

# Wilburn Grove

3274 Auburn Street, Lorida, Florida 33857

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## PROPERTY OVERVIEW



**Sale Price:**

Contact Advisor  
for Details

### Property Overview

This active, income-producing citrus grove spans 869.98 acres in Highlands County, Florida—at the center of the state's citrus industry. Known for its well-drained, productive soils, Highlands County is among Florida's top agricultural regions. With elevations ranging from 65 to 70 feet and the majority of the land outside the 100-year floodplain, the property is well-positioned for continued agricultural use or future development.

Improvements include a barn, a 1,287± square foot caretaker's home built in 2004, seven 12-inch wells, and a reservoir with a lift pump. The grove is currently leased and professionally managed through 2027, with an optional one-year extension. The property may be divided.

### Offering Summary

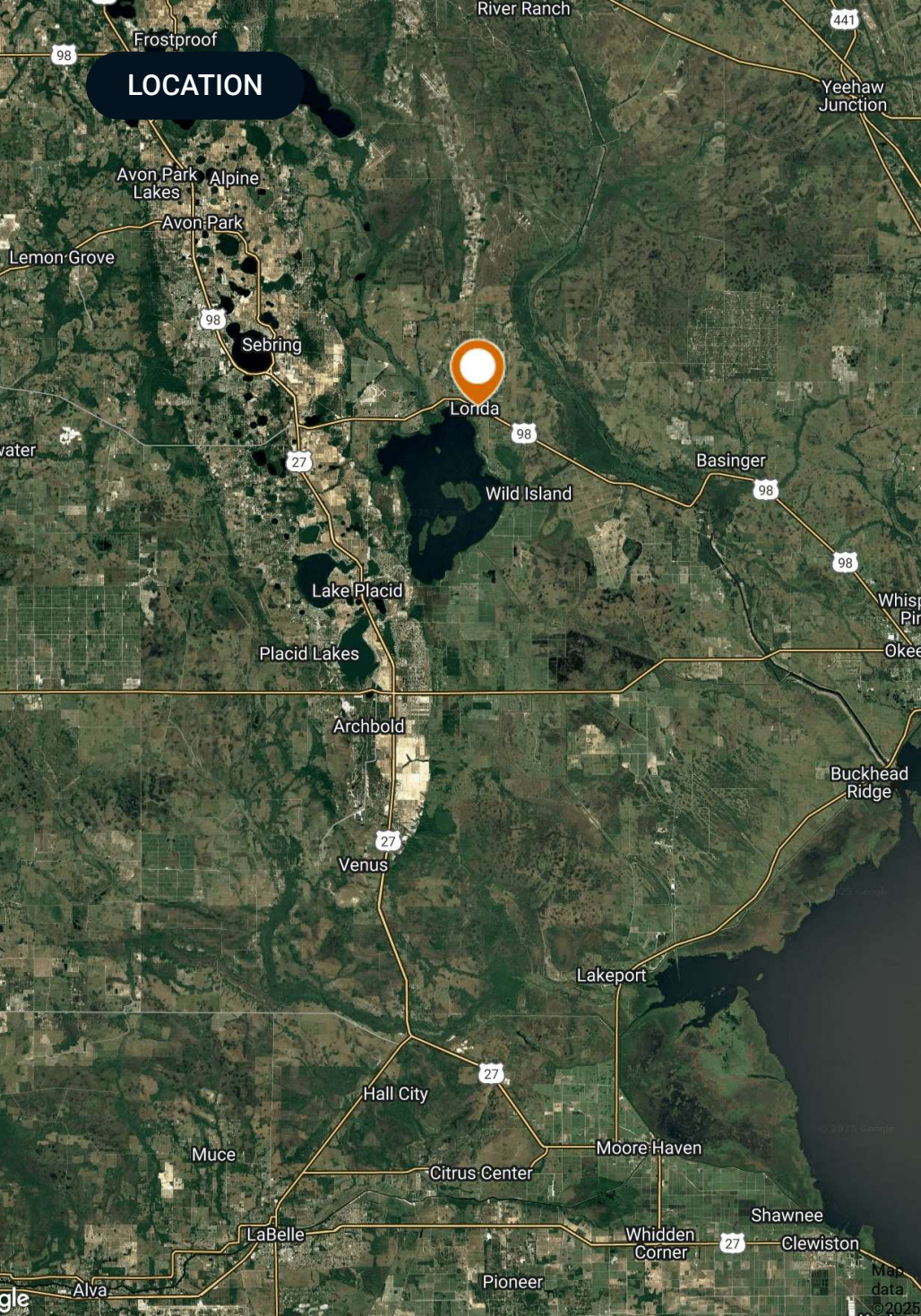
**Acreage:** 869.98 Acres  
**State:** Florida  
**County:** Highlands County  
**Property Type:** Agronomics, Citrus, Land Investment

## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Land Types:</b>	Citrus <ul style="list-style-type: none"><li>• Myakka Fine Sand 685 acres</li><li>• Smyrna Sand 76 acres</li><li>• Basinger Fine Sand 71 acres</li><li>• Basinger Fine Sand Depressional 21 acres</li></ul>
<b>Soil Types:</b>	<ul style="list-style-type: none"><li>• Sanibel Muck 8 acres</li><li>• Immokalee Sand 4 acres</li><li>• Malabar Fine Sand 3 acres</li><li>• Placid Fine Sand</li><li>• Depressional 1 acre</li></ul>
<b>Taxes &amp; Tax Year:</b>	\$16,678.42 in 2024
<b>Zoning / FLU:</b>	Ag 1 unit per 5 acres
<b>Water Source &amp; Utilities:</b>	Six 12 inch wells
<b>Road Frontage:</b>	Accessed through Gemstone Ave
<b>Current Use:</b>	Citrus
<b>Wells Information:</b>	Seven 12 inch wells
<b>Income Features:</b>	Current lease will generate revenue of \$211,790 in 2025, \$178,776 in 2026 and \$143,978 in 2027
<b>Inventory:</b>	Current crop is the property of the tenant.
<b>Water Use Permits:</b>	Permit Number: 28-00142-W allowing for an annual allocation of 746 million gallons per year
<b>Irrigation:</b>	Microrject irrigation with 4 independent irrigation in the property allowing for easy division of the property.
<b>Equipment in the Sale:</b>	Microjet irrigation system
<b>Class of Grove:</b>	Mature, income producing
<b>Turn Key:</b>	Yes



## Location & Driving Directions

**Parcel:** C-20-34-31-A00-0010-0000 C-21-34-31-A00-0010-0000 C-29-34-31-A00-0010-0000 C-32-34-31-A00-0020-0000 C-32-34-31-A00-0032-0000 C-32-34-31-A00-0031-0000 C-32-34-31-A00-0030-0000

**GPS:** 27.4722831, -81.25082669999999

**Driving Directions:**

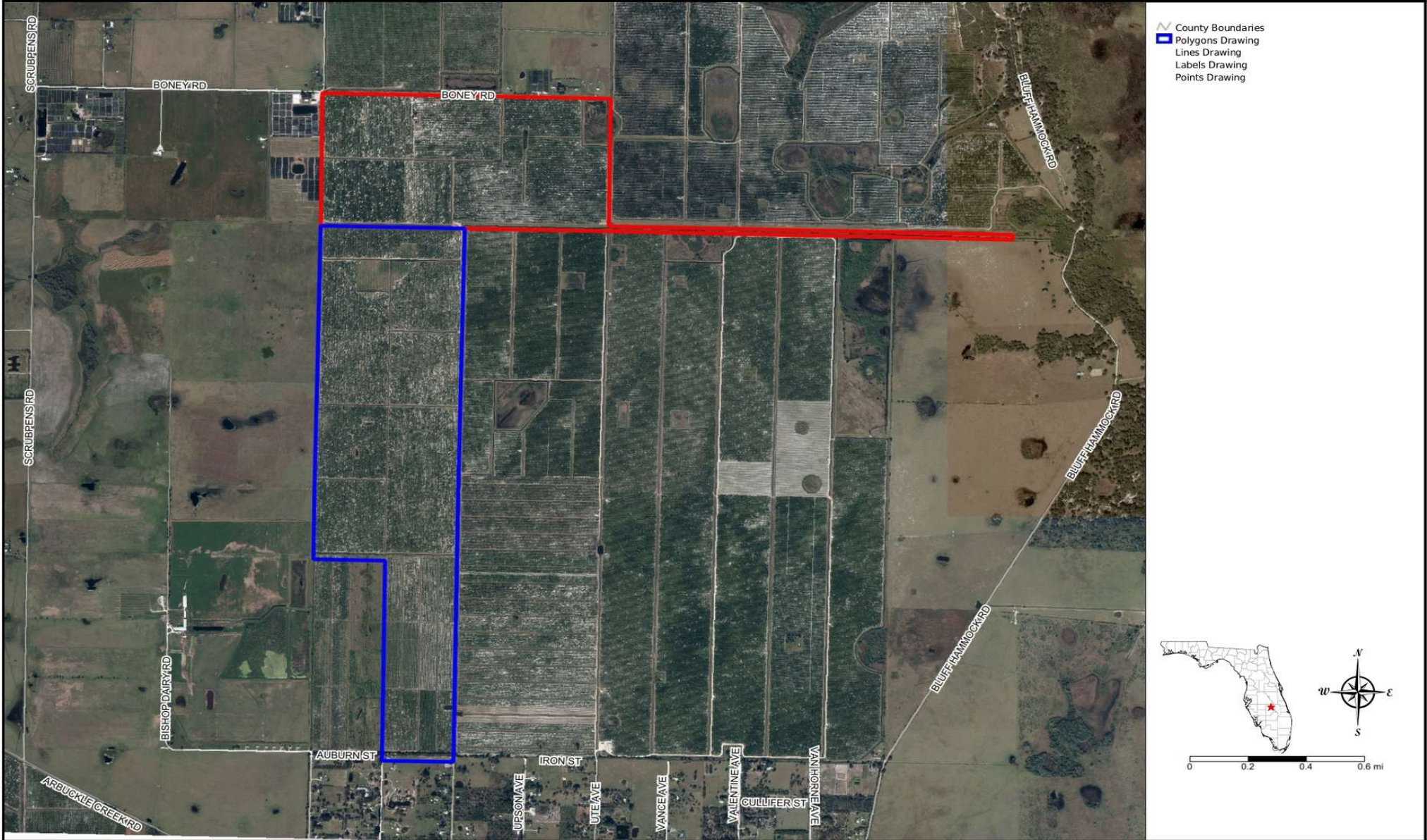
- From the intersection of US-98 and US-27 travel east of US-98 for 10.4 miles to Arbuckle Creek Rd
- Turn left and north on Arbuckle Creek Rd and travel 1.2 miles to Hicks Rd

- Turn right and travel east on Hicks Rd for .5 miles to Gemstone Ave
- Turn left and travel north .6 miles to you are at the subject property.

**Showing Instructions:** Call for instructions



# AERIAL MAP









ADDITIONAL PHOTOS



ADDITIONAL PHOTOS







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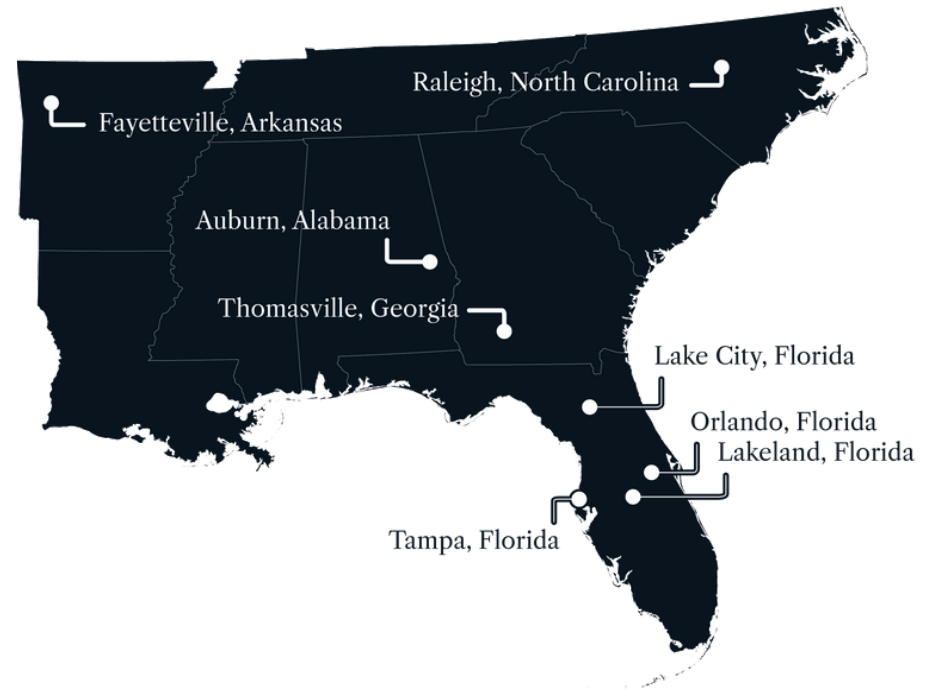
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