

FOR SALE

Turtle Creek Ranch

Loxahatchee Groves, Florida



The term “Loxahatchee” is Seminole for “Turtle Creek” which has been the registered name of this 25 acre private farm located in northern Loxahatchee Groves since first established by the owner in 1977. The Property is fully developed including a luxury residence, extensive equestrian improvements, and is being offered together with the seller’s Leechango Plantation business, which grows a variety of fruits and vegetables that are then sundried, packaged and processed in a state-of-the-art, licensed on-site processing facility with a cutting room, several food preparation rooms, drying cabinets and more.



Spacious Pastures overlooking one of the stables



Hardwood walking trails throughout

Property Summary

- ◆ Total end of the road privacy in northern Loxahatchee.
- ◆ 4 parcels comprising 25 contiguous acres, with each tract including either an existing residence or building pad and utilities for same, offering future potential upside from divided parcel sales.
- ◆ Direct access from paved roads with easy outlet to Royal Palm Beach and close proximity to major schools.
- ◆ All parcels are fully developed with mature landscaping, 7 wells, and underground power.
- ◆ A 4,500 sf “Tudor” style primary residence with 3 br/2.5 bath, 2 car garage and separate guest apartment. Offered fully furnished with extensive certified antiques dating to 1920.
- ◆ 2 barns with numerous paddocks and riding areas, together with a 1,200 sf manufactured 2br/2 bath caretaker’s home.
- ◆ A 3,000 sf fully licensed/approved Food Processing Facility and turn-key food business under the dba “Leechango Plantation at Turtle Creek”. The entire business, license and registered name, together with all inventory and goodwill are included in the offering.
- ◆ 25,000 sf of shade and seed houses with full irrigation system and plant inventory exceeding 4,000 specialty tomato plants (multiple variety) together with acres of fruit tree orchard including exotic fruits (including but not limited to persimmon, avocado, citrus, mango, papaya, mulberry, banana, & leachy nut).

ATLANTIC WESTERN REALTY CORPORATION
3500 FAIRLANE FARMS ROAD, SUITE 9, WELLINGTON, FL 33414

561-832-3400

www.atlantic-western.com



Primary Residence: Situated in a mature live oak hammock, the 4,500 sf Tudor Style home is centrally located on the farm to have sweeping views over many of the paddocks and landscaped waterways. Built in 1993 with solid poured concrete construction, the 3 bedroom/2½ bath home includes a formal dining room, living room with wood burning fire place, glass encased arborium, eat-in country kitchen with custom cabinetry, master suite with private office, and numerous porches. All bedrooms include large, cedar lined walk in closets, and external doorways for private entrances. Other features include a walk-in mudroom with outside shower, and covered walkways from the attached two-car garage, which includes a separate one-bedroom efficiency apartment with kitchen, bath and screened porch area. The home is being offered turn-key, fully furnished with numerous certified antiques dating back to the 1920's.



Country Kitchen & Breakfast Nook



Formal Dining Room



Formal Living Room



Covered bridge leading to the Residence



One of many well-fenced paddocks



Pasture



Pasture



The seller's entire Leechango Plantation business and registered name is included in the offering



25,000 sf of irrigated shade houses with over 4,000 tomato plants



3,000 sf licensed and approved Food Processing Facility and Retail Store



Food Processing Facility

Food Processing Facility & Business:

The owner has a well established track record of various farming ventures. His most recent accomplishment is the formation of the Leechango Plantation; an upstart fruit and vegetable business specializing in fresh and sun-dried fruits and vegetables. Current business customers include the West Palm Beach & Parkland Green Markets, Community Support Agriculture Buyers, various farm stand buyers and direct from the farm business.

Components of the business include:

- (i) 25,000 sf of irrigated shade houses with over 4,000 tomato plants;
- (ii) acres of irrigated orchards including banana, persimmon, mango, papaya, Leachy nut, mulberry and citrus trees;
- (iii) a 3,000 sf "Cuckler" Building which is fully operational and licensed as a Food Processing Facility with processing rooms, ADA bathroom, refrigeration & drying equipment, solar drying room, processing and packaging rooms;
- (iv) separate equipment and repair shop (tools not included);
- (v) a 1,200 sf 2 bed/2 bath manufactured home for staff.

The entire Leechango Business with all fixtures, equipment, inventory, licenses, together with the registered name "Leechango Plantation" and associated goodwill are included in offering.

Property Address: 4348 145th Ave. N., Loxahatchee, FL

Tax ID: 41414308000005070
 41414308000005160
 41414308000005190
 41414308000005040

Real Estate Taxes: 2010: \$10,400 (est.) reflects AG classification & homestead exemption.

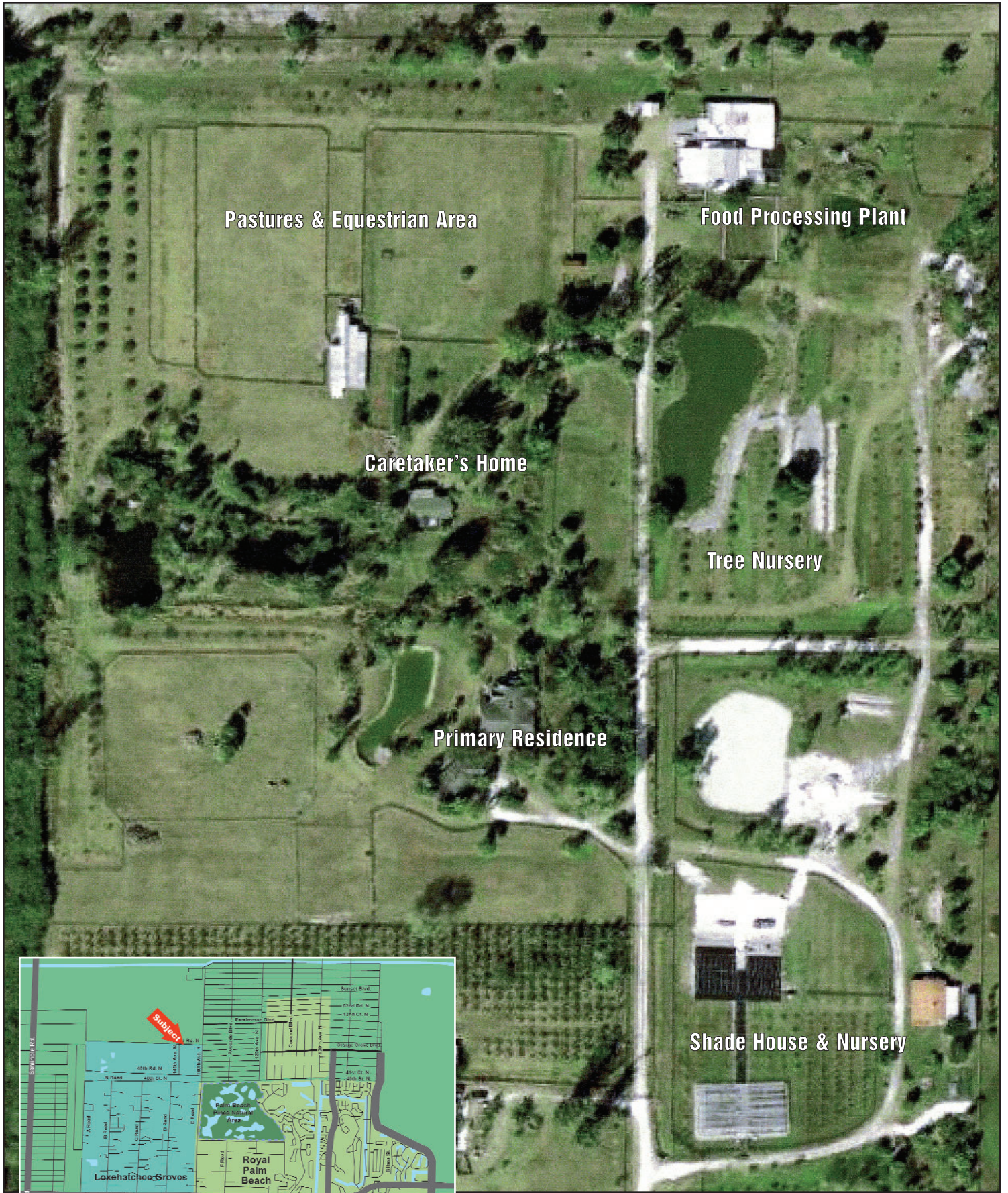
Offering Terms: \$1,950,000 Cash

In addition to the entire property sale, Seller will consider a variety of alternative sale structures for portions of the property, or seller financing subject to acceptable terms, conditions and credit.

Showings by prior appointment only.



Fruit Orchard



Pastures & Equestrian Area

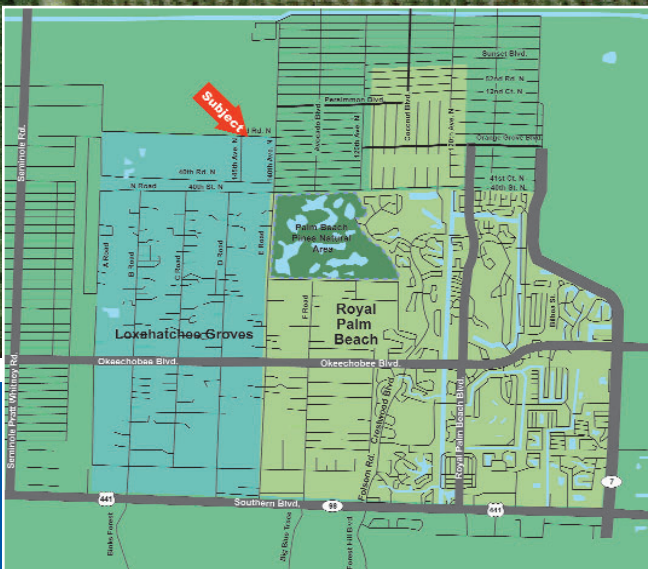
Food Processing Plant

Caretaker's Home

Tree Nursery

Primary Residence

Shade House & Nursery



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