

UNDER CONTRACT, ACCEPTING BACKUP OFFERS

Owl Hammock

5,633 ± ACRES • IMMOKALEE, FL • PRIME VEGETABLE AND FRUIT FARMLAND



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Owl Hammock

Owl Hammock Farms, located in Immokalee, Florida, spans an impressive 5,633.6 acres on five farms in close proximity to each other. This vast area is part of one of Florida’s most productive agricultural regions, recognized for its fertile soils, abundant water resources, and favorable climate conditions for year-round farming. The property offers a unique blend of prime agricultural land, significant wetland areas, and potential for future development.



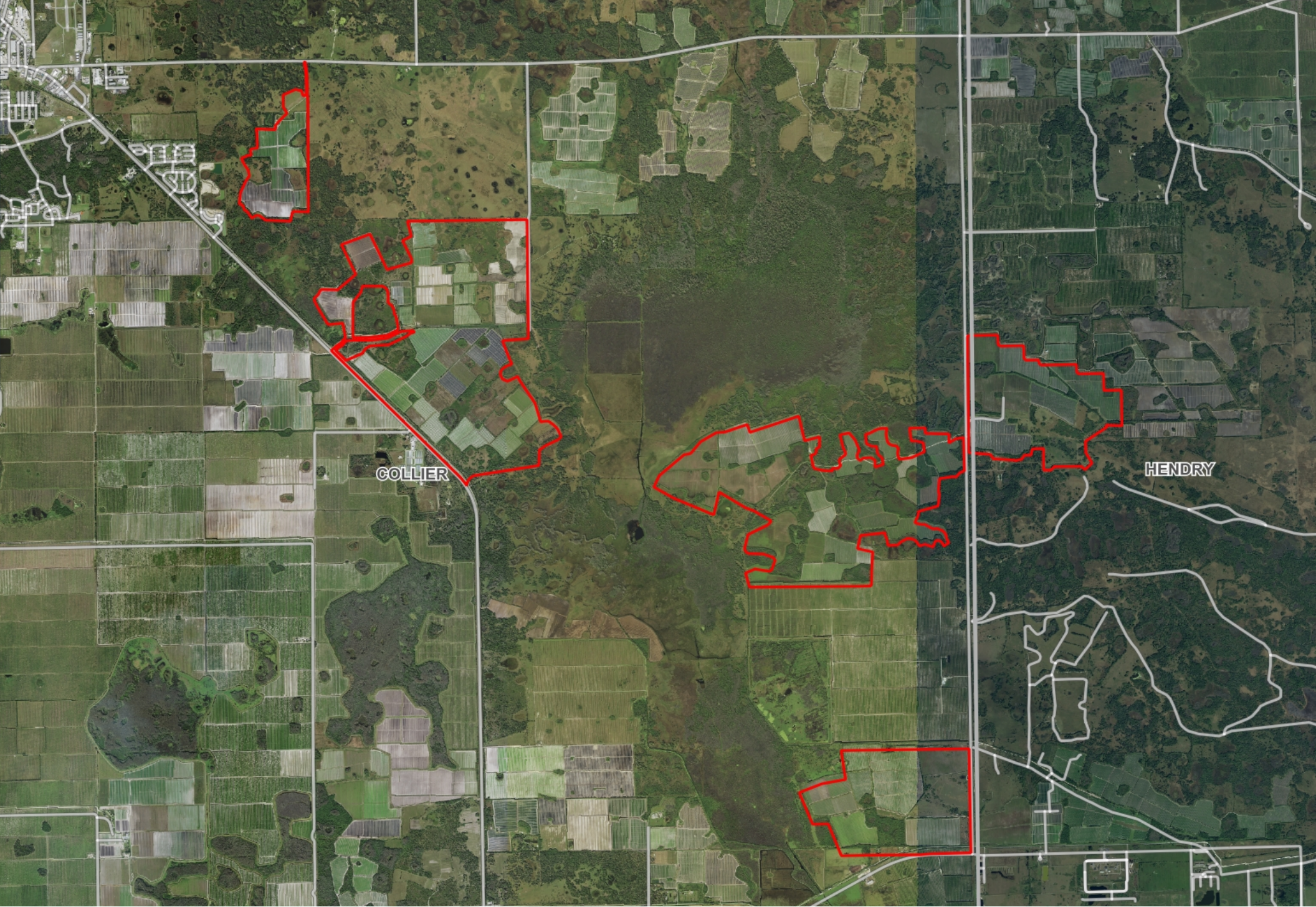
Location Information

Owl Hammock is located in the heart of Southwest Florida, just a short drive from vibrant communities like Ave Maria, Naples, and Fort Myers. This central location offers incredible access to key markets, as well as major transportation routes that connect you to the rest of the state and beyond. Naples, with its upscale markets and growing population, is only 40 minutes away, while Fort Myers, a central shipping and distribution hub, is less than an hour's drive. This proximity to both agricultural markets and urban centers makes Owl Hammock uniquely positioned, blending the tranquility of rural farmland with the convenience of nearby cities.

Immokalee, Florida, is a prime agricultural region, largely due to its warm, subtropical climate that allows for year-round growing. With mild winters and minimal frost risk, farmers can cultivate a wide range of crops, including tomatoes, peppers, cucumbers, and citrus. The extended growing season makes it possible to harvest multiple times annually, providing both flexibility and high productivity for growers.

The area's fertile, well-draining sandy and loamy soils are another key advantage, supporting the growth of various fruits and vegetables. These soil types promote strong root development and are ideal for crops that require good aeration. Combined with advanced nutrient management techniques and precision farming, Immokalee's soil provides the foundation for robust yields and crop health.

Immokalee's access to abundant water resources, such as the Biscayne Aquifer and modern irrigation systems, further supports its agricultural success. Efficient water management through drip irrigation and other technologies ensures crops receive consistent moisture, even in dry periods. The region's proximity to major shipping routes also allows for quick transportation of produce to markets, preserving freshness and enhancing Immokalee's reputation as a critical player in Florida's agriculture industry.







Specifications & Features

Acres: 5,633 ± Acres

Price: \$59,000,000 **Under Contract, Accepting Backup Offers*

Price Per Acre: \$10,473.99

Address: 3000 State Road 29 S, Immokalee, FL 34142

County: Collier

Structures: None

Uplands & Wetlands:

- 4,834.1 Uplands
- 798.9 Wetlands

Zoning: Ag

Road Frontage: 1.7 Miles frontage on State Road 29

Game Population: Deer, turkey and hogs

Irrigated and Non-Irrigated Land:

- 3,501 Irrigated
- 2,132.8 Non-Irrigated

Fencing: Some Fencing

Current Use: Row Crop Farming, Hunting and Cattle

Soil Composition

One of the most critical aspects of the Owl Hammock Farms is its diverse soil profile, which supports its high agricultural potential. Several types of fine sandy soils dominate the land, including Oldsmar Fine Sand, Immokalee Fine Sand, Boca Sand, and Gentry Fine Sand, each varying in composition and hydric properties.

- **Oldsmar Fine Sand:** Comprising approximately 22.9% of the total acreage, Oldsmar Fine Sand is non-hydric and supports excellent drainage, making it ideal for agricultural use.
- **Immokalee Fine Sand:** Covering 1,059.56 acres, Immokalee Fine Sand is another key soil type on the property. Although it is not hydric, it is well-suited to the region's climate, allowing for productive crop growth.
- **Hydric Soils:** Parts of the property also feature hydric soils like Chobee Fine Sandy Loam and Holopaw Fine Sand, which are particularly well-suited to wetter areas and may be utilized for wetland farming or conservation.

This soil diversity provides flexibility for a range of agricultural operations, allowing farmers to grow a variety of crops across different sections of the property. The excellent drainage provided by non-hydric soils enhances productivity by preventing waterlogging, a common issue in more poorly-drained soils.









Land Use Breakdown

The Owl Hammock Farms is predominantly agricultural, with 3,501 acres dedicated to row crops, such as vegetables and grains. This high percentage of row crops highlights the property's role as a major contributor to Florida's agricultural output. Other significant land uses include:

- **Unimproved Pastures:** 10.4% of the property (586.2 acres) is classified as unimproved pastures, offering opportunities for grazing or further development into more productive land.
- **Improved Pastures:** Approximately 8.7% (488.6 acres) is already improved for pasture use, supporting livestock and other agricultural activities.
- **Fallow Cropland:** With 13.3% (751.5 acres) of the land left as fallow cropland, there is significant potential for new crops to be introduced or for rotational farming practices to be implemented. This area is a reserve for future agricultural development, ensuring the long-term sustainability of the farm.

Wetland Areas

In addition to its productive agricultural land, Owl Hammock boasts significant wetland areas. The presence of these wetlands offers opportunities for land conservation or ecotourism, complementing agricultural operations and enhancing the property's overall value.

Freshwater marshes, ponds, and forested/shrub wetlands cover roughly 798.9 acres of the property. These wetlands provide vital ecological benefits, supporting biodiversity and contributing to the environmental balance of the region. Specific wetland features include:

- **Freshwater Emergent Wetlands:** Making up 5.2% of the total acreage (292.1 acres), these wetlands serve as important habitats for wildlife and may also offer opportunities for wetland farming or ecological conservation efforts.
- **Forested/Shrub Wetlands:** Covering 170.1 acres, these areas add to the property's ecological diversity. Conservation programs or environmental stewardship initiatives could make use of these wetlands for sustainability purposes.









Agricultural and Environmental Zoning

Owl Hammock is largely zoned for agricultural and rural mixed-use, aligning with its primary function as farmland. The property's future land use classification includes:

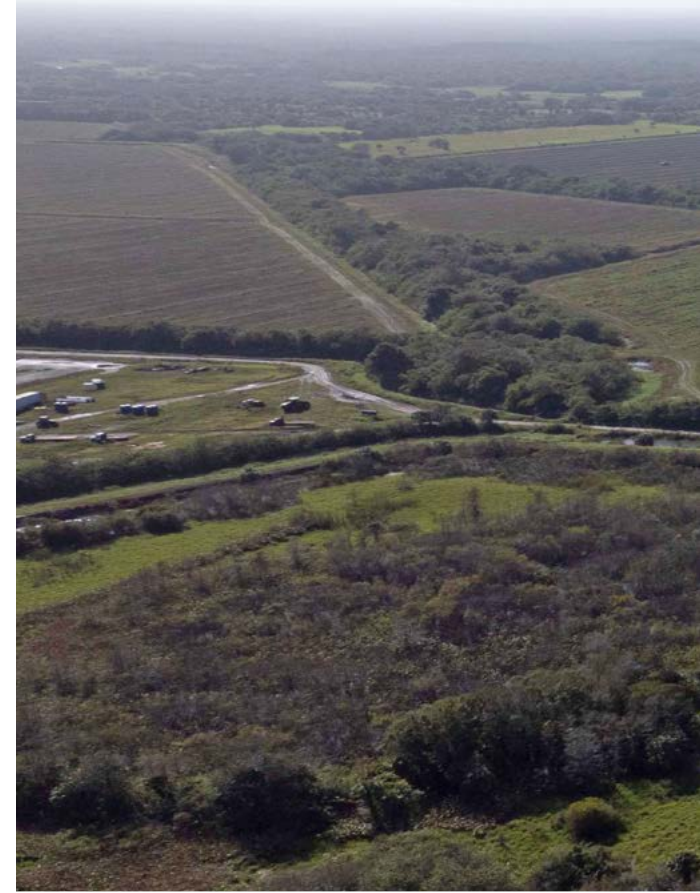
- **Agricultural/Rural Mixed Use District:** Comprising 84.9% of the total acreage, this zoning ensures that the majority of the land remains dedicated to agricultural production, preserving its role in Florida's farming industry.
- **Urban Residential Subdistrict:** A small portion (1%) of the property falls under this zoning category, which could allow for limited residential development in the future.
- **Agricultural Use in Hendry County:** 14% of the land is located in Hendry County, with zoning for agricultural use. This extends the property's potential for ongoing or expanded agricultural operations.

This flexible zoning structure makes Owl Hammock an ideal investment for those looking to continue or expand agricultural production, while also offering some potential for future development or conservation projects.

Immokalee: Florida's Agricultural Powerhouse

The Owl Hammock Farms benefits from being situated in Immokalee, one of Florida's most renowned agricultural regions. Immokalee is often referred to as the "Breadbasket of Florida," thanks to its unique combination of favorable climate, rich soils, and access to water. Several factors make Immokalee a top choice for large-scale farming:

- 1. Year-Round Growing Season:** Immokalee's subtropical climate provides the perfect conditions for farming throughout the year. With mild winters and warm temperatures, growers can produce multiple crops annually, boosting both productivity and profitability.
- 2. Fertile Soils:** The region is known for its well-draining sandy soils, which are ideal for many types of crops, including tomatoes, citrus, and grains. These soils, like those found on the Owl Hammock Farms, allow for deep root penetration and minimize waterlogging.
- 3. Abundant Water Supply:** Immokalee's access to the Biscayne Aquifer and modern irrigation systems ensures that water is always available for crop irrigation. Advanced drip irrigation systems in the region help conserve water while maintaining high levels of crop production.
- 4. Strategic Location:** Located near major distribution centers and shipping routes, Immokalee is a critical hub for getting fresh produce to markets across the U.S. quickly. This proximity ensures that the crops grown on properties like Owl Hammock retain their freshness and quality from farm to market.









Conclusion

The Owl Hammock Farms in Immokalee, Florida, presents a rare opportunity to own a large-scale agricultural operation in one of the most productive farming regions in the state. With 5,633.6 acres of diverse soil types, productive land, and significant wetland areas, this property is well-positioned for continued agricultural success. Its zoning, land use, and access to water resources further enhance its potential for both traditional farming and conservation efforts. Immokalee's reputation as Florida's breadbasket only adds to the value of this extraordinary property, making it a key player in the state's agricultural future.

- **Soil Composition:** The land consists of several sandy soil types, with some portions of the property, such as the Boca and Oldsmar sands, being highly suitable for agriculture due to their non-hydric (well-draining) nature. These soil characteristics support diverse crop production.
- **Component Breakdown of Soils:** The property features a variety of soil types, with significant portions consisting of Oldsmar Fine Sand (90% component, covering 1,290.92 acres) and Immokalee Fine Sand (94% component, covering 1,059.56 acres). These soils are ideal for agriculture due to their well-draining properties.
- **Land Use:** Approximately 47.2% of the property is dedicated to row crops, making this one of the primary uses of the land. Other uses include improved pastures (8.7%), unimproved pastures (10.4%), and field crops (0.6%).
- **Wetland Areas:** The property contains wetland areas, totaling 798.9 acres, including freshwater marshes, ponds, and forested wetlands. These wetland features add ecological diversity and could offer opportunities for conservation practices.
- **Future Land Use:** The property is mostly zoned for agricultural and rural mixed-use, with a small portion designated for urban residential subdistrict use. Most of the acreage falls under Collier County, with a smaller portion in Hendry County, providing opportunities for development or continued agricultural use.





Contact the Listing Advisors



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Trent Saunders, ALC is a licensed real estate associate specializing in agricultural land, ranchland, recreational land, and large acreage properties. He has transacted over \$135 million primarily in ranch, recreation, and citrus properties.

A 9th-generation Floridian, he comes from a family with long-time ties to Florida agriculture, citrus, and the real estate industry.

In addition, Trent has a solid background in real estate activities including GIS mapping, property research providing statistical data on land sales, and property project coordination.

Previously, Trent managed two small service businesses, was a ranch hand, and assisted with jobs for Saunders Real Estate before obtaining his real estate license.



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Since 1985, Dean Saunders has specialized in Florida land and conservation easements, drawing from his background as part of an eighth-generation Florida agricultural family. He served as Agricultural Liaison and Special Assistant to US Senator Lawton Chiles, and later held a position in the Florida House of Representatives from 1992 to 1996. A recognized authority on land and conservation easements, Dean authored the legislation that established the Green Swamp Land Authority, pioneering the concept of purchasing development rights from landowners. In 2023, he received the Top Twenty National Producer Award for the seventh consecutive year and was named Region 10 Broker of the Year in Agricultural Land and Ranch Sales. He was also recognized as the #1 advisor among 1,100 within SVN® in 2023 and has consistently ranked as a top producer in both land and overall categories in previous years.



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