

Wilburn Grove

3274 Auburn Street, Lorida, Florida 33857

Jeff Cusson, CCIM
772-473-8497
jeff@saundersrealestate.com

Bryan Cusson
772-559-4789
bryan@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price: \$6,533,700

Offering Summary

Acreage: 751.46 Acres
Price / Acre: \$8,700
State: Florida
County: Highlands County
Property Type: Citrus,
Farms and Cropland

Property Overview

This active, income-producing citrus grove spans 751.46 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. The property is attractively priced at \$8,700 per acre.

The grove is currently leased and professionally managed through 2027, with an optional one-year extension. The property may be divided and sold in reasonably sized parcels. Property includes a barn, a 1,287 square foot caretaker's home built in 2004, five 12" irrigation wells and a reservoir with a lift pump. Varieties include Hamlin, Valencia and Parson Brown Oranges.

Property is easily accessed through Gem Stone Ave or Boney Rd. and just minutes to Sebring, FL. The surrounding area includes productive citrus groves, nurseries, cattle ranches, farmland and ranchette homes. The Kissimmee River is just over two miles to the east, and with 25 feet of elevation fall the river provides an excellent outlet for drainage.

SPECIFICATIONS & FEATURES



Specifications & Features

- Myakka 588.60 acres
- Basinger Fine 70.63 acres
- Smyrna 51.74 acres
- Basinger Fine Depressional 20.73 acres
- Sanibel Muck 7.85 acres
- Immokalee 4.14 acres Malabar 3.48 acres
- Placid 1.27 acres

Soil Types:

Taxes & Tax Year:

\$10,232.95 in 2025

Zoning / FLU:

Ag 1 unit per 5 acres

Water Source & Utilities:

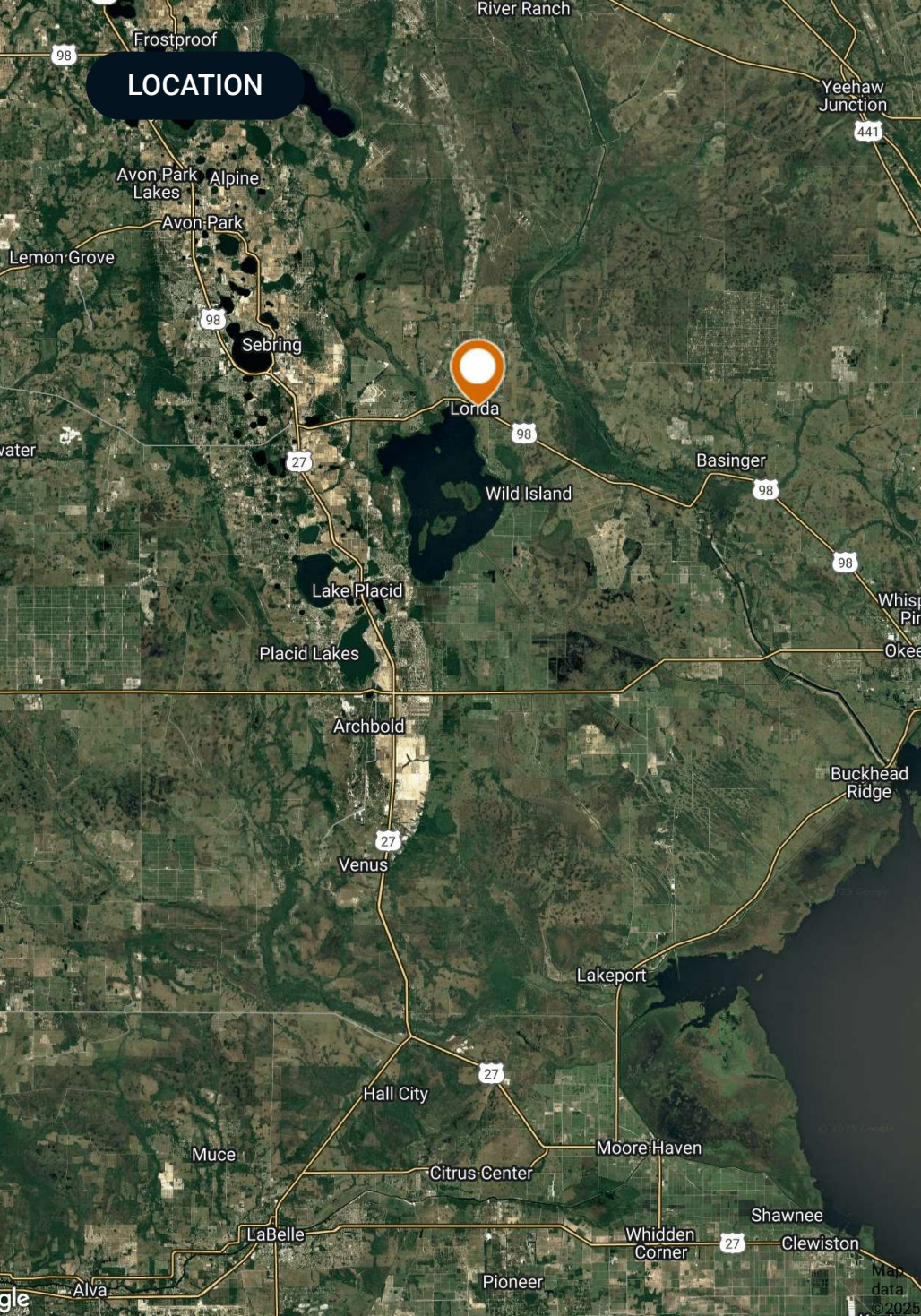
Five 12 inch wells

Road Frontage:

Accessed through Gemstone Ave

Current Use:

Citus



Location & Driving Directions

Parcel: C-32-34-31-A00-0020-0000 C-29-34-31-A00-0010-0000 C-20-34-31-A00-0010-0000 C-21-34-31-A00-0010-0000

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 1.25 miles to you are at the subject property.

Showing Instructions:

Call for instructions



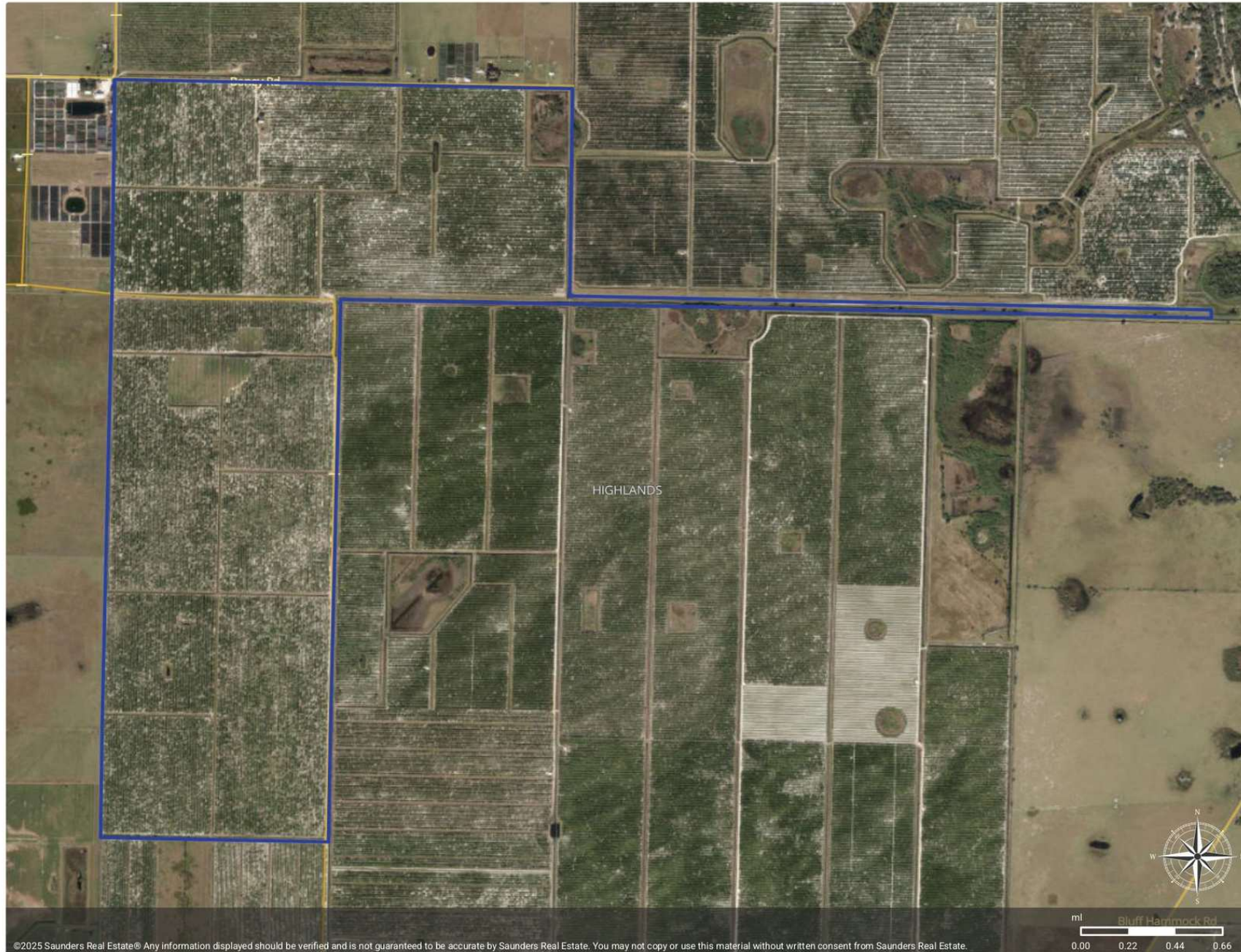


AERIAL MAP



Wilbourn Grove Minus South end

- County
- Polygon
- Parcel
- Census Roadways TIGER



©2025 Saunders Real Estate® Any information displayed should be verified and is not guaranteed to be accurate by Saunders Real Estate. You may not copy or use this material without written consent from Saunders Real Estate.

SOILS MAP



Soils

- County
- Polygon
- Parcel
- Census Roadways TIGER
- Soils

MUID	COMPONENT NAME	ACRES
10	Myakka	588.60
12	Basinger	70.63
39	Smyrna	51.74
3	Basinger	20.73
35	Sanibel	7.85
8	Immokalee	4.14
17	Malabar	3.48
7	Placid	1.27
TOTAL		748.44



©2025 Saunders Real Estate® Any information displayed should be verified and is not guaranteed to be accurate by Saunders Real Estate. You may not copy or use this material without written consent from Saunders Real Estate.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS







SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com