



# Manatee County Farmland

FOR LEASE

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David Lapham

517.990.4907

davidl@saundersrealestate.com

Trent Saunders, ALC

863.640.0390

trent@saundersrealestate.com



# Property Overview

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## OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Lease Type:</b>	NNN
<b>Gross Acres:</b>	2,501
<b>Gross Tillable Acres:</b>	1,176
<b>Property Type:</b>	Agricultural Land (sod potential)
<b>Current Use:</b>	In watermelons, previously tomatoes
<b>Future Potential:</b>	Ideal for sod operation or continued watermelons

## PROPERTY OVERVIEW

This productive farmland in Manatee County offers a rare opportunity for lease in an area known for its fertile soils and farming history. Formerly used for tomatoes and currently in watermelon production, the property features level ground, quality soil, and strong water resources. This is ideal conditions for an agricultural tenant looking to establish or expand a sod operation. The field layout and terrain allow for efficient irrigation and equipment use, and the site is well-positioned for growers seeking to capitalize on regional demand. Whether you're an experienced watermelon producer or exploring opportunities in sod, this property offers the agricultural foundation needed to scale with confidence.



# Property Highlights

- Level, open fields ideal for row crop or sod production
- Strong water access with deep wells in place
- Historically used for watermelon and tomato cultivation
- High-quality soil suitable for commercial farming
- Flexible lease terms for qualified agricultural operators
- Extensive acreage with efficient field layout
- On-site infrastructure to support irrigation and farming logistics
- Ideal site for sod farm expansion
- Clean and well-maintained farmland
- Privately accessed from Ballard Road



# Specifications & Features

**Land Type:** Row Crops

**Uplands / Wetlands:** 2,210 uplands / 291 wetlands

## Soil Types:

<b>Cassia Fine Sand</b>	16.2%
<b>Delray-Pomona Complex</b>	6.3%
<b>Duette Fine Sand (0-5% slopes)</b>	2.2%
<b>Felda-Palmetto Complex</b>	1.2%
<b>Felda-Wabasso Assoc.</b>	Flooded: 0.0%
<b>Floridana-Immokalee-Okeelanta Assoc.</b>	7.1%
<b>Myakka Fine Sand (0-2% slopes)</b>	37.3%
<b>Palmetto Sand</b>	1.8%
<b>Pomello Fine Sand (0-2%)</b>	2.2%
<b>Waveland Fine Sand</b>	22.6%
<b>Canova, Anclote, and Okeelanta Soils</b>	3.1%

## Wells Information:

<b>Well 1</b>	12" diameter	500' casing	1,250' total depth
<b>Well 2</b>	12" diameter	500' casing	1,250' total depth
<b>Well 3</b>	16" diameter	500' casing	1,250' total depth
<b>Well 4</b>	12" diameter	500' casing	1,250' total depth
<b>Well 5</b>	14" diameter	450' casing	1,250' total depth

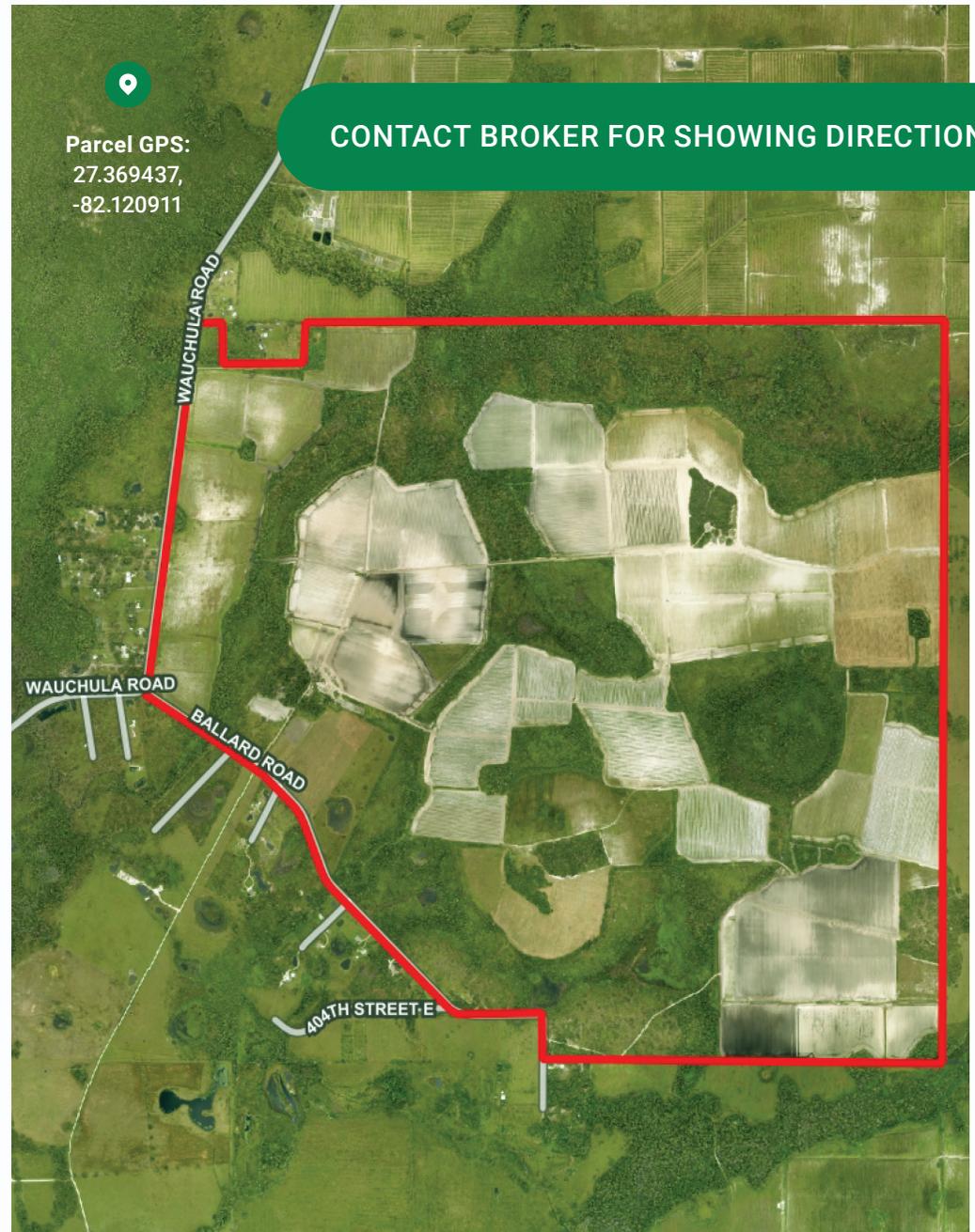
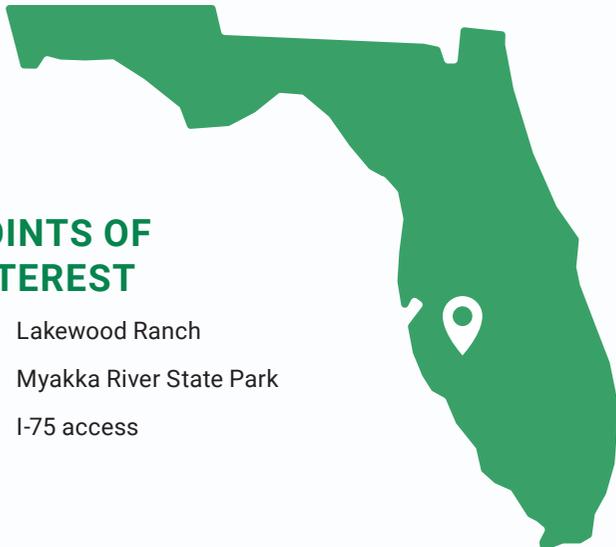


# About the Area

Located in the heart of Manatee County, this location offers a serene, rural setting while maintaining convenient access to key commercial corridors. Just a short drive from Lakewood Ranch, one of Florida's fastest-growing master-planned communities, the area benefits from proximity to I-75, providing smooth connectivity to Sarasota, Bradenton, and Tampa. Nearby, you'll find the Myakka River State Park—one of the state's oldest and largest parks—offering recreational appeal for clients and employees alike. The area is known for its open landscapes, agricultural heritage, and a growing interest in agribusiness and eco-tourism, making it a unique and appealing destination for office or service-oriented tenants seeking a quiet yet connected environment.

## POINTS OF INTEREST

- Lakewood Ranch
- Myakka River State Park
- I-75 access



# Additional Photos





## ABOUT SAUNDERS REAL ESTATE

Saunders Real Estate is a full-service land and commercial real estate brokerage with over \$6 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, and hunting lease management.

### HEADQUARTERS

1723 Bartow Road  
Lakeland, FL 33801  
863.648.1528

### ORLANDO

605 E Robinson Street  
Suite 410  
Orlando, FL 32801  
407.516.4300

### NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, FL 32055  
352.364.0070

### GEORGIA

203 E Monroe Street  
Thomasville, GA 31792  
229.299.8600

### ARKANSAS

112 W Center St, Suite 501  
Fayetteville, AR 72701  
479.582.4113

