



VOLUSIA COUNTY LANDSCAPE NURSERY

4545 MARSH ROAD
DELAND, FL 32724

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Property Overview



Sale Price

\$1,376,500

PROPERTY OVERVIEW

The property includes 23 ± upland acres complete with a security perimeter fence and a 9000 square foot drive-thru metal building with concrete floors and rollup doors. For an additional \$457,500, the turnkey woody ornamental landscape plant nursery business can be purchased. This includes the plant inventory with a wholesale value of approximately \$600k, all necessary equipment, irrigation improvements, customer list, and goodwill. Contact Zeb Griffin and Carson Futch today!

OFFERING SUMMARY

Acreage:	23 Acres
Price / Acre:	\$59,848
City:	DeLand
County:	Volusia
Property Type:	Nursery

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	Farms & Nurseries Properties
Uplands / Wetlands:	100% Uplands
Soil Types:	Astatula Fine Sand and Tavares Fine Sand
Taxes & Tax Year:	\$2,063.80 for 2021
Zoning / FLU:	FLU: Rural / Zoning: A-1
Water Source & Utilities:	Power on site & Four [4] - 4" Inch Wells with 5 HP Electric Submersible Pumps
Road Frontage:	430 FT on Daugharty Road, 1100 FT on Kent Road, 530 FT on Fernveiw Road
Fencing:	No Climb Chain-Link Fence
Current Use:	Landscape Nursery
Structures & Year Built:	9000 ± Square Foot Metal Building with 1000 Square Feet of Office Space
Wells Information:	Four [4] - 4" Inch Wells with 5 HP Electric Submersible Pumps
Income Features:	Turn Key Woody Ornamental Landscape Plant Nursery
Inventory:	Woody Ornamental Landscape Plants with an Approximate Wholesale Value of \$600k. Quality Plants of Multiple Varieties Ranging in sizes from 1 - 15 gallons.
Irrigation:	Overhead Wobblers

Equipment in the Sale:

2002 - Ford dually truck
 20 FT - Aluminum stock trailers with decking
 3430 Kubota tractor with bucket forks and 5 ft mower
 27 - 5 x 12 Tracking Wagons
 3 - 4 x 2 Gator Utility Vehicles
 Miller Welder/Generator

 200-Gallon Sprayer
 100-Gallon Sprayer
 Box Blade
 Disc

Location



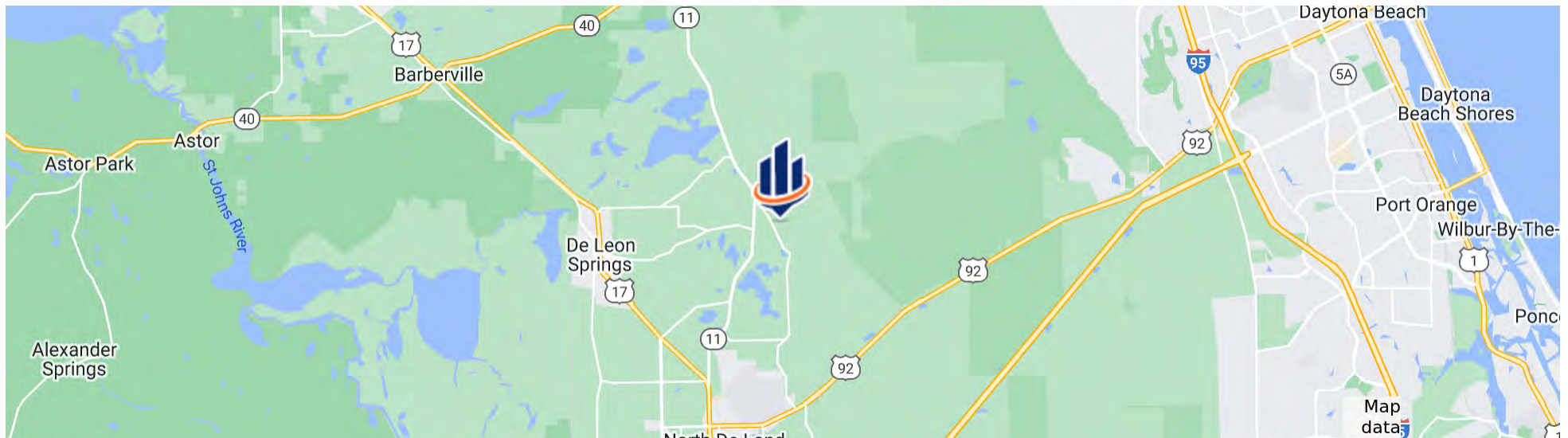
LOCATION & DRIVING DIRECTIONS

Parcel: 30163701000120

GPS: 29.1305836, -81.27300410000001

Driving Directions: From SR 11 take CR 4047 [Daugherty Road] South for nearly 1 mile; The property will be on the corner of Daugherty and Kent Road

Showing Instructions: Contact Listing Agents



Additional Photos



Aerial Map



Vicinity Map



Additional Photos



Additional Photos





CARSON FUTCH

Senior Advisor

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PROFESSIONAL BACKGROUND

Carson Futch is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida and is licensed in both Florida and Georgia.

Carson is a 6th-generation Floridian and a Plant City, Fl. native, where he grew up on a working cattle ranch and citrus operation. He has been an owner and manager of businesses involved in real estate sales and development, production agriculture, harvesting, marketing, and agritourism during the 41 years of his career. Carson now resides in Clarkesville Georgia and will continue to work with land buyers and sellers.

Carson has a diverse working knowledge of Agricultural businesses and can help you to evaluate your sale or purchase opportunity.

While here at SVN Saunders Ralston Dantzler, Carson has accumulated over \$40+ million in sales since 2015 representing 5,000 + acres. He has represented Buyers and Sellers of plant nursery operations, cattle ranches, hunting, and recreational properties, citrus groves and nurseries, citrus groves and ranches converting to solar farms, strawberry, vegetable and tree farms, fish farms, commercial properties, and medical marijuana and hemp facilities.

Disciplines:

- Farmland
- Ranchland
- Hunting/Recreational Land
- Medical Marijuana Facilities [Growing, Processing, and Dispensing]
- Hemp [Growing, Manufacturing, Processing]

SVN | Saunders Ralston Dantzler

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ZEB GRIFFIN

Advisor

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PROFESSIONAL BACKGROUND

Zeb Griffin is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Zeb Griffin is a sales associate who specializes in ranch lands, hunting/recreation lands, and agricultural properties throughout the state of Florida.

Zeb believes that in order to best serve our clients we must first comprehensively understand the land and all operations that take place on it.

Zeb holds a Bachelor of Science degree in Diversified Agriculture with a minor in Ag Business from Abraham Baldwin Agricultural College (ABAC). During his years at college, Zeb worked at a hay and cattle operation as well as a chemical and fertilizer company in South Georgia. At ABAC he was very active and held leadership positions in Alpha Gamma Rho professional agricultural fraternity as well as regularly attended the Collegiate Cattleman's Association on campus.

While at school Zeb became AI certified (Artificial Insemination), BQA certified (Beef Quality Assurance), and a Certified Hay Sampler. Zeb also did summer internships on commercial and purebred cattle operations back home in Florida during his summers in college.

Zeb is a native Floridian who has a passion for the wildlife, agriculture, and native landscapes of old Florida. He grew up working, hunting, and fishing outdoors which has given him a great appreciation for the land and instilled in him a passion to care for natural resources.

Disciplines:

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