

326.54 +/- ACRES

ESTABLISHED SOD FARM

HENDRY COUNTY, FLORIDA

FOUR PARCELS | **A-2 ZONING** | **AG FUTURE LAND USE**

Presented by Stephanie Diogo | Weatherford Realty Group

PROPERTY AT A GLANCE



AGRICULTURAL LAND / ACTIVE SOD OPERATION / EXPANSION OPPORTUNITY

THE OPPORTUNITY

A substantial four-parcel agricultural holding with an established sod farming operation and infrastructure to support continued cultivation. The property offers flexibility for agricultural producers, ranchers and long-term land buyers.

CURRENT CULTIVATION

30 acres of Bermuda grass currently planted.

Approximately 75 acres identified for Bermuda cultivation (seller-reported).

Remaining acreage is predominantly Bahia grass (seller-reported).

PROPERTY PROFILE

Total area: 326.54 +/- acres | Parcels: 4

Zoning: A-2 General Agriculture | Future land use: Agriculture (AG)

Location: Hendry County, Florida | Physical street address not verified

INFRASTRUCTURE & AGRICULTURAL USE





EXISTING IMPROVEMENTS

WATER	Four reported operational wells: 4-inch, 6-inch, 6-inch, 10-inch
IRRIGATION	Underground irrigation infrastructure; coverage to be verified
POWER	Single-phase electrical service
FENCING	Approximately 4-foot hog-wire perimeter fencing

OPERATIONAL FLEXIBILITY

Continue sod production, expand cultivation, or evaluate other permitted agricultural uses. Buyers should independently confirm irrigation capacity, water-use authorizations, permitted uses and suitability for their operations.

LAND POSITION & BUYER DUE DILIGENCE



POSITIONED FOR THE LONG TERM

Large agricultural holdings can offer flexibility for continued production, ranching and land investment as Southwest Florida evolves. The property may offer potential for smaller agricultural or rural residential tracts, subject to Hendry County review and all applicable subdivision requirements.

FOUR PARCEL IDENTIFICATION NUMBERS

1-32-45-14-A00-0004.0000

1-32-45-13-A00-0003.0000

1-32-45-23-A00-0002.0000

1-32-45-24-A00-0003.0000

IMPORTANT BUYER INFORMATION

Acreage, planting areas, well sizes, operations and improvements are seller-reported. Buyer to verify title, surveys, access easements, restrictions, wetlands, flood zones, permits, zoning and future land use. No subdivision approval, production yield or income is represented or guaranteed.

STEPHANIE DIOGO | BROKER / OWNER

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WEATHERFORD REALTY GROUP

LOCAL EXPERTISE | AGRICULTURAL & LAND SALES





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Hendry County | Southwest Florida

326.54 +/- ACRES | ESTABLISHED SOD FARM

Hendry County, Florida

Four parcels | A-2 General Agriculture zoning | AG future land use
Approximately 30 acres of planted Bermuda grass; remaining acreage predominantly Bahia grass. Four reported operational wells and irrigation.