



Florida Rubies Agricultural Investment Property

0 Cox Rd, Bartow, Florida 33830

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PROPERTY OVERVIEW



Sale Price \$2,500,000

Offering Summary

Acreage: 17.24 Acres
State: Florida
City: Bartow
County: Polk
Property Type: Citrus, Farms and Cropland, Nurseries and Greenhouses

Property Overview

Florida Rubies Agricultural Investment Property is a $17 \pm$ acre Ruby Red grapefruit grove located in Bartow, Florida and developed with Citrus Under Protective Screen (CUPS) technology. The property offers a turnkey cash-flowing agricultural investment opportunity supported by modern infrastructure and established, cooperative-based operations.

The grove was planted with approximately 4,476 Ruby Red grapefruit trees in 2020 and operates within a proven CUPS framework that has now seen consistent success across nearly 1,000 acres. Fruit from the property is marketed through the Dundee Citrus Growers Association (DCGA), providing access to a long-standing citrus marketing platform and experienced operational oversight. DCGA was founded in 1924 and is one of Florida's longest-standing citrus cooperatives with more than 100 years of experience in citrus packing and marketing.

In 2024, ownership completed a full replacement of the CUPS screen, representing a significant capital investment and materially reducing near-term infrastructure risk for a new owner. The CUPS system is configured in a modular POD design, allowing for efficient grove management and operational flexibility.

The property has demonstrated strong operational performance and cash-flow characteristics relative to its stage of maturity, with continued upside anticipated as the grove progresses toward max production. The asset maintains agricultural (Greenbelt) classification and includes depreciable agricultural improvements that may offer potential tax efficiency benefits, subject to buyer CPA review. Production, operating, and financial information is available to qualified buyers upon execution of a confidentiality agreement.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% uplands
Soil Types:	Candler Sand
Taxes & Tax Year:	2025 Annual Tax Bill: \$356.75
Zoning / FLU:	A/RR (Agricultural/Residential-Rural)
Water Source & Utilities:	Water is delivered through a centralized, cooperative-managed well system operated by the Dundee Citrus Growers Association. The cooperative oversees pumping, maintenance, regulatory compliance, and allocation, with costs allocated through standard cooperative assessments.
Road Frontage:	640 feet of frontage on "80 foot Road" (CR 655A)
Current Use:	CUPS Project
Structures & Year Built:	The CUPS Pod covers approximately 15.8 acres. Screen was completely replaced within the last year.
Future Production Expectations:	2025-2026: 550-600 boxes per acre 2026-2027: 600-650 boxes per acre 2027-2028: 700-750 boxes per acre



FLORIDA RUBIES

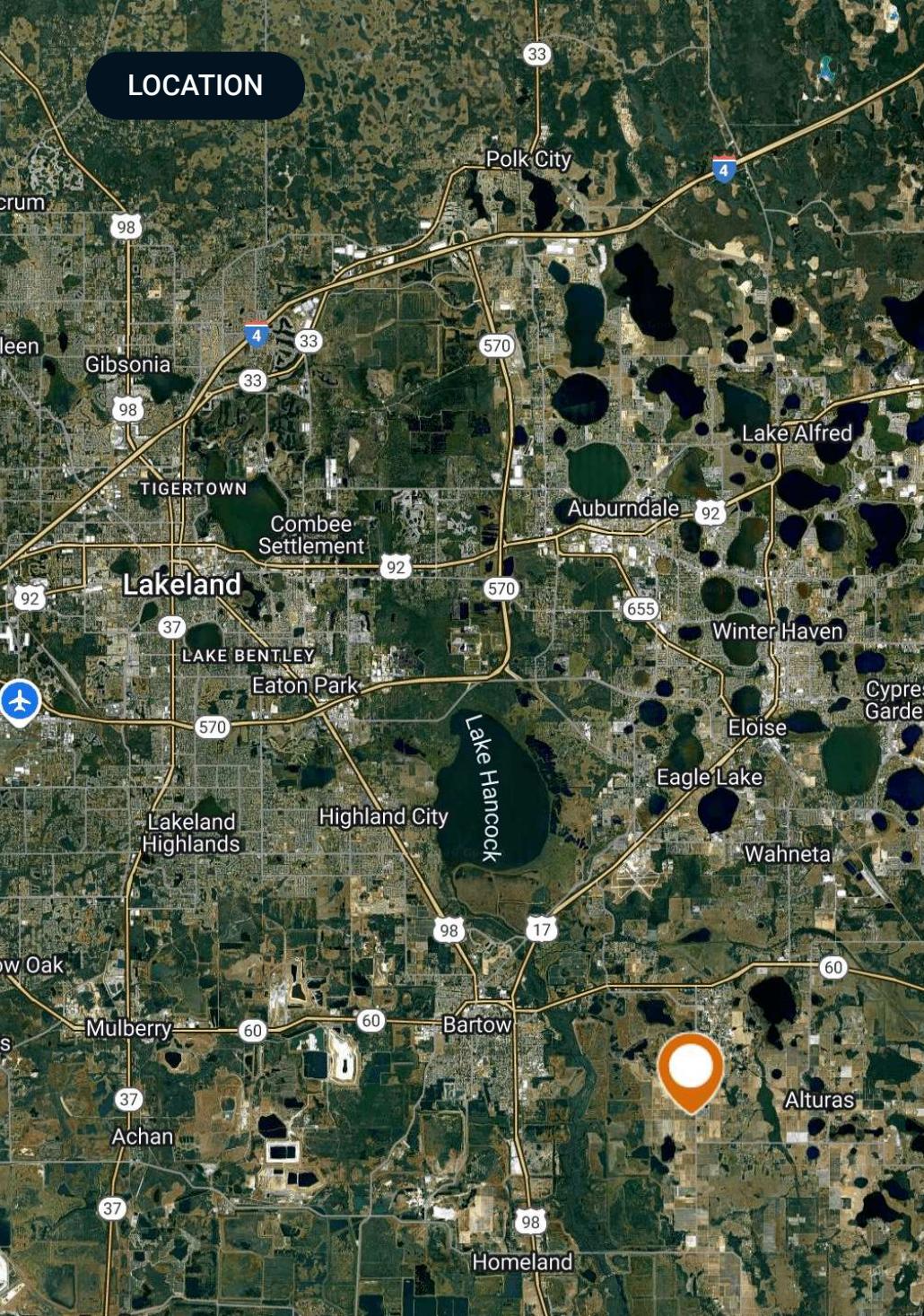


Florida Rubies Brand Overview

Florida Rubies is a fresh-fruit marketing label utilized by the Dundee Citrus Growers Association, one of Florida's longest-established citrus cooperatives (founded in 1924). The designation is applied to select grapefruit that meet Dundee's internal quality, grading, and packing standards and are marketed through the cooperative's established sales and distribution platform. Use of the Florida Rubies label reflects participation in Dundee's professional packing and marketing infrastructure and is intended to promote consistency, quality, and presentation in the fresh grapefruit market.



LOCATION



Location & Driving Directions

Parcel: 25-30-12-427110-000090

GPS: 27.8802776, -81.7631653

Driving Directions: From Bartow FL, travel 4.7 miles due east along State Road 60, Turn right (south) onto 80 foot road (CR 655A), In 2 miles the property will be on your right (west side of the road.)

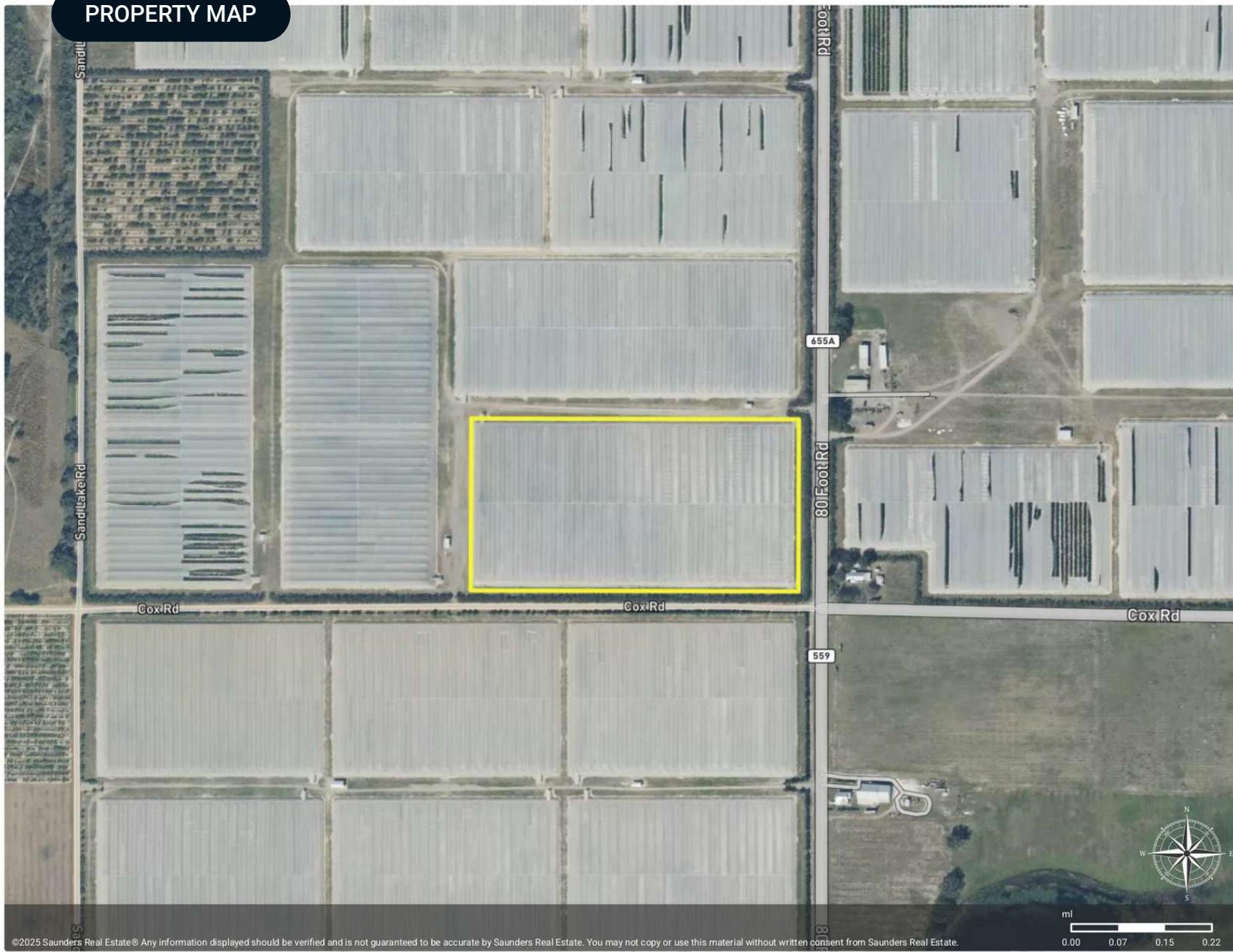
Showing Instructions: Contact Keat Waldron, ALC for showing instructions. Agent must be present for showing.

PROPERTY MAP



Florida Rubies Agricultural
Investment Property

Polygon



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ADDITIONAL PHOTOS



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Serving the Southeast

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