

MARTIN COUNTY LYCHEE GROVE

INDIANTOWN, FL | MARTIN COUNTY

13.59 ± ACRES TOTAL





The 13.59-acre property is improved as a young Lychee grove with over 650 Lychee trees ranging from 2 – 9 years old, many of which are currently reaching maturity for profitable production. In addition, 240 dragon fruit plants are established on sturdy trellises along with a small sampling of other exotic tropical fruit trees near the 1/3 acre pond. Infrastructure has been carefully designed with over 150 mature bamboo plants serve as both perimeter and in-row windbreak.

The barn contains 4 enclosed bays, an office, a workroom, 2 restrooms and has been expanded with 3 additional outdoor bays for equipment storage. Along with the 3/2 house, this property provides living quarters, work space and facilities to promote a self-contained, profitable, income-producing operation to be easily managed by an owner-user. Approximately 2 unplanted acres have irrigation lines run for expansion of the Lychee tree grove or other crops.

The location in highly desirable Martin County is in close proximity to the markets of the Treasure Coast and Palm Beaches. The property is surrounded by attractive agricultural and preserve lands including cattle ranches, equestrian farms and groves, creating a pleasant atmosphere that is both secluded but accessible to the urban areas

of the Treasure Coast and Palm Beaches, a perfect rural area that is not too far from the conveniences of urban life.

Lychee and dragon fruit are highly desirable exotic fruits often used in trendy cocktails and deserts in high end restaurants.

The property is located in an area north of the major planted Lychee areas of South Florida. This is desirable for Lychee fruit as this slightly cooler climate provides the appropriate chilling hours to maximize production, unlike many areas of South Florida, while still being resistant to frost.

Farm equipment can be sold separately. All equipment is new and well maintained by the current owner:

- Mahindra 5575 tractor with loader. 2 remotes, 3rd function valve, canopy with less than 100 hours.
- 91" Caroni finish mower
- Rinieri tree trimmer 3-point attachment with 78" cutter bar, can cut limbs to 1.5" thick
- Mankar Varimant CDA herbicide sprayer



SPECIFICATIONS & FEATURES

Acreage: 13.59 ± acres

Sale Price: \$599,000

Price per Acre: \$44,076

Site Address: 9603 SW Fox Brown Road, Indiantown, FL 34956

County: Martin

Road Frontage: 1/4 mile frontage along shellrock graded TM Road traveling along the southern and eastern boundaries

Uplands/Wetlands:

- Uplands: 97%

Soil Types: Waveland and Immokalee Fine Sands (58%), Duette Fine Sand (42%)

Irrigation/Wells: 2 deep wells plus irrigation pond. Well one 250 FT deep with 5hp submersible pump. Well two 450 FT deep with 15hp submersible pump.

The irrigation system is well-designed and comprehensive, complete with 2 deep wells and a 1/3 acre irrigation pond.

There are two separate irrigation systems, one for daily irrigation and one for cold protection.

There is an electronic irrigation controller, 13 different irrigation zones, 5HP centrifugal pump backup irrigation source, and Netafim Supernet sprinklers to manage the entire grove of Lychees and dragon fruit

Zoning: Agricultural

Class of Grove: Young Lychee dragon fruit grove

Lake Frontage/Water Features: 1/3-acre irrigation pond equipped with 5hp pump for backup irrigation

Taxes: \$3,941.68 (2018)

Fencing: Property has perimeter fencing. In addition the property has mature bamboo windbreaks providing shelter for the trees and fruit during high winds.

Income & Year: As the Lychee trees range in age from 2-8 years, there has been no income producing production. As the oldest trees are reaching maturity, production will increase.

Structures: 3 bedroom 2 bathroom home

Live on your land or use as quarters for your workers. A cozy 1,200 square foot under air 3 bed/ 2 bathroom house with screened in front porch, back patio and fenced backyard would make a wonderful retreat for the next owner. Nestled among oak trees and built in 1986, it has CBS construction and a 3 year old composite shingle roof. Enjoy the many updates completed in the past 8 years including engineered hardwood and tile floors, updated bathrooms and French doors opening to the expansive backyard. You will still feel well-connected to the world with 1 Gigabit/sec fiber optic Internet.

2,000 SF pole barn with 800 SF covered equipment storage built in 1986 with large workshop (4 inside bays and 3 outside bays), separate air conditioned office area and separate workroom area, each with its own bathroom.



85% Sweetheart
15% Mauritius

Brewster

Mauritus

**Dragon
Fruit**

LOCATION & DRIVING DIRECTIONS

Parcel IDs: 11-39-38-000-000-00043-0

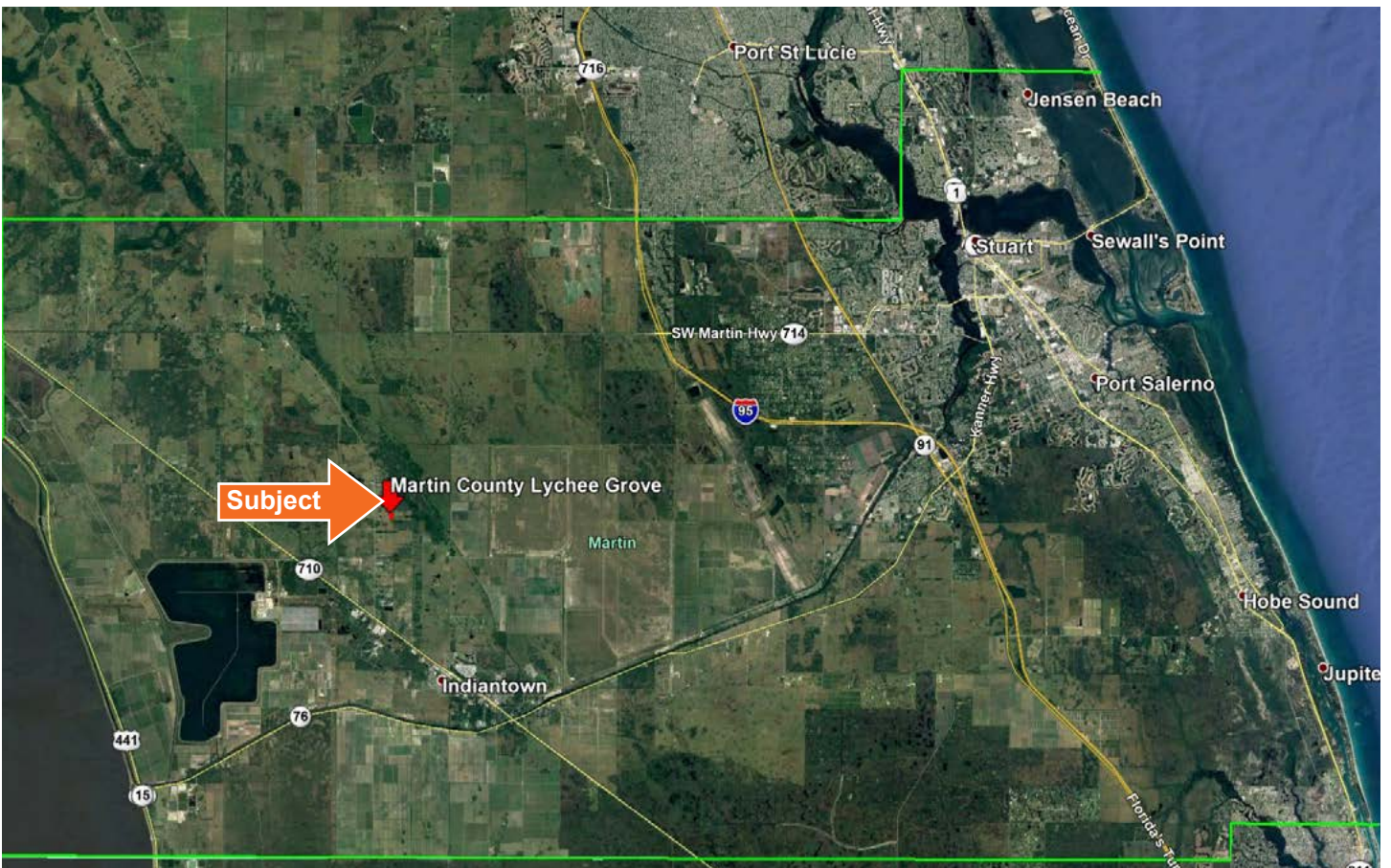
GPS Location: 27.091044, -80.507427

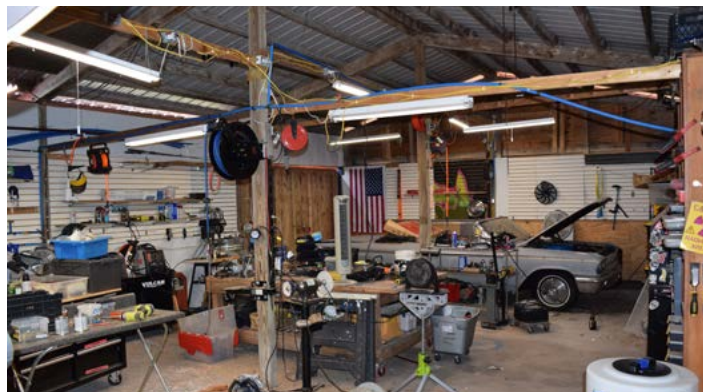
Driving Directions:

- From Indiantown, head north on Beeline Highway/SR 710 north to Fox Brown Road
- Head north on Fox Brown Road 2.80 miles to unpaved TM Road
- Head east for 0.40 mile, property entrance to the north

Showing Instructions: Owner occupied. Contact listing agent, Tim Holden (561) 758-7656, to discuss property and schedule a showing time.

27 miles from Port St. Lucie!







Additional equipment available, price available upon request.





114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

13.59 ± Acres • Young Lychee dragon fruit grove
1,200 square foot under air 3 bed/ 2 bathroom house with screened in front porch, back patio!
2,000 SF pole barn with 800 SF covered equipment storage

Visit SVNsaunders.com and search for, Martin County

Tim Holden, 561.459.1679 | tholden@saundersrealestate.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

©2019 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated
Saunders Ralston Dantzler Real Estate is regarded as an authority on all types of Florida land and
conservation easements, transacting over \$2.5 billion in sales since 1996. Offering land, forestry, and
conservation easement real estate services through Saunders Ralston Dantzler Real Estate and the
Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and
transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.

