

3,862 Acre Sod Operation

Kenansville (Central Florida) and Punta Gorda (Southwest Florida)

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PROPERTY OVERVIEW



Sale Price

\$7,000,000

Offering Summary

Acreage:	3,862 Acres
City:	Kenansville & Punta Gorda
State:	Florida
County:	Osceola & Charlotte
Property Type:	Sod Farm

Business Overview

This fully scaled, production-ready sod operation features diversified varieties and institutional-grade infrastructure designed for sustained, high-volume production. The operation maintains a substantial in-ground inventory across Floratam, Empire Zoysia, Bahia, Evergreen, and CitraZoy, intentionally staged across multiple growth windows to support continuous harvesting cycles, predictable output, and consistent revenue flow throughout the year. This inventory strategy reduces reliance on single harvest periods and provides flexibility to respond to shifting customer demand and seasonal volume surges.

Operational capacity is reinforced by a comprehensive, 151-piece owned equipment fleet, including harvesters, tractors, mowers, vehicles, land-preparation units, forklifts, and specialized sprigging, pumping, and irrigation-support equipment. Ownership of this equipment platform minimizes third-party dependence, increases cost control, and uninterrupted operations under new ownership. Field layouts, production workflows, and logistics have been established to support enterprise-scale throughput.

Collectively, the depth of inventory, list of equipment, and integrated operational systems create a turnkey platform capable of immediate continuation and scalable growth. This combination of size, diversification, and operational readiness positions the business as a durable, institutional-quality sod operation with the capacity to efficiently meet sustained end-market demand. Only the sod operation is for sale, no real estate/land is included.

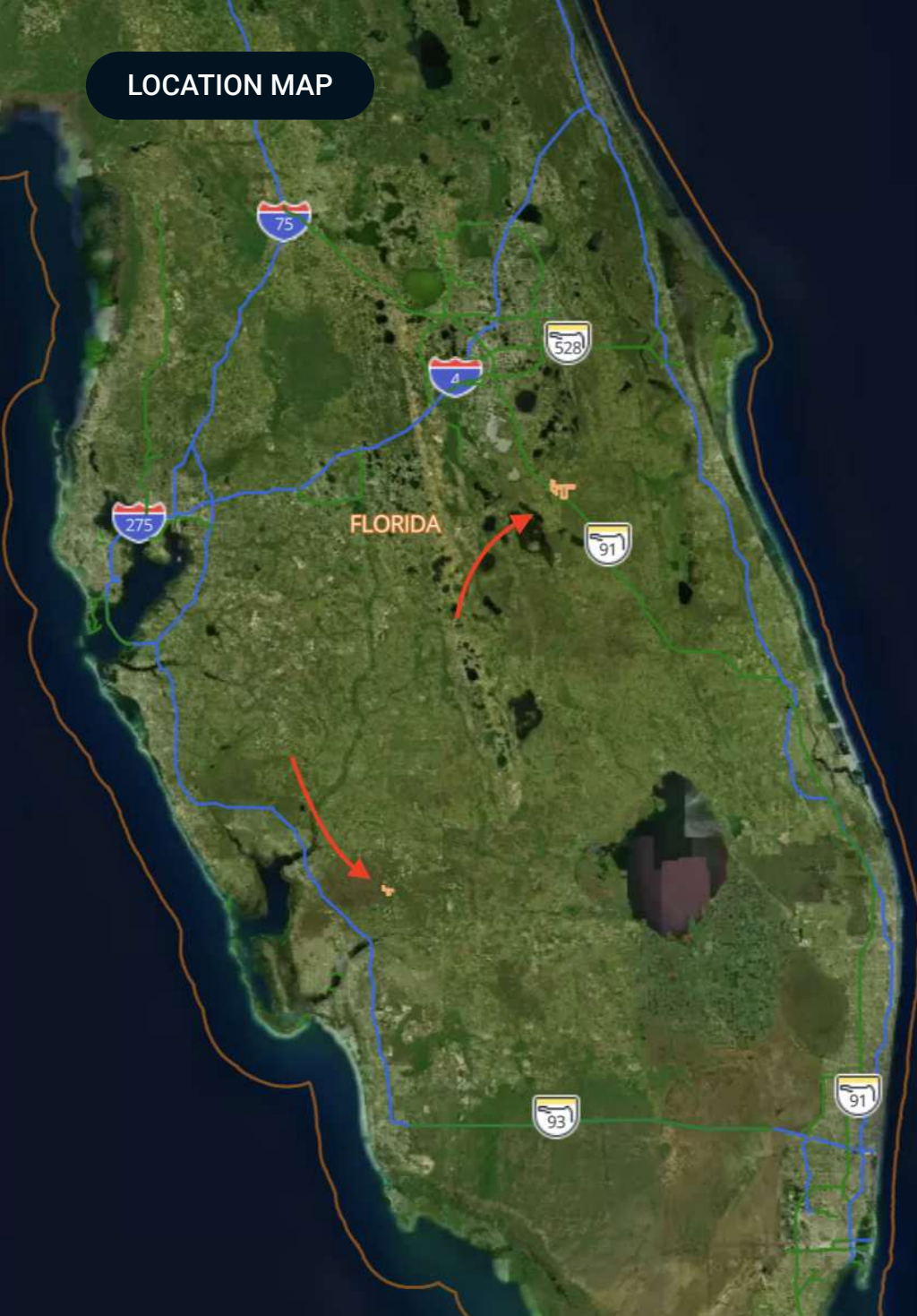


HIGHLIGHTS

Complete Highlights

- 3,862 gross acres across two operating locations
- 2,400 net operational acres actively supporting sod production
- 5 production mix including Floratam, Empire Zoysia, Bahia, Evergreen, and CitraZoy
- Diversified growth staging across multiple maturity windows to support continuous harvesting
- 151-piece owned equipment fleet providing full in-house operational capability
- 9 FireFly automated sod harvesters and 4 hand sod cutters supporting high-volume, multi-field operations
- 22 tractors and 16 mowers supporting planting, maintenance, and field conditioning
- 15 land-preparation units enabling internal site development and field turnover
- 10 forklifts and 28 operational vehicles supporting logistics and material handling
- Fully integrated in-house operations covering harvesting, planting, mowing, sprigging, and irrigation support
- Enterprise-scale infrastructure designed for uninterrupted, year-round production
- Turnkey operational platform enabling immediate continuity under new ownership

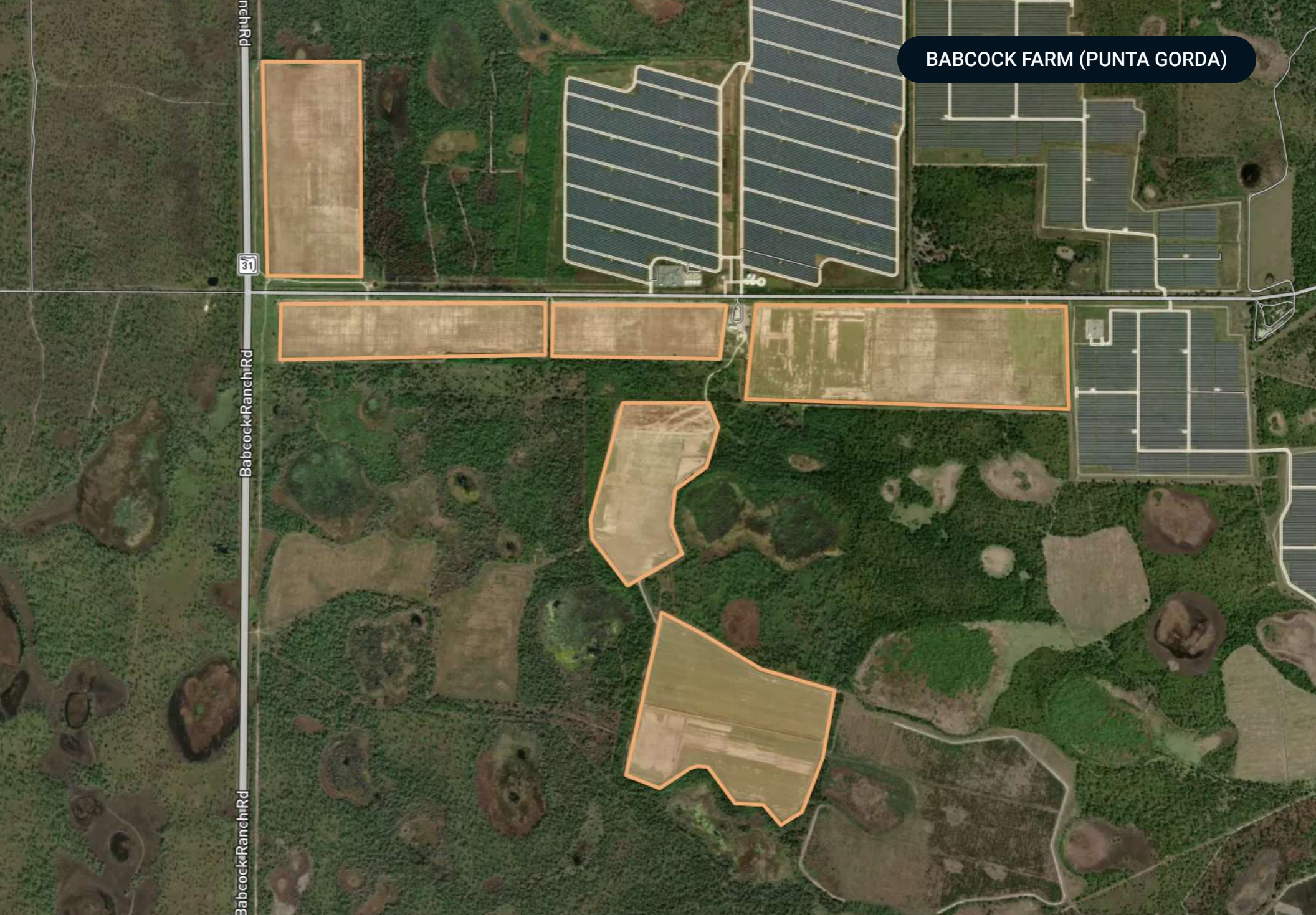
LOCATION MAP



Location Description

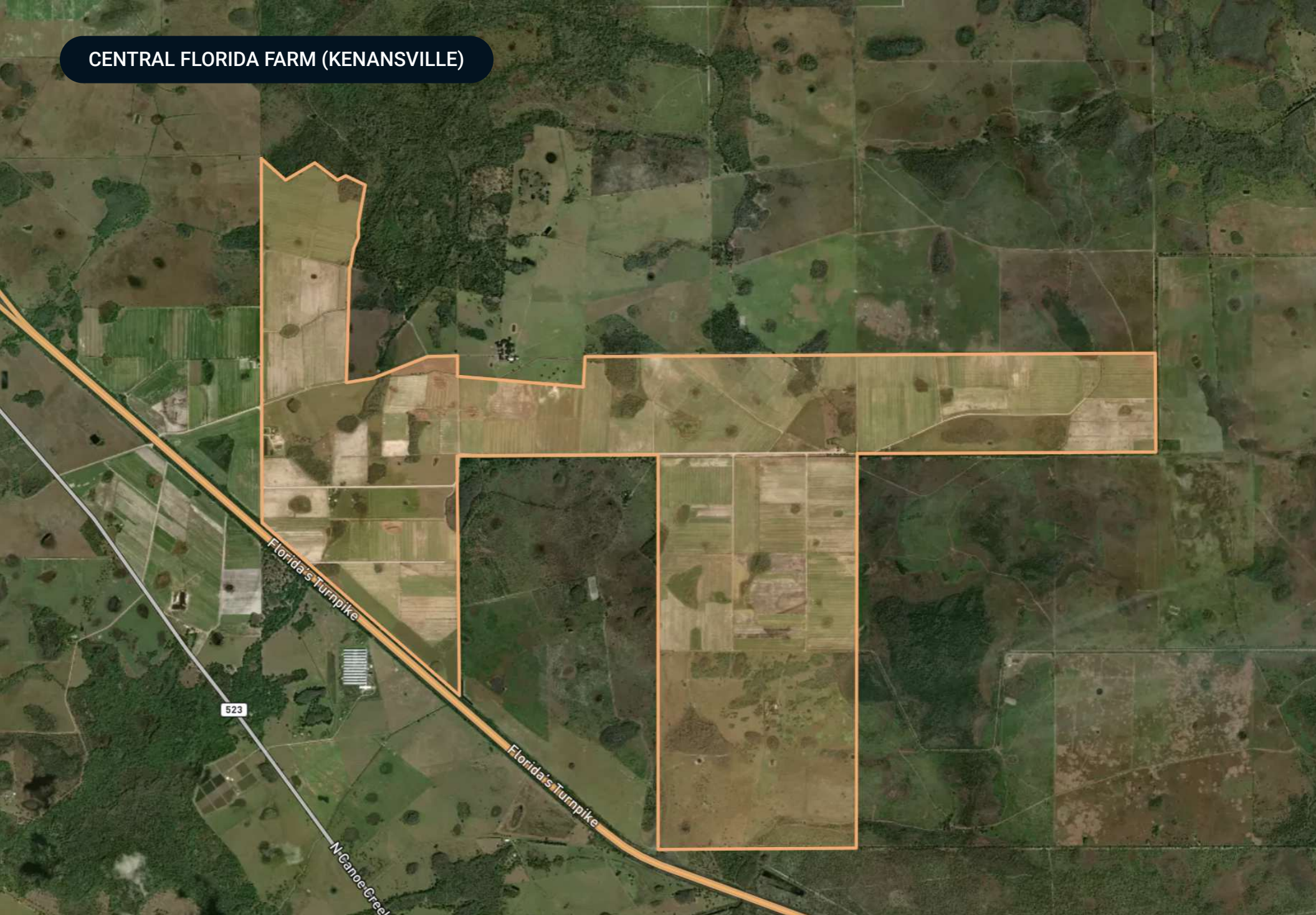
Kenansville is a rural agricultural community within Osceola County, strategically positioned inside the broader Central Florida growth corridor. While local population density remains low, the property sits within a 90-minute drive time of one of the fastest-growing megaregions in the United States, encompassing Greater Orlando, Kissimmee–St. Cloud, Lakeland–Winter Haven, and the Space Coast. This extended trade area represents several million residents, sustained in-migration, and ongoing residential and commercial development. U.S. 441 provides direct north–south connectivity to Kissimmee via U.S. 192 and links efficiently to Florida’s Turnpike at Yeehaw Junction via SR 60, enabling cost-effective distribution throughout Central and South Florida.

Punta Gorda further strengthens the regional demand profile. While the city itself is modest in size, it anchors a rapidly expanding Southwest Florida market. Within a 90-minute drive time are Fort Myers, Cape Coral, Naples, Sarasota, and Bradenton, collectively representing over 1.5 million residents with above-average population growth since 2020. The area benefits from strong multimodal infrastructure, including I-75, U.S. 41, U.S. 17, and Punta Gorda Airport, supporting efficient logistics, workforce access, and long-term agricultural demand driven by continued housing and infrastructure expansion.



BABCOCK FARM (PUNTA GORDA)

CENTRAL FLORIDA FARM (KENANSVILLE)



EQUIPMENT PHOTOS



STRUCTURE PHOTOS



FARM PHOTOS





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