

Ag. Consultant: ENG. Stefano Pallozzi. Direct phone :(305) 926.6663 - www.miamitotal.com

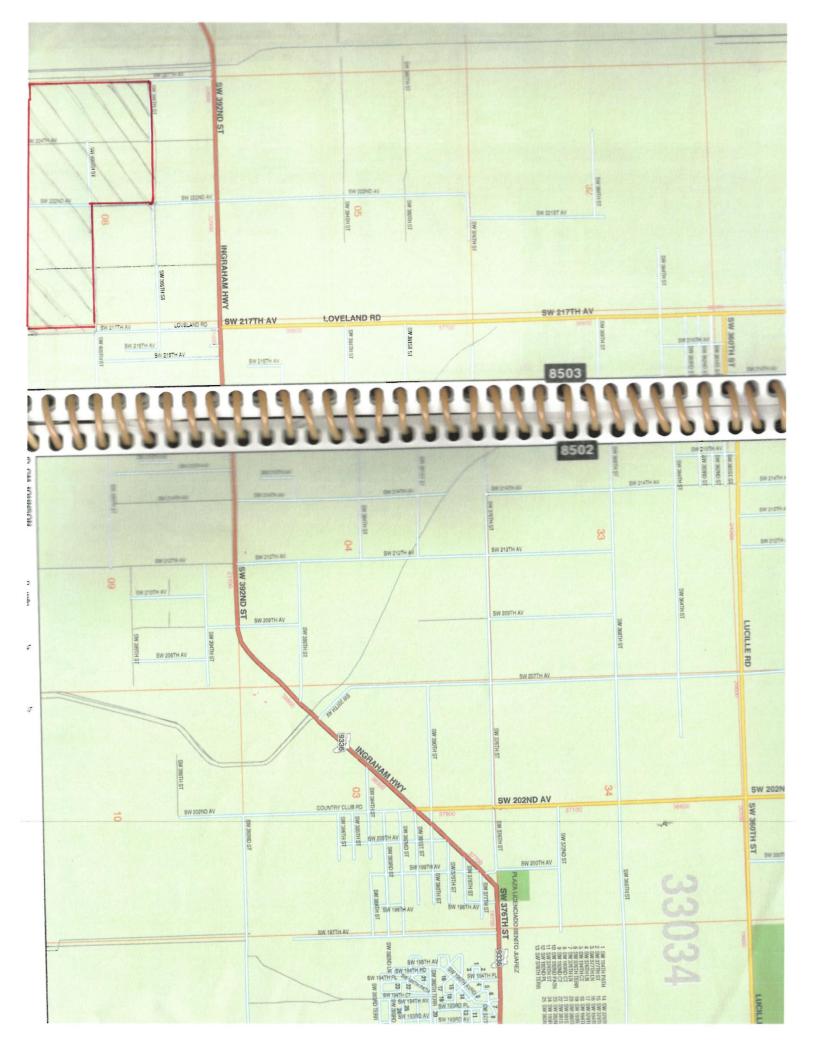
Florida City Farm 235±acres

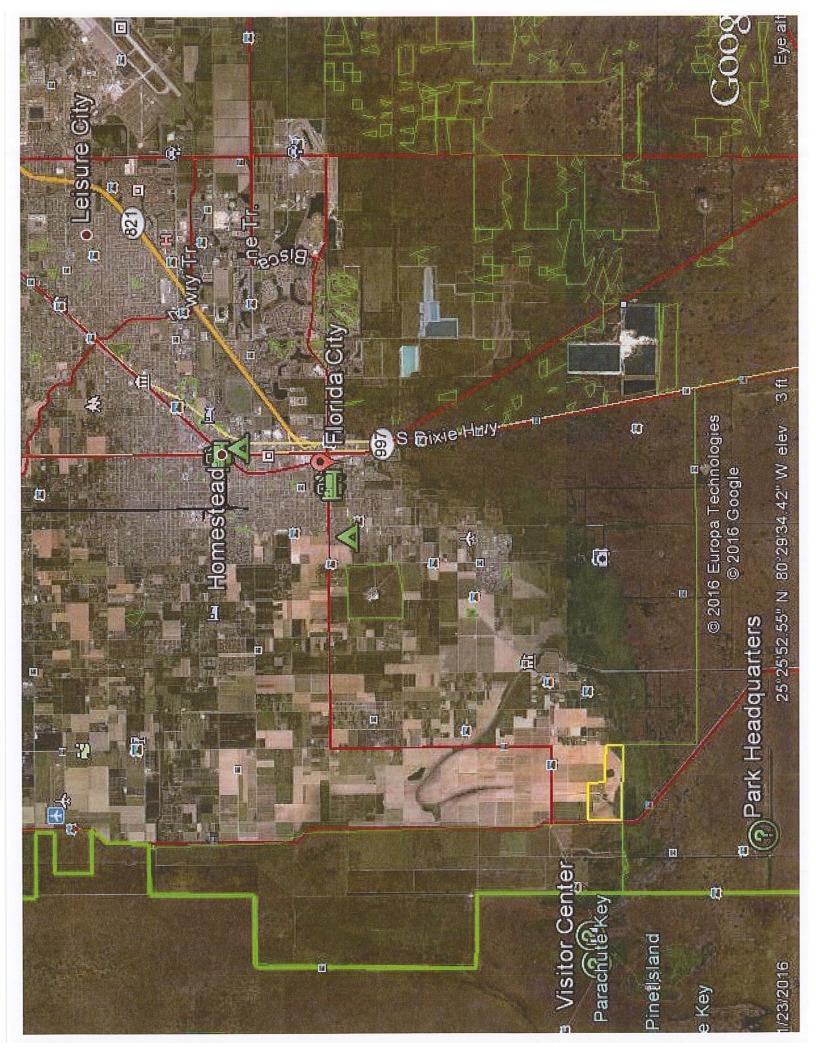
PROPERTY:	Property consists of a contiguous tract of $235\pm$ gross acres with 180 acres of cropland. The balance of the property consists of 50.32 acres of timber and 4.78 acre of drainage. The farm is in vegetable production and irrigated by 75 wells.
LOCATION:	Property is located in Section 98, Township 58, Range 38 all in Dade County, Florida. This farm is the very last farm in Florida before the Everglades.
SOILS:	Soils consist of 37% Chekika very gravelly loam, 33% Krome very gravelly loam, 26% Biscayne Marl and 4% Metacumbe Muck.
IMPROVEMENTS:	Irrigation system based on 75 wells that are 30' deep and 9" in diameter pumping 1,000 GPM each. Distances between wells is 261' for tractor or truck-pump
HISTORY & CROP PRODUCTION	Farm was developed in the early 60s and always planted in vegetables: sweet corn, different beans, zucchini, sweet potatoes, cucumber, squash, etc. Currently planted in sweet corn and boniato (Cuban sweet potato)
2015 TAXES:	\$ 8819.00

OFFERING PRICE: \$25,000/acre Total: \$5,875,000

The information contained herein has been collected from sources considered reliable, but we do not guarantee is accuracy and disclaim any liability for errors and omission.

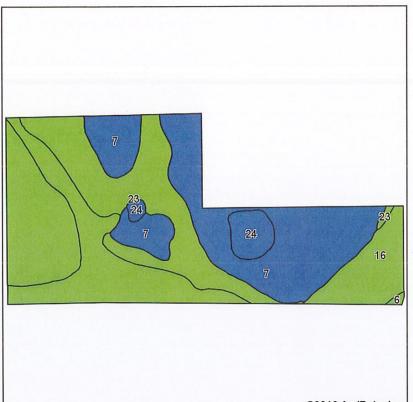








Soils Map





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Maps Provided By:		. ٨ .
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© AgriData, Inc. 2016	ONLINE MAPPING	s

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Soils data provided by USDA and NRCS.

Area	Symbol: FL686, Soil Area V	ersion: 7						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Snap beans	Irish potatoes	Tomatoes
23	Chekika very gravelly loam	86.40	36.6%		IIIw			
7	Krome very gravelly loam	78.39	33.2%		Vs			
16	Biscayne marl, drained	61.46	26.1%		IIIw		184	
24	Matecumbe muck	9.12	3.9%		VIIs			
6	Perrine marl, drained	0.52	0.2%	alaria da sera da ba	IIIw	196	196	8
					Weighted Average	0.4	48.4	*

Area Symbol: FL686, Soil Area Version: 7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

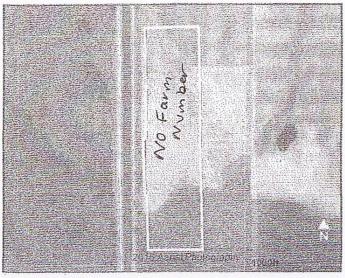
Page 1 of 1



Summary Report

Generated On : 10/13/2016

Folio:			30-8808-000-0060 \$1818.27			
Property Address:					0100	
Owner				ERRANOVA L JST BANK OF		
Mailing Address				0 8TH FLOOF NIO, TX 7829		
Primary Zone		9000	AGRIC	ULTURE		
Primary Land Use				ROPLANDS	ANT LAND	
Beds / Baths / Half		0/0/	0	and the second		
Floors		0				
Living Units		0				
Actual Area		0 Sq.F	₹t			
Living Area		0 Sq.F	0 Sq.Ft			
Adjusted Area		0 Sq.F	0 Sq.Ft			
Lot Size		1,645,	1,645,261.2 Sq.Ft			
Year Built		0	0			
Assessment Inform	ation		week, faille (per	termenen andere allen at	inana ang mang mang mang mang mang mang m	
Year	and the second s	2016	Chinese and a local	2015	2014	
Land Value		\$330,700		\$330,700	\$330,700	
Building Value		\$0		\$0	\$0	
XF Value		\$0		\$0	\$0	
Market Value		\$330,700		\$330,700	\$330,700	
Assessed Value		\$103,740	Dunionpre	\$103,740	\$103,740	
Benefits Informatio	amonanianeoronoan N	holoophtcom	cuisesettiin 1	10000040208+91673005144	illeneileitaatoiteneid	
Benefit Type	Туре		2016	2015	2014	
Agriculture Class	ified Value	\$226	,960	\$226,960	\$226,960	
Note: Not all benefits a School Board, City, Re		e to all Tax	able V	/alues (i.e. Co	unty,	
Short Legal Descrip	tion	and the second s	LACK LACK LACK		Cutumpersonships	



Taxable Value Informa	ation		
httpp://www.adagalicencesconsecutorises.num	2016	2015	2014
County)		
Exemption Value	\$0	\$0	\$0
Taxable Value	\$103,740	\$103,740	\$103,740
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$103,740	\$103,740	\$103,740
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$103,740	\$103,740	\$103,740
Sales Information		ananan commission	
Previous Sale Priv	ce OR Book-Page	Qualification D	escription

28302-2258

\$3,018,500

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09/18/2012

Version:

N & S30FT & LESS W30FT OF S1/4 & LESS W30FT OF N1/2 LOT SIZE IRREGULAR Qual on DOS, multi-parcel sale



1

Summary Report

Generated On : 10/13/2016

Property Information			
Folio:	30-8808-000-0050 ×1957.44		
Property Address:			
Owner	PODERE TERRANOVA LLC C/O US TRUST BANK OF AMERICA		
Mailing Address	PO BOX 300 8TH FLOOR SAN ANTONIO, TX 78291 USA		
Primary Zone	9000 AGRICULTURE		
Primary Land Use	5381 VEG CROPLANDS MIXED/ROTATED : VACANT LAND		
Beds / Baths / Half	0/0/0		
Floors	0		
Living Units	0		
Actual Area	0 Sq.Ft		
Living Area	0 Sq.Ft		
Adjusted Area	0 Sq.Ft		
Lot Size	1,663,992 Sq.Ft		
Year Built			
Assessment Information	หลังพระรังของและและสำนักจะเข้าแรงสะทั่งที่และสะตั้งและสุดแรงสามารถและสามารถได้เราย์ที่สามารถได้		
Year	2016 2015 2014		
	the set of		

\$323,200

\$323,200

\$111,680

Note: Not all benefits are applicable to all Taxable Values (i.e. County,

\$0

\$0

2016

\$211,520

\$323,200

\$323,200

\$111,680

\$0

\$0

2015

\$211,520

\$323,200

\$323,200

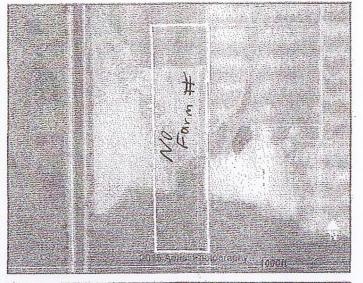
\$111,680

2014

\$211,520

\$0

\$0



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	2016	2015	2014
County			
Exemption Value	\$0	\$0	• \$0
Taxable Value	\$111,680	\$111,680	\$111,680
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$111,680	\$111,680	\$111,680
City			
Exemption Value	\$0	\$0	. \$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$111,680	\$111,680	\$111,680

Sales Inform	ation		
Previous Sale	Price	OR Book-Page	Qualification Description
09/18/2012	\$3,018,500	28302-2258	Qual on DOS, multi-parcel sale

Short Legal Description	
8 58 38 38.20 AC	oyona bitmarket
E1/2 OF W1/2 OF SW1/4 LESS	
\$30FT & LESS E30FT OF \$3/4	
LOT SIZE IRREGULAR	
	and the second se

Туре

Classified Value

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Version:

Land Value

XF Value Market Value

Benefit

Agriculture

Building Value

Assessed Value

Benefits Information

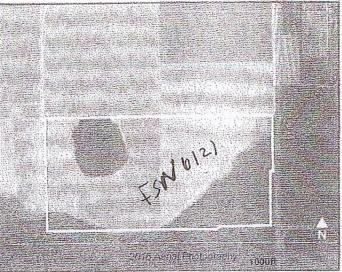
School Board, City, Regional).



Summary Report

Generated On : 10/13/2016

Folio:			30-8808	30-8808-000-0010 \$ 2402,20			
Property Address:							
Owner			1		RANOVA LI BANK OF		
Mailing Addres	5				TH FLOOR , TX 78291		
Primary Zone			9000 AC	BRICUL	TURE		
Primary Land U	se				PLANDS ED : VACA	NT LAND	
Beds / Baths / H	lalf		0/0/0				
Floors			0				
Living Units			0				
Actual Area			0 Sq.Ft				
Living Area			0 Sq.Ft				
Adjusted Area			0 Sq.Ft				
Lot Size			3,447,077.04 Sq.Ft				
Year Built			0				
Assessment I	nformation		Dianaya pana bindu tangan pana bindu tangan pana bindu tangan pana bindu tangan pana bindu tanga pana bindu tan			watto and the second	
Year			2016		2015	2014	
Land Value		\$	600,175	\$60	0,175	\$600,175	
Building Value			\$0		\$0	\$0	
XF Value			\$0		\$0	\$0	
Market Value		\$	\$600,175		0,175	\$600,175	
Assessed Value) manimumuminin	\$	137,055	\$13	37,055	\$137,055	
Benefits Infor	mation		evoluen <i>trioue</i> eare		ri, masanya wasa ƙasara	NAMES AND ADDRESS OF AD	
Benefit	Туре	19 10 esses provident 1194	20	16	2015	2014	
Agriculture	Classified	Value	\$463,1	20 3	463,120	\$463,120	
Note: Not all ber School Board, C			to all Taxa	ble Valu	es (i.e. Co	unty,	
Short Legal D	escription	adawana	-				
8 58 38 79.134 / S1/2 OF SE1/4 OF SE 1/4 OF S	LESS E30F			******		an the second second sec	



	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$137,055	\$137,055	\$137,055
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$137,055	\$137,055	\$137,055
Ċity			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$137,055	\$137,055	\$137,055

Sales Inform	ation		·
Previous Sale	Price	OR Book-Page	Qualification Description
09/18/2012	\$3,018,500	28302-2258	Qual on DOS, multi-parcel sale

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Version:

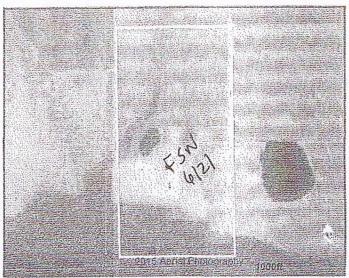


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Summary Report

Generated On : 10/13/2016

Property Information				
Folio:		30-8808-000-0040 FZ641.48		
Property Address:				
Owner		PODÈRE TERRANOVA LLC C/O US TRUST BANK OF AMERICA		
Mailing Address		PO BOX 300 8TH FLOOR SAN ANTONIO, TX 78291 USA		
Primary Zone		9000 AGRICULTURE		
Primary Land Use		5381 VEG CROPLANDS MIXED/ROTATED : VACANT LAND		
Beds / Baths / Half		0/0/0		
Floors		0		
Living Units		0		
Actual Area		0 Sq.Ft		
Living Area		0 Sq.Ft		
Adjusted Area		0 Sq.Ft		
Lot Size		3,484,800 Sq.Ft		
fear Built				
Assessment Informati	on		nanderes salatestations	
Year	201	6	2015	2014
Land Value	\$666,78	6	\$666,786	\$666,786
Building Value	\$	0	\$0	\$0
XF Value	\$	0	\$0	\$0
Market Value	\$666,78	6	\$666,786	\$666,786
Assessed Value	\$150.70	6	\$150,706	\$150,706



Taxable Valu	e Informati	on		
KARA OK OBOLING MALA OF AL	Piletoj Cirecologianista	2016	2015	2014
County				
Exemption Valu	9L	\$0	\$0	\$0
Taxable Value		\$150,706	\$150,706	\$150,706
School Board			· ·	
Exemption Valu	lê	\$0	\$0	\$0
Taxable Value		\$150,706	\$150,706	\$150,706
City	*******			
Exemption Val	ue	\$0	\$0	\$0
Taxable Value		\$0	\$0	\$0
Regional .			······································	
Exemption Val	ue	\$0	\$0	\$0
Taxable Value		\$150,706	\$150,706	\$150,706
Sales Inform	ation			
Previous Sale	Price	OR Book-Page	Qualification Description	
09/18/2012	\$3,018,500	28302-2258	Qual on DOS, mult	i-parcel sale

Year	2016	2015	2014
Land Value	\$666,786	\$666,786	\$666,786
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$666,786	\$666,786	\$666,786
Assessed Value	\$150,706	\$150,706	\$150,706

Benefits Ir	nformation		
Benefit	Туре	2016	2015

\$516,080 \$516,080 **Classified Value** \$516,080 Agriculture Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description		
8 58 3	38 80 AC	
E1/2	OF. SW1/4	
LOT	SIZE IRREGULAR	

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2014

Version: