

SELLER FINANCING!
OFFER PRICE:
\$13,800/AC
\$550,000/40 ACRES
\$2,500,000/200 +/- ACRES

3rd Road

GERBER GROVES HENDRY COUNTY, FL

2nd Road



1st Road



Grow Your Future

PRIME LAND OPPORTUNITY IN GERBER GROVES, LABELLE, FL

- Owner Financing Available with 25% Down (8%/30 yr/5 yr balloon)
- 200 +/- Acres of Gerber Groves, Section One, between Road 1 and Road 2
- Can be Divided into 40 Acre Parcels and Sold Individually or Combining 40 Acre Tracts

NOW IS THE TIME TO BUY!



Location

Gerber Groves

2nd Road

LaBelle, FL 33935 (Hendry County)

**Southern
Heritage**

REAL ESTATE & INVESTMENTS

180 N. Bridge Street
LaBelle, Florida 33935

863-675-4500

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Seller Will Clear

**\$50K VALUE
PER 40 ACRES**

**SELLER FINANCING WITH 25% DOWN AND
LAND CLEARED BY SELLER (\$50,000 VALUE/40 AC) PRIOR TO CLOSING!**

This 200 acre parcel of prime farmland is located in Hendry County's Gerber Groves Water District, and is ideal for anyone seeking nutrient enriched farmland. Although there are mostly crops in Gerber Groves, there are some agricultural offices, packing houses and homes. Permitted buildings are allowed, as well as most farm animals (see Hendry County for specifics). Seller will divide entire property into 40 acre parcels and sell separately or combined. All tracts front 2nd Road with a canal running directly behind the south end. Gerber Groves Water District collects fees with property taxes and these fees go towards maintaining the farming community: roads, canals and water district pumps. Properties in this district benefit from being part of the Gerber Groves Water Control Drainage District with water usage and drainage in place for all land owners as part of the district's South Florida Water Management District agricultural subdivision permit. Location is south of LaBelle and north of Felda and Immokalee. It is in close proximity to State Hwy 29 and in a central location for moving all varieties of crops.

WHY GERBER GROVES?

Gerber Groves offers exceptional farmland with the added benefit of a well-managed water control system, vital for successful agricultural operations. This property is perfectly positioned in Section One (most desirable area) for efficiency and productivity, making it an ideal investment for serious farmers and investors. Contact Us Today! Don't miss this rare opportunity to secure high-quality farmland with flexible financing and additional perks. For more information or to schedule a viewing, get in touch with us now!

Seller Financing! 25% Down and Land Cleared - \$50,000 value/40 Ac (\$250K / 200 Acres)



DIRECTIONS:

Take SR 29 S towards Sears Road. Left on Sears Road until Goodno Road. Left on Goodno Road and left on 2nd Road (Road Two).



X = sold