



PERRY CITRUS GROVE - DEVELOPMENT ACREAGE

THOMAS DEMPS LANE
PERRY, FL 32348

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Thomas Demps Ln

Property Overview



Sale Price **\$2,981,000**

OFFERING SUMMARY

Acreage: 271 Acres
Price / Acre: \$11,000
City: Perry
County: Taylor
Property Type: Opportunity Zone - Development Acreage

PROPERTY OVERVIEW

This OPPORTUNITY ZONE property is 271 ± acres of vacant development land zoned A-1 [Agriculture]. Located within the city limits of Perry, FL with easy access to US 98 and US 19, this property is neighbored by multifamily housing complexes, single family residential, and commercial use properties. This tract is high and dry, consisting of 99% upland acres. The property also includes 25 ± acres of producing citrus groves on the northern section of the tract. The grove was planted in 2016 and consists of a mix of Satsuma, Navel, Sugar Beller, Hamlin, Shurani, Orlando Tangelo, and Mandarin hybrids on a variety of rootstocks. Improvements include: wells, drip irrigation, and a nine [9] ± FT perimeter fence.





SPECIFICATIONS & FEATURES

Land Types:

- Citrus
- Land Investment
- Residential Development
- Commercial

Uplands / Wetlands:

99% uplands

Soil Types:

Ortega Fine Sand: 76.91%
Kershaw Fine Sand: 11.71%
Chipley-Lynn Haven: 11.33%

Taxes & Tax Year:

\$1,910 (2020)

Zoning / FLU:

A-1 (Agricultural)

Water Source & Utilities:

City of Perry - Water, Sewer & Gas

Road Frontage:

2545 FT on Thomas Demps Rd

Current Use:

Improved Agriculture (Citrus Grove)

Wells Information:

10" well at 180' for the 25 acre citrus grove & 4" well at 80' for service water.

Location



LOCATION & DRIVING DIRECTIONS

Parcel: 05192-000 05706-000
05706-100

GPS: 30.09766, -83.5916059

Showing Instructions: Contact listing agent for showing instructions.



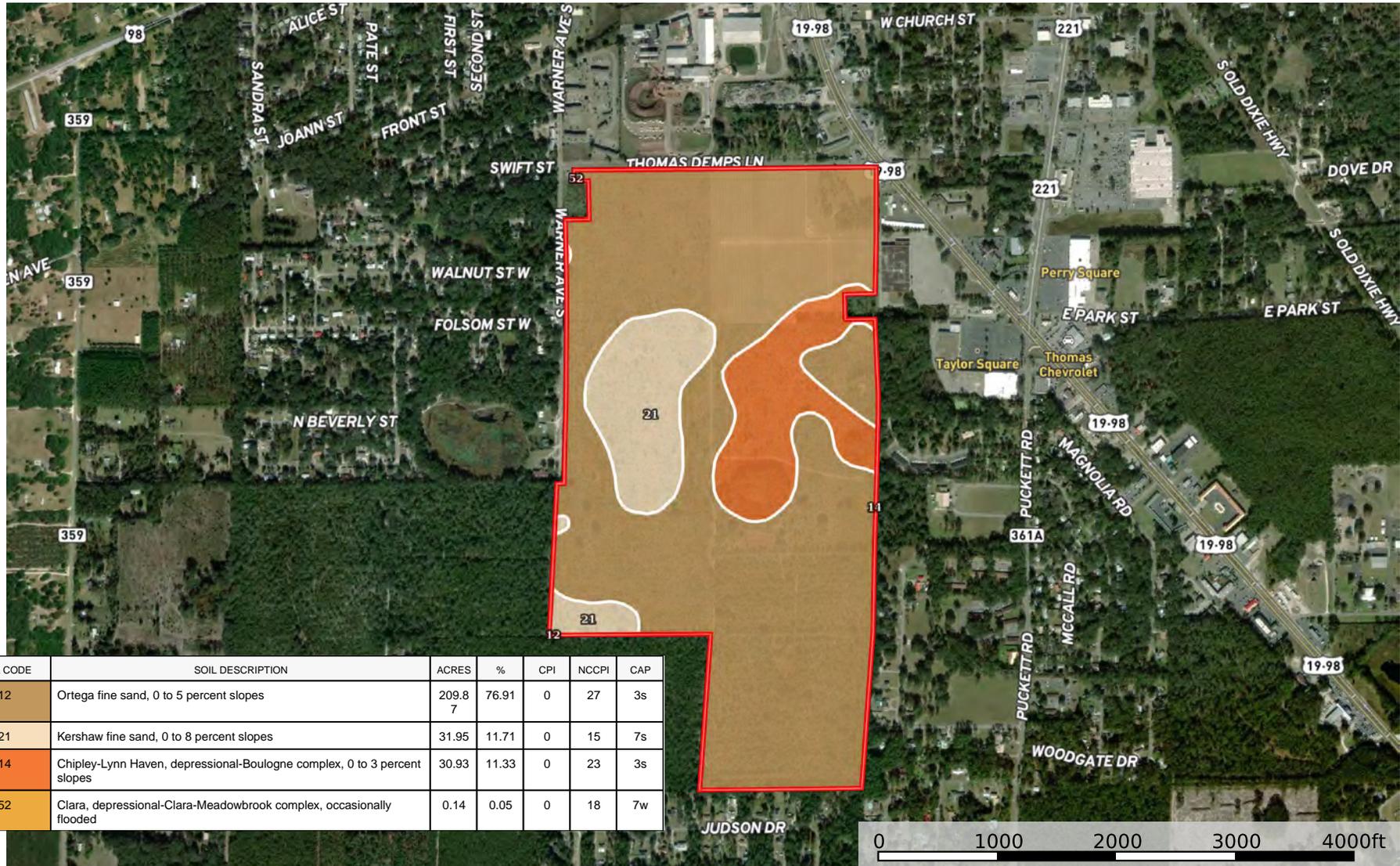
Site Aerial Map



Aerial Views

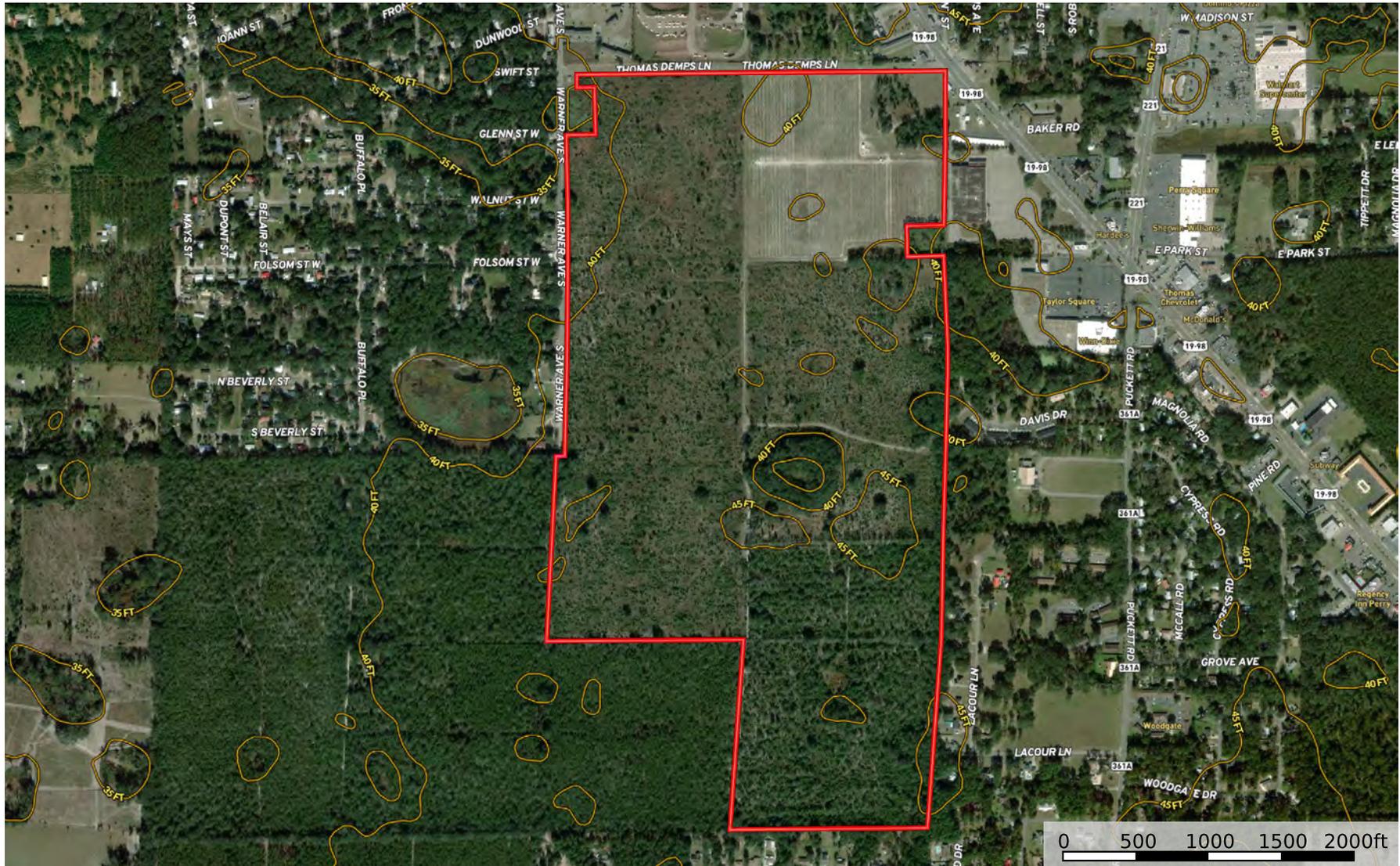


Soils Report



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
12	Ortega fine sand, 0 to 5 percent slopes	209.87	76.91	0	27	3s
21	Kershaw fine sand, 0 to 8 percent slopes	31.95	11.71	0	15	7s
14	Chipley-Lynn Haven, depressional-Boulogne complex, 0 to 3 percent slopes	30.93	11.33	0	23	3s
52	Clara, depressional-Clara-Meadowbrook complex, occasionally flooded	0.14	0.05	0	18	7w

Contour Map



Meet The Team



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