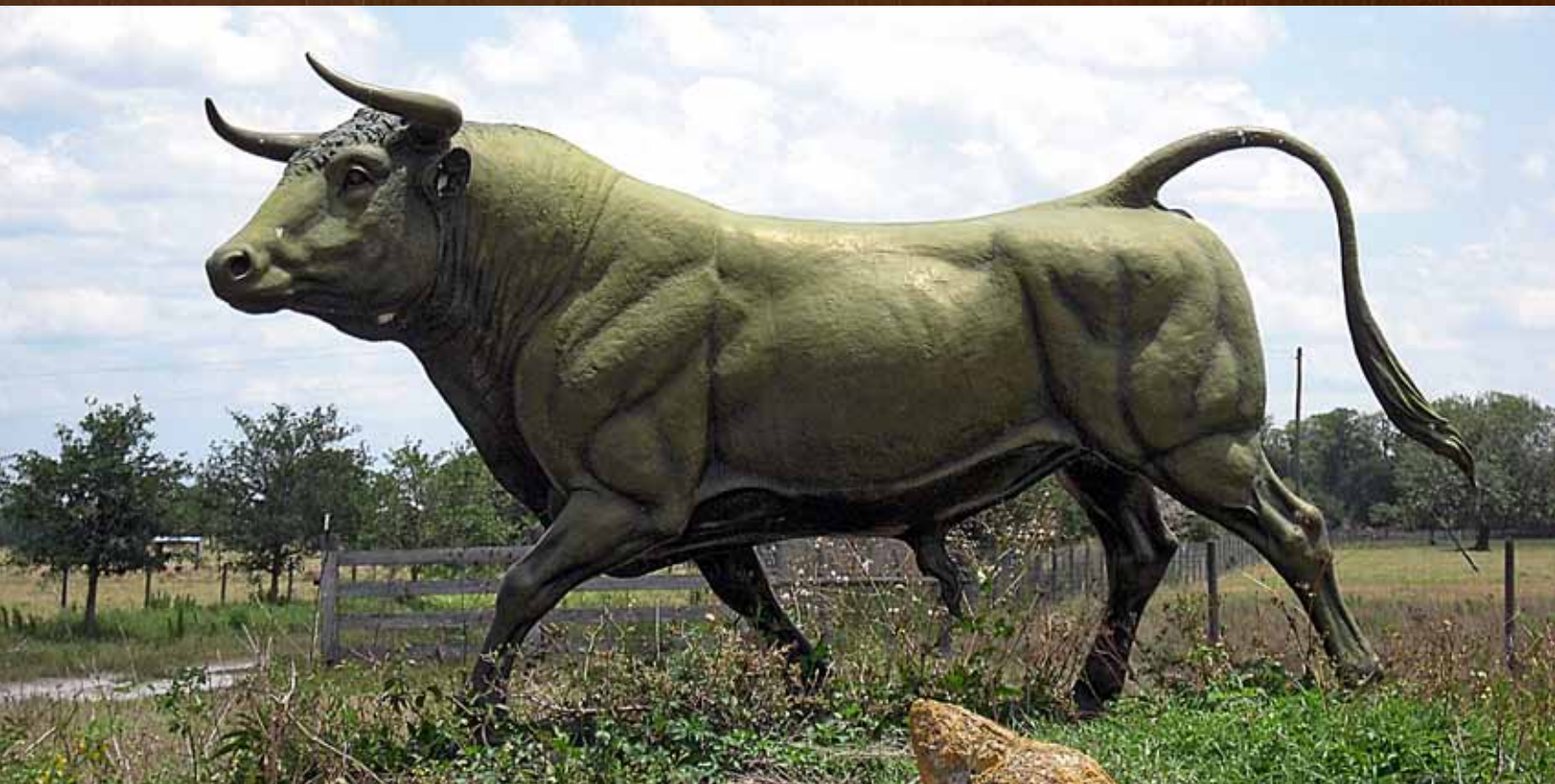


LaBelle Ranch



LaBelle Ranch, Florida

Hendry County

3,085 acres +/-



Farm Field #1



Irrigation Pump/powerunit



Pasture



Field



Pasture



EXECUTIVE SUMMARY:

LaBelle Ranch is located 33 miles east of Fort Myers, Florida and 1.5 miles south of LaBelle, Florida. It contains a total of 3,085 acres +/- , of which 385 acres +/- have been used for a commercial certified organic farming operation, complete with a packing house. The remaining land (2,700 acres +/-) includes improved and unimproved pasture, hayfields and native wetlands. The pastureland currently supports a 400-head cattle grazing operation. The property is approximately 65% uplands and 35% low/wetlands.





House



Back Porch

DESCRIPTION:

- 3,085 acres +/- . The property is divided into two sections with 890 acres +/- located east of a 100 ft. easement owned by Florida Power and Light, and 2,195 acres +/- west of the easement.
- 1,627 sq. ft. single-family home with 3 bedrooms and 2 baths. Concrete block/stucco construction and a metal roof. The home was constructed in 1980 and remodeled in 2007.
- Two mobile homes
- Maintenance shop, equipment barn, two greenhouses and several sheds
- Horse barn
- A 19,968 sq. ft. packing house with packing equipment



Breeze way



Kitchen



Living Room



Bathroom

LOCATION:

The LaBelle Ranch is located in north Hendry County, Florida, about one mile east of State Road 29 and the Labelle city limits on B Road, a county-maintained paved road. The property is located in Sections 34 & 35 Township 43 South Range 29 East; Sections 31 & 32 Township, 43 South Range 30 East; and Sections 2 & 3 Township, 44 South Range 29 East.

ZONING & LAND USE:

The property is zoned Agricultural/Conservation (A-1) and General Agricultural (A-2) by Hendry County.

UTILITIES:

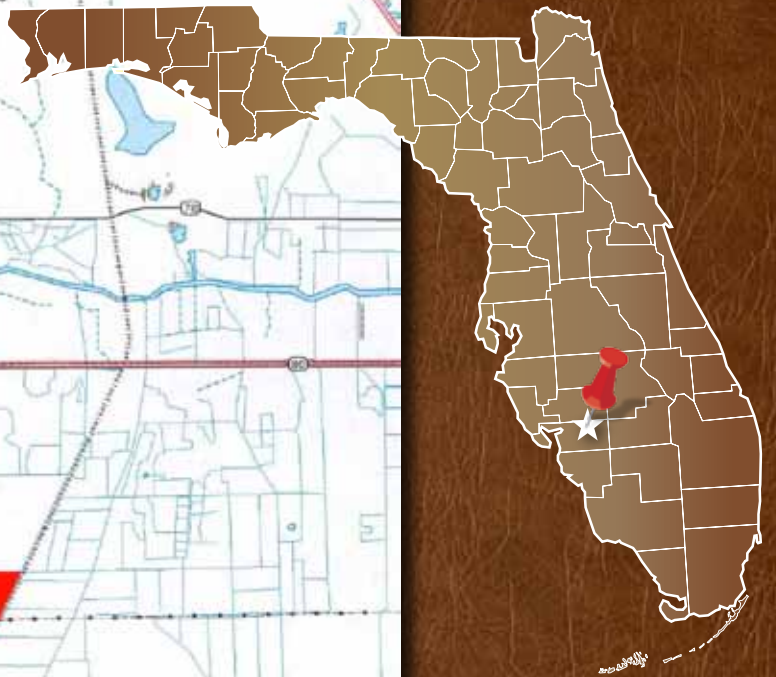
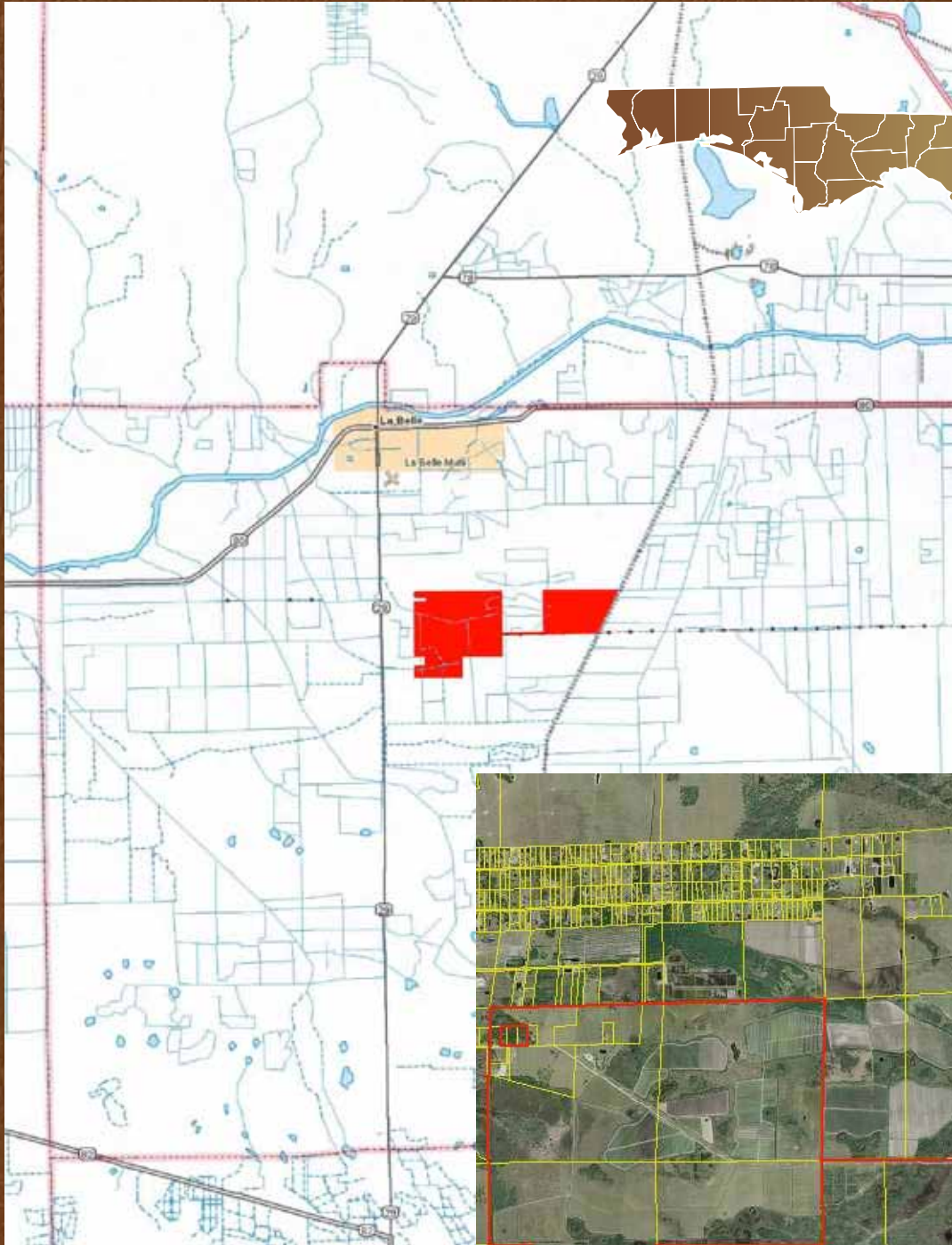
Electricity and telephone services are available. Water and sewer service to the various buildings is supplied from on-site wells and septic systems. Currently public water or sewer service is not available to this property.



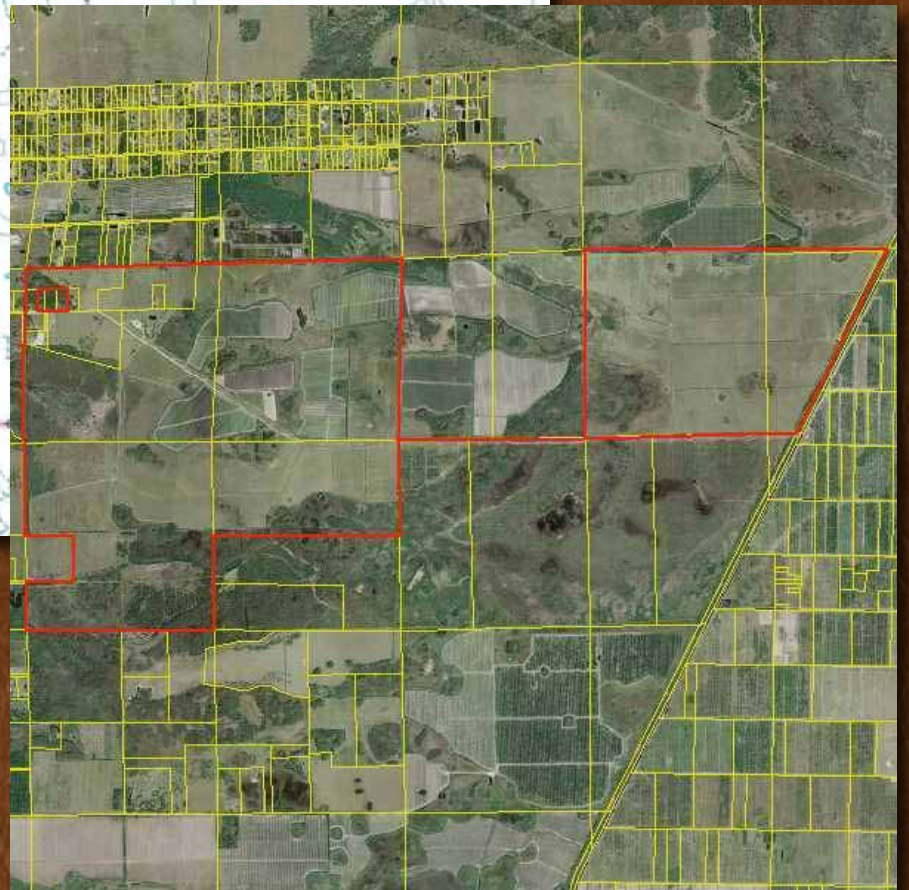
Master Bedroom



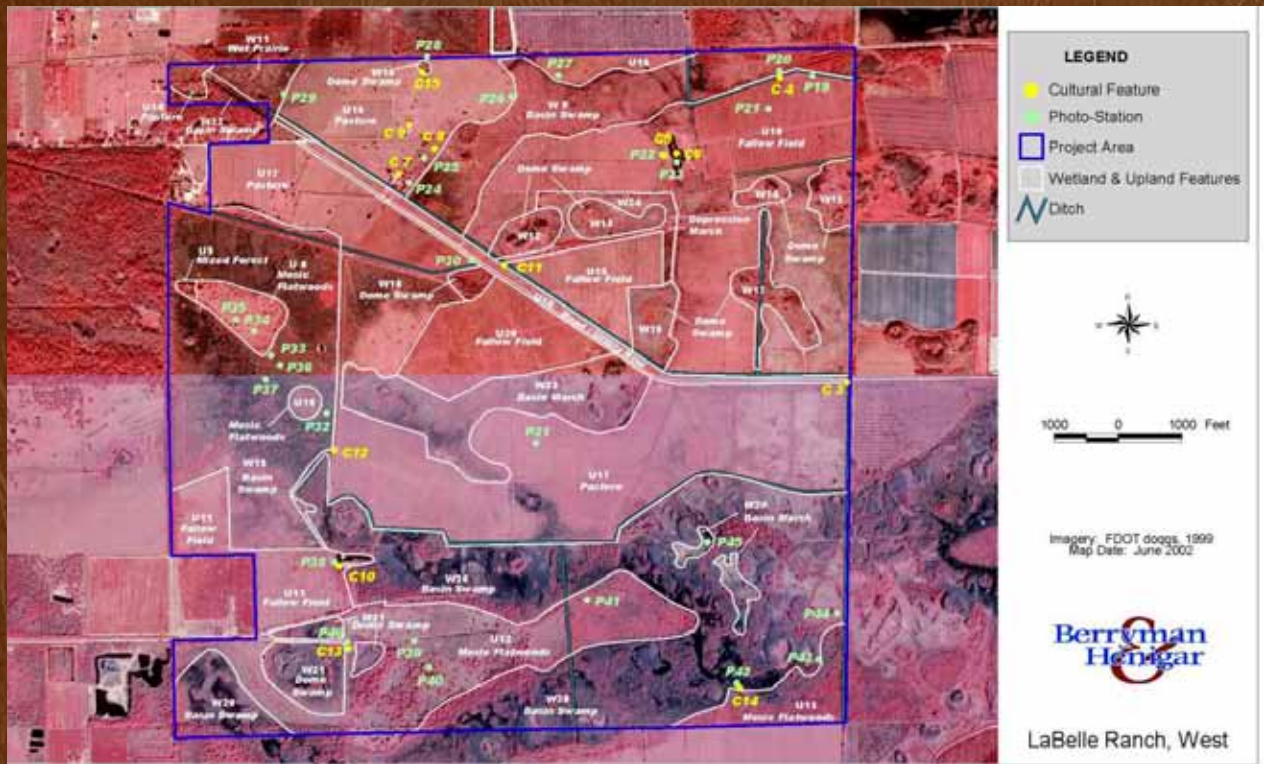
Garage



LOCATION



AERIAL



WEST HABITAT



EAST HABITAT



EAST TOPOGRAPHY



WEST TOPOGRAPHY



EAST FARM FIELD



WEST FARM FIELD



Greenhouse



Shed

EASEMENTS:

The majority of the property is encumbered by a conservation easement dated October 16, 2002, in favor of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida with the purpose “to assure that the property will be retained in its natural, scenic, wooded condition to provide a natural habitat” for various species. The property is located within an 18,497-acre conservation project, called the Caloosahatchee Ecoscape, that is targeted for acquisition by the state of Florida.

According to the conservation easement, the owners are allowed to maintain the current agricultural operations, but are restricted from clearing any additional lands or digging new drainage ditches or canals.

Under the conservation easement, the owners have the right to construct four new residential structures and associated outbuildings, not to exceed 10,000 sq. ft. in size (total). The owners may subdivide the property into a home site for each of the four residential homes, and the size of each lot cannot exceed the minimum size required by Hendry County. After the subdivision has occurred, the remaining parcel is not to be less than 160 acres in size unless first approved by the grantee.



Pump



Mobile Home #1



SOILS:

The topography of the property is level. The major soil types in the uplands area consist of Oldsmar sand and Malabar sand. The low areas consist primarily of Pineda sand, depressional & Malabar sand, depressional.

DRAINAGE:

The farm land has six throw-out pumps with diesel power units. The remaining property drains well and has adequate sheet flow for cattle grazing use.

IRRIGATION:

Currently there are five wells situated throughout the property ranging in size from six inches to 12 inches in diameter. The deepest of the wells runs approximately 230 feet deep and is outfitted with a turbine pump. The remaining pumps are shallower and are outfitted with centrifugal pumps. Of the 3,085 acres +/-, roughly 282 acres +/- is pipe-irrigated and 76 acres is seepage-irrigated. In addition, there are several other shallow, unpermitted wells, and scattered water holes which are currently used in the cattle grazing operation.





Shop



Cooler

PACKING HOUSE:

- 19,968 sq. ft. packing house with 1,600 sq. ft. covered loading area
- 5,624 sq. ft. cooler with storage racks that can hold 300 pallets
- Two loading docks in cooler area
- Air-conditioned office and restrooms
- Three-phase electrical service
- 35 ft. eave height
- Packing equipment included



Control Panel



Packing House Side View



Packing House Back View



Inside Packing House



Packing House Front View



Packing Line



Inside Packing House



For more information, contact

Jeremy Williams

jwwilliams@farmcreditfl.com

(863) 682-4117

