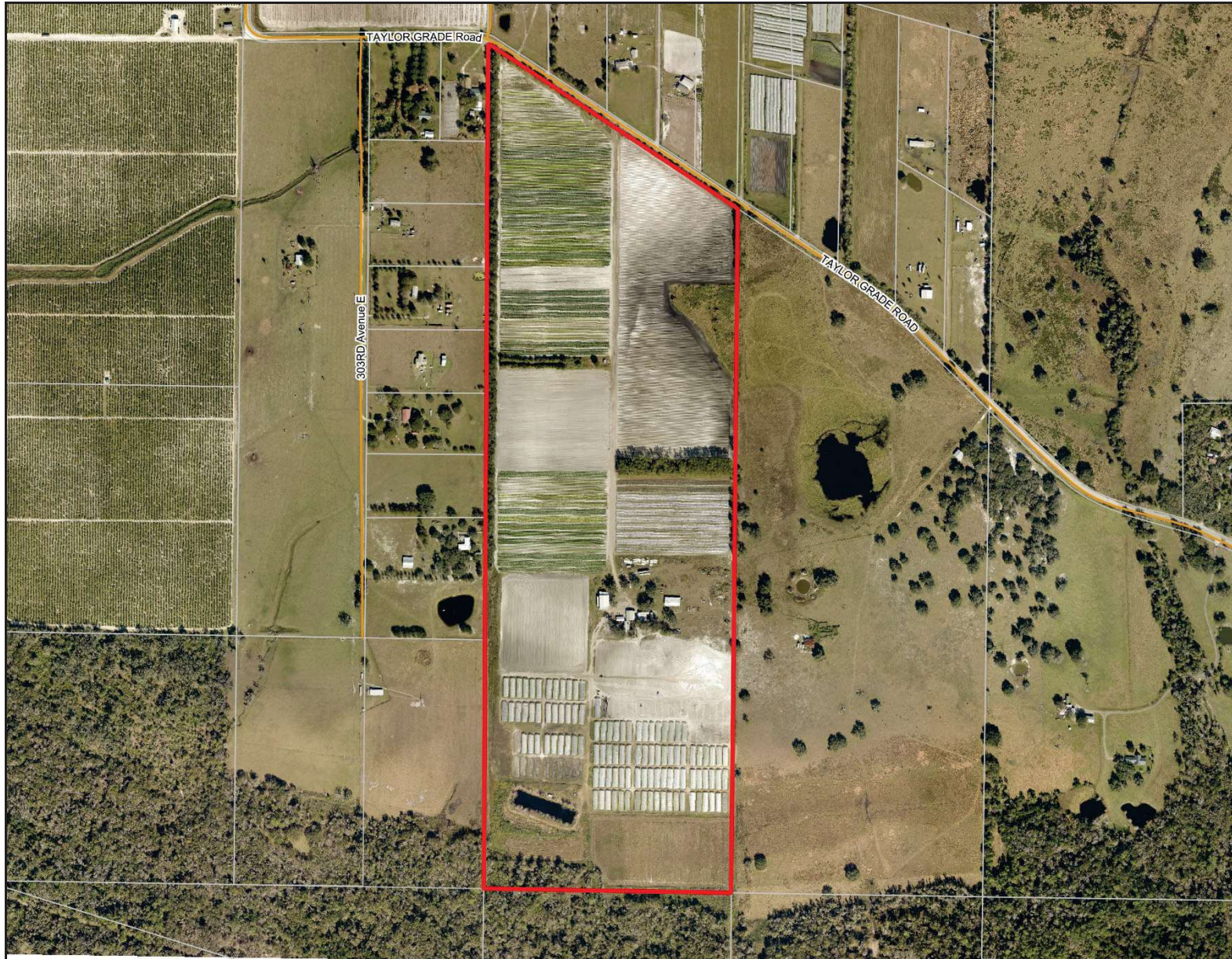




ADDITIONAL PHOTOS

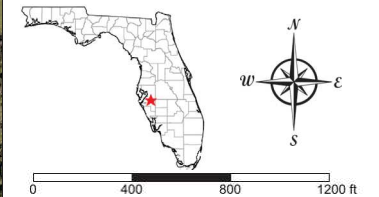




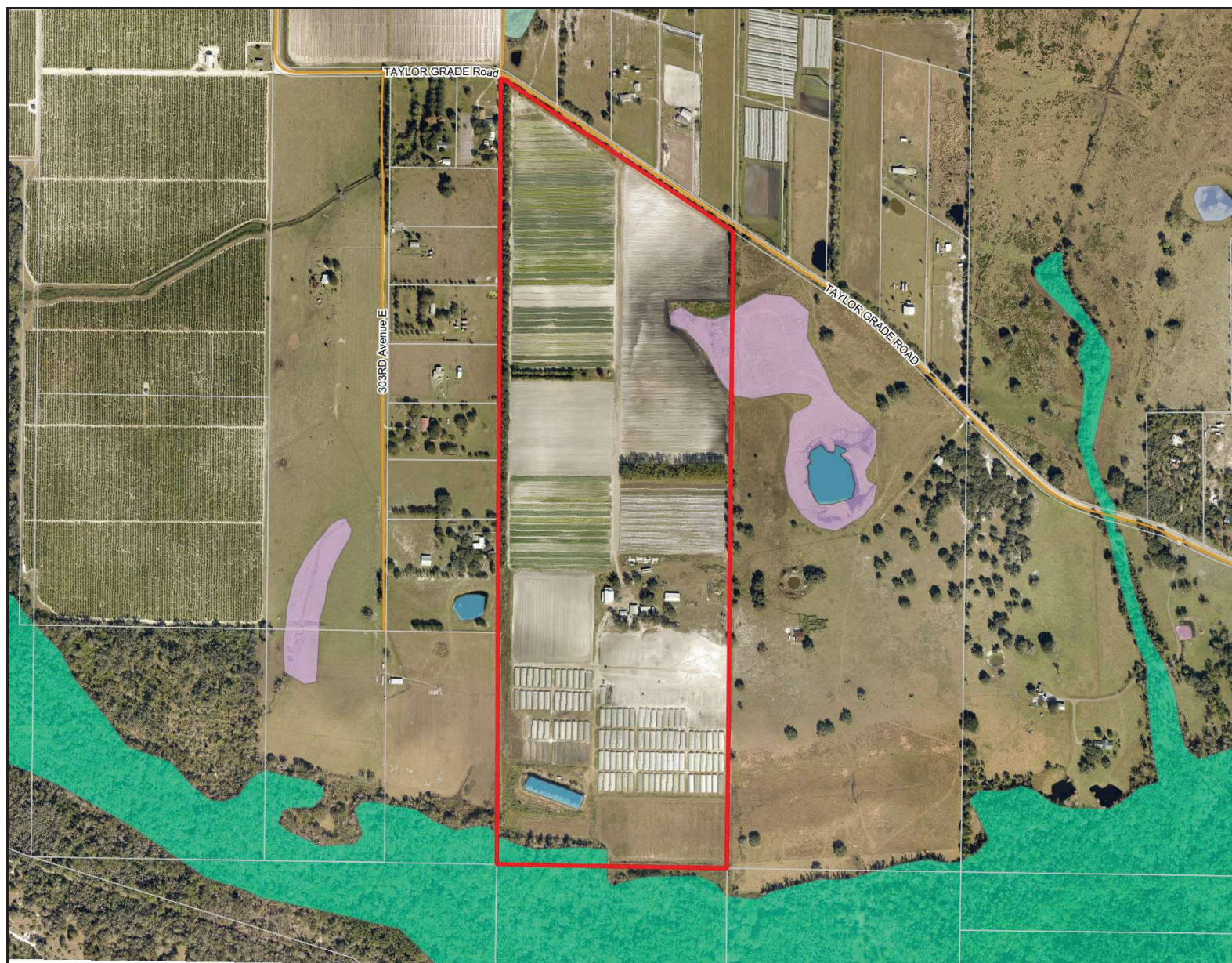


- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines

CODE	DESC	ACRES
PEM5F	Freshwater Emergent Wetland	1.0
PSS1/EM1C	Freshwater Forested/Shrub Wetland	1.0
PUBHx	Freshwater Pond	.6
PFO3/1C	Freshwater Forested/Shrub Wetland	.4
PABHx	Freshwater Pond	.2
TOTAL WETLANDS		3.2
TOTAL UPLANDS		120.3
TOTAL ACRES		123.5

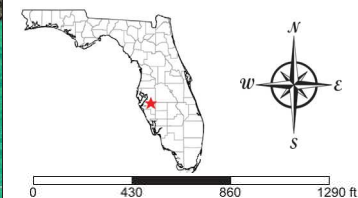






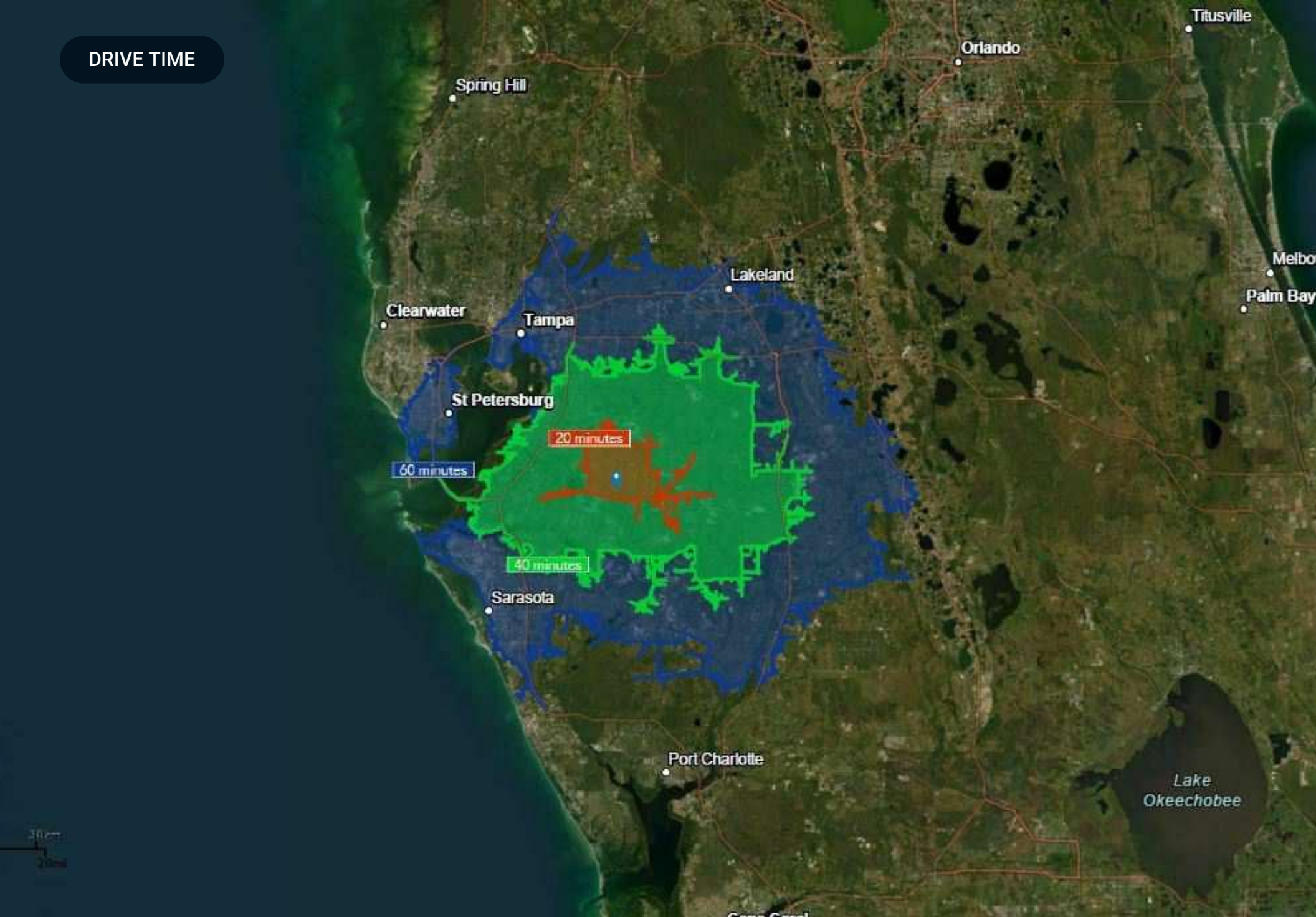
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- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
6430:	Wet Prairies	1.8
6150:	Stream And Lake Swamps (Bottomland)	1.6
5300:	Reservoirs	.7
TOTAL WETLANDS		4.0
TOTAL UPLANDS		119.5
TOTAL ACRES		123.5





## DRIVE TIME





## ADVISOR BIOGRAPHY



### Shea R. Booster

Advisor

shea@saundersrealestate.com

Direct: **877-518-5263 x393** | Cell: **541-771-1177**

## Professional Background

Shea Booster is an Advisor at Saunders Real Estate.

Shea believes that the quality of a deal is directly related to the quality of relationships he can build with his clients. Plainly speaking, he puts “People First.”

Shea holds a Bachelor of Science degree in Agricultural Education and Communication with minors in Leadership and International Studies from the University of Florida. During his time in the “Swamp,” Shea was extremely involved on campus. He was President of the University of Florida’s Collegiate Farm Bureau Chapter, sat on multiple advisory boards, held various leadership roles in his professional agriculture fraternity, Alpha Gamma Rho, and is a member of Florida Blue Key.

Prior to his time in Florida, Shea served as a National FFA Officer for the National FFA Organization. As the 2018-2019 Western Region National Vice President, Shea traveled over 100,000 miles across the country and internationally, advocating for ranchers, farmers, and agriculturalists at conventions, in boardrooms, and the U.S. Capitol. His time in this role led him to Florida.

In addition to his work at Saunders, Shea also owns and operates a leadership development company, People First Leadership Solutions LLC, that provides leadership development training and programming for various companies and universities across the country.

Shea was born and raised in the High Desert region of Central Oregon. Although he is an Oregonian by birth, he is a Floridian by choice. He has a deep passion for agriculture, native landscapes, and people. In his free time, Shea enjoys hunting, traveling, and going to the movie theater with his fiancé, Kourtney.

Shea specializes in:

- Agriculture and Ranch Land
- Conservation Easements
- Hunting and Recreation tracts
- 1031 Tax-Free Exchanges



## ADVISOR BIOGRAPHY



### Clay Taylor, ALC

Senior Advisor

clay@saundersrealestate.com

Direct: **877-518-5263 x311** | Cell: **863-224-0835**

## Professional Background

Clay Taylor, ALC is a Senior Advisor at Saunders Real Estate.

Clay has been with Saunders Real Estate since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI (Realtor’s Land Institute) and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR (Florida Association of Realtors ®), the NAR (National Association of Realtors ®), the LAR (Lakeland Association of Realtors ®), and the CID (Commercial & Industrial Division of LAR).

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land





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