



MIAMI PROPERTIES INTERNATIONAL CORP
Selling Miami to the World

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Florida City Farm 235±acres

PROPERTY: Property consists of a contiguous tract of 235± 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

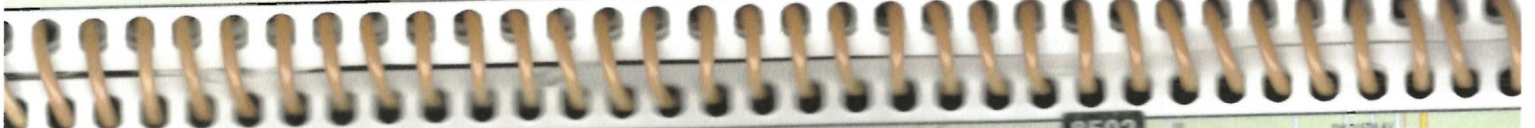
Farm was developed in the early 60s and always planted in vegetables: sweet corn, different beans, zucchini, sweet potatoes, cucumber, squash, etc. Currently planted in sweet corn and boniato (Cuban sweet potato)

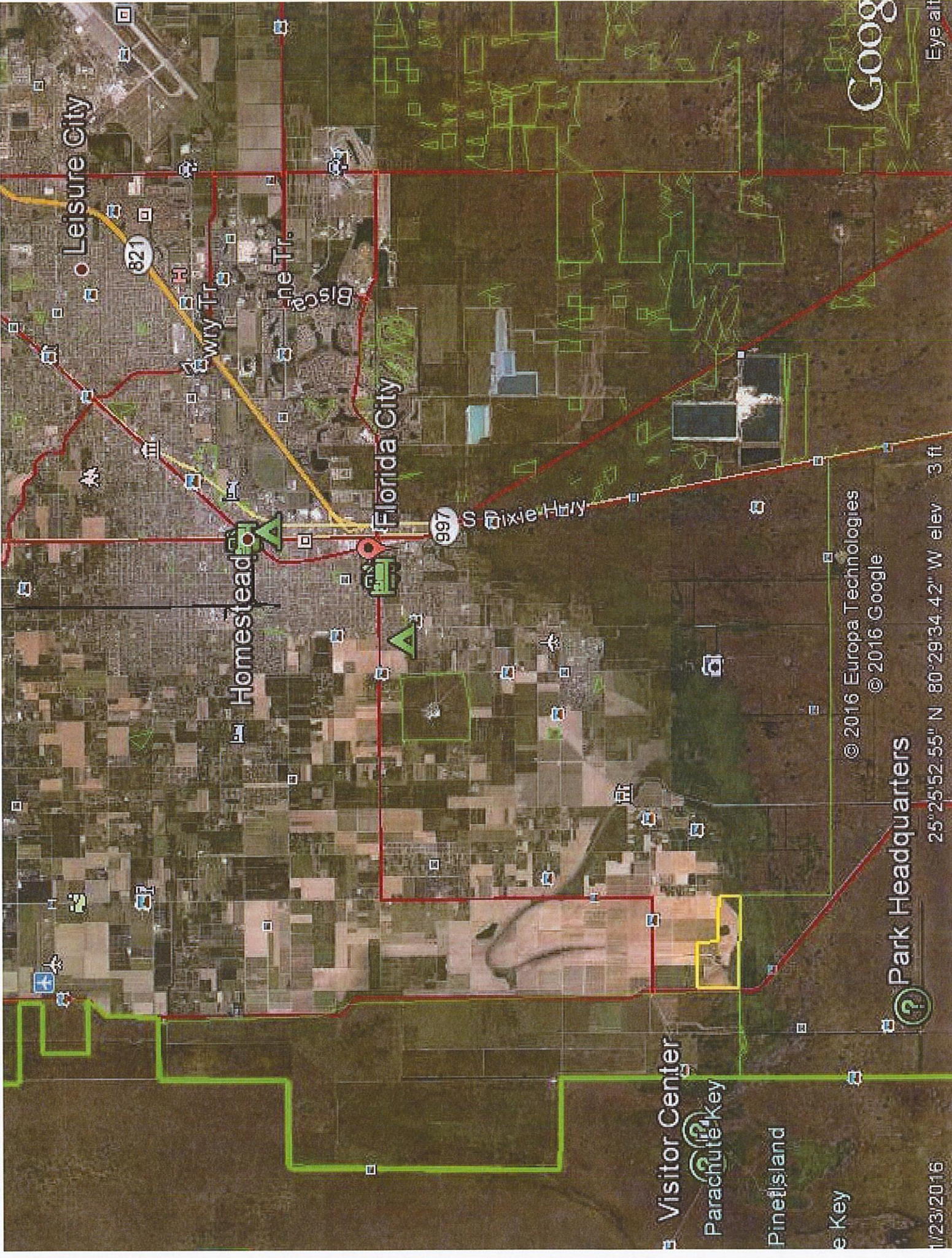
2015 TAXES: \$ 8819.00

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 its accuracy and disclaim any liability for errors and omission.







Leisure City

921

Swiny Tr.

Biscayne Tr.

Florida City

966

S Dixie Hwy

Homestead

Visitor Center

Parachute Key

Pinet Island

e Key

Park Headquarters

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1/23/2016

25°25'52.55" N 80°29'34.42" W elev 3 ft

Google

Eye alt

SW 217th Ave

SW 400th St

SW 222nd Ave

SW 224th Ave

Southern Glades Tr.

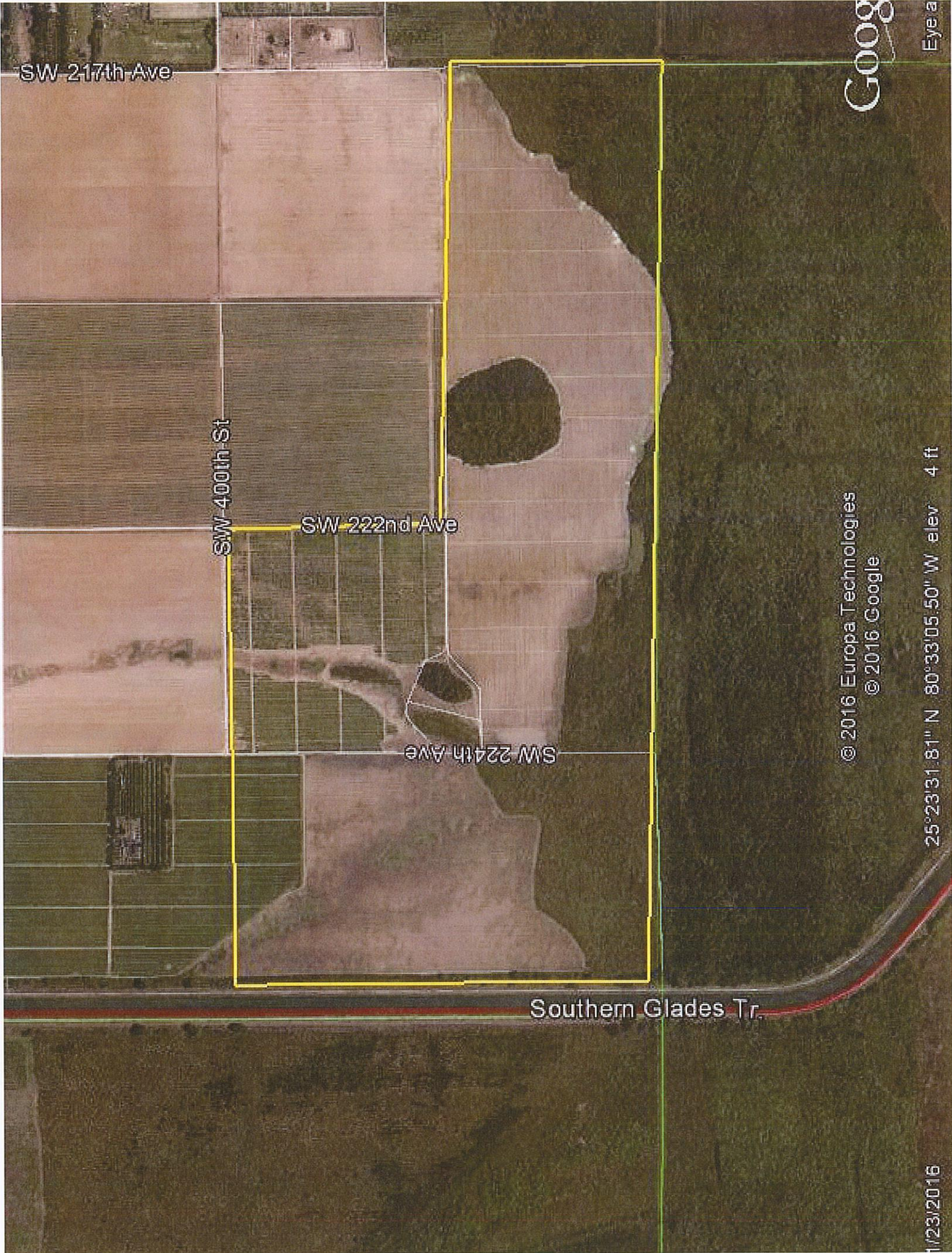
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Google

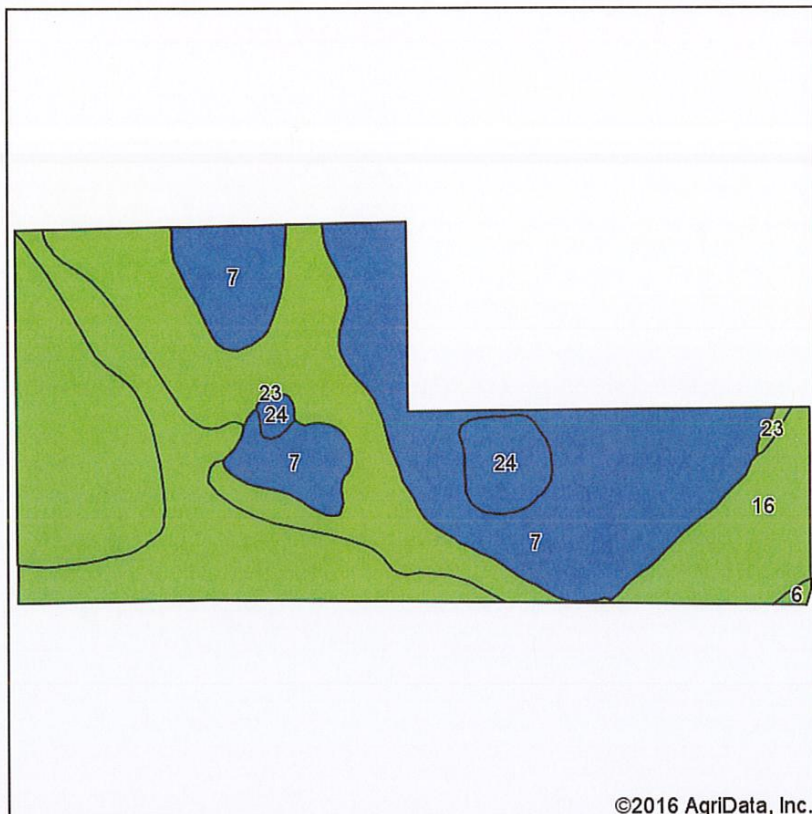
25°23'31.81" N 80°33'05.50" W elev 4 ft

1/23/2016

Eye a



Soils Map



State: Florida
 County: Dade
 Location: 8-58S-38E
 Township: Homestead
 Acres: 235.89
 Date: 10/13/2016



Soils data provided by USDA and NRCS.

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Area Symbol: FL686, Soil Area Version: 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%		VIIIs			
6	Perrine marl, drained	0.52	0.2%		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.



Summary Report

Generated On : 10/13/2016

Property Information	
Folio:	30-8808-000-0060 <i>#1818.27</i>
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	1,645,261.2 Sq.Ft
Year Built	0



Assessment Information			
Year	2016	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	\$103,740	\$103,740

Benefits Information				
Benefit	Type	2016	2015	2014
Agriculture	Classified Value	\$226,960	\$226,960	\$226,960

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

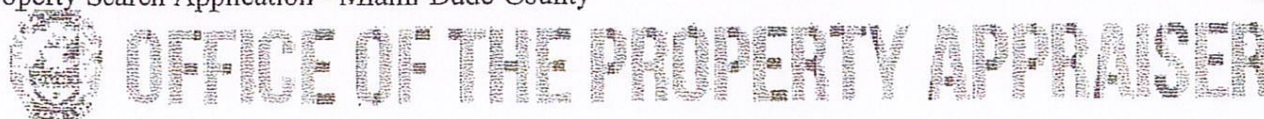
Short Legal Description
8 58 38 37.77 AC W1/2 OF W1/2 OF SW1/4 LESS N & S30FT & LESS W30FT OF S1/4 & LESS W30FT OF N1/2 LOT SIZE IRREGULAR

Taxable Value Information			
	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			
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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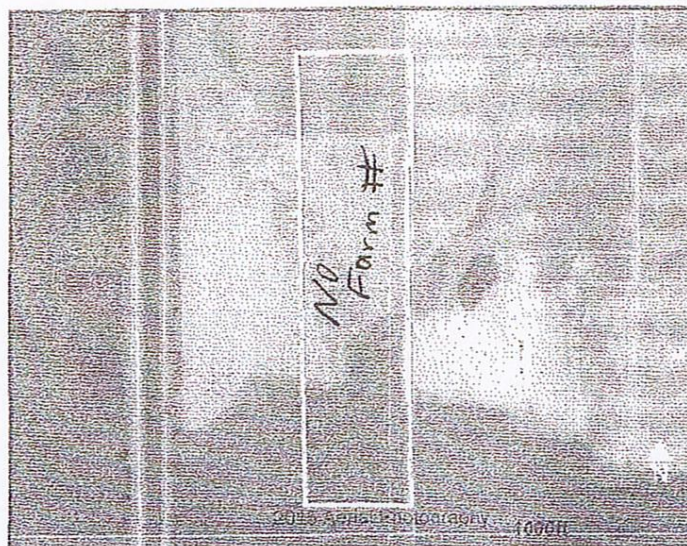
Version:



Summary Report

Generated On : 10/13/2016

Property Information	
Folio:	30-8808-000-0050 <i>1957.44</i>
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	0



Assessment Information			
Year	2016	2015	2014
Land Value	\$323,200	\$323,200	\$323,200
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$323,200	\$323,200	\$323,200
Assessed Value	\$111,680	\$111,680	\$111,680

Taxable Value Information			
	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

Benefits Information				
Benefit	Type	2016	2015	2014
Agriculture	Classified Value	\$211,520	\$211,520	\$211,520

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
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 E1/2 OF W1/2 OF SW1/4 LESS S30FT & LESS E30FT OF S3/4 LOT SIZE IRREGULAR

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Version:



Summary Report

Generated On : 10/13/2016

Property Information	
Folio:	30-8808-000-0010 <i>2402.20</i>
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	3,447,077.04 Sq.Ft
Year Built	0



Assessment Information			
Year	2016	2015	2014
Land Value	\$600,175	\$600,175	\$600,175
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$600,175	\$600,175	\$600,175
Assessed Value	\$137,055	\$137,055	\$137,055

Benefits Information				
Benefit	Type	2016	2015	2014
Agriculture	Classified Value	\$463,120	\$463,120	\$463,120

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
8 58 38 79.134 AC M/L S1/2 OF SE1/4 LESS E30FT & S30FT OF SE 1/4 OF SE1/4 OF SE1/4 FOR R/W

Taxable Value Information			
	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
City			
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 Information			
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:



Summary Report

Generated On : 10/13/2016

Property Information	
Folio:	30-8808-000-0040 <i>2641.48</i>
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	3,484,800 Sq.Ft
Year Built	0



Assessment Information			
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

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$150,706	\$150,706	\$150,706
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$150,706	\$150,706	\$150,706
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$150,706	\$150,706	\$150,706

Benefits Information				
Benefit	Type	2016	2015	2014
Agriculture	Classified Value	\$516,080	\$516,080	\$516,080

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
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 80 AC E1/2 OF SW1/4 LOT SIZE IRREGULAR

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