CENTRAL FLORIDA
GRASS CARP & GAME FISH FARM

CENTER HILL, FL | SUMTER COUNTY

71.3 ± ACRES TOTAL

Carson Futch 863.216.5913 & Jeff Cusson, CCIM 772.332.9070

This farm is one of only two hatcheries certified with Florida largemouth bass. It is the largest producer of all game fish and triploid grass carp in the state of Florida. This property has developed into a premier fish farm since its beginning in 1979. The subtropical climate is suitable for production and distribution of fish on a year-round basis. While most of the fish are grown in earthen ponds, the farm also grows and displays their fish in a variety of circular and rectangular tanks. The farm includes 46 large ponds, mostly 1-acre in size. Also includes a 7,100 ± sq ft maintenance, office, and breeding facility. Established customer base of retail, wholesale, private, and government buyers. Great family business!

SPECIFICATIONS & FEATURES

Acreage: 71.3 ± acres

Sale Price: $1,100,000

Site Address: 9684 CR 705, Center Hill, FL 33514

County: Sumter

Inventory: Fingerlings and brood stock includes, diploid and triploid grass carp, Florida largemouth bass, bluegill, redear sunfish, blue tilapia, koi, channel catfish

Crop Yield: NDA required for financial information. Call agent for details. Total owner benefit over $100K annually. Inventory market value estimated over $500k at time of harvest.

Predominant Soil Types: Mostly Ft. Green, Paisley and Eau Gallie Fine Sands with Bouldery Subsurface

Uplands/Wetlands: 69.6 ± acres uplands, 1.7 ± acres wetlands

Irrigation/Wells: All ponds are aerated; (2) 8" wells, (1) 4" well

Zoning: AGR

Current Use: Active fish farm business

Water Features: 46 ponds

Fencing: Perimeter fence

Taxes: Approximately $600 for 2018

Planning/Permits: SWFWMD #9410.003 expires 8/02/2020

Income Features: Sales from fish stock

Structures: 7,100 ± sq ft metal building used for maintenance, office, apartment, and breeding facility

Adjacent out parcels also available and sold separately include:

- 2,700 ± sq ft home with outlying shop and storage on 5 ± acres - $320k
- 1,440 ± sq ft mobile home on 1.29 ± acres - $85k
- Homesite with well/septic on 2.3 ± acres - $40k

LOCATION & DRIVING DIRECTIONS

Parcel IDs: Q33-004 and Q34-009 less and except the home site with 5 ± acres

GPS Location: 28.615377, -82.00309900000002

Driving Directions:

From Center Hill:

- Head south on CR 478 W (Virginia Avenue) for 2.5 miles. Tan metal building will be on the right.

From Webster:

- East on CR 478 E for 3.1 miles, tan metal building on the left.

Showing Instructions: By appointment only. Contact Carson Futch. 863.559.0800, to learn more or to schedule a showing time.

Great Investment Opportunity!

MARKET OPPORTUNITY

Gamefish	- 40% Retail
	- 60% Wholesale
Grass Carp	- 20% Retail
	- 30% Wholesale
	- 50% Contracts

Number of Items	Updated Inventory List 9/20/19
1	2000 New Holland TN55 Tractor
1	1992 Ford 4630 Tractor
1	1975 155KW 3 Phase Generator w/Automatic Transfer Switch
1	25KW Single Phase PTO Generator
1	Generac 7000W Generator
2	Paddlewheel Aerator – PTO Driven
1	Pull Behind Pan 1 Yard
1	Box Blade - 5 Foot
1	Rhino Mower - 6 foot
1	Bush Hog Mower - 6 Foot
1	Disc - 6 foot
1	Root Rake for Dozer
1	Landscape Rake
3	Skid Tank – 500 Gallon
1	Fill Rite Fuel Transfer Pump
2	Carport – 22X24 foot on Slab
4	Fiberglass Tank – 15 Foot Circular
8	Fiberglass Tank – 10 Foot Circular
8	Polytank – 175 Gallon Circular
2	Hauling Tank – 400 Gallon 4 Compartment
2	Hauling Tank – 500 Gallon 2 Compartment
1	Hauling Tank – 250 Gallon 6 Compartment
1	Hauling Tank – 100 Gallon 1 Compartment
4	Hatching Cones – 75 Gallon
30	McDonald Hatching Jar
8	Hatching Jar - Large
2	15 HP 3 Inch Submersible Pump
2	71/2 HP Lift Station Pump
2	Price Centrifugal Pump – 2 HP
1	30 HP Shaft Turbine Pump – Not Installed
5	Regenerative Blower – 21/2 HP
1	Regenerative Blower - 1 HP
3	Regenerative Blower – ½ HP
1	Rotary Vane Compressor – 1 HP
1	Rotary Vane Compressor – ½ HP
3	Portable Chiller
3	Grader Basket – Large
3	Grader Basket – Small
17	Grader Slat – Large
25	Grader Slat – Small
10	Oxygen Bottle – Size K
6	Coulter Counter Model ZBI
2	Coulter Counter Channelyzer
1	Coulter Counter Model ZM
1	Drink Vending Machine
1	GE Refrigerator
1	Amana Electric Stove
1	Norge Chest Freezer – 20 Cubic Foot
1	Kenmore Chest Freezer – 23 Foot
1	Maytag Washing Machine
1	Hotpoint Dryer
1	Magic Chef Office Refrigerator
1	Husqvarna 455 Rancher Chain Saw
1	Poulan 285 Chain Saw
1	Poulan 265 Chain Saw

Adjacent Out Parcels also available and sold separately include:

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- 1,440 ± sq ft mobile home on 1.29 ± acres - $85k
- Homesite with well/septic on 2.3 ± acres - $40k

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

71.3 ± Acres • 46 Ponds Featuring Several Different Fish Species
Great Investment Opportunity
Adjacent Out Parcels Also Available & Sold Separately

Visit SVNsaunders.com and search for: **Fish Farm**

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