

**18708 CR 250, Live Oak, FL 32060**  
**Updates, Improvements and Features**

**Farm Items:**

**Pivot Irrigation System:** Updated in August 2022. Sprinkler package upgraded from high pressure to low pressure nozzles, ICON 5 control panel with ICON Link for remote operation. Booster pump added to the end gun and new overhang pipe. Ability to irrigate 38 Ac. Pivot is generated by a diesel-powered Kubota generator. Upgrade work done by Tri-County Irrigation, Live Oak.

**Soil Moisture Probe:** Sentek, 36" SDI-12 RMV CBL Moisture Probe. Data remotely sent to phone app and website. Installed August 2022.

**Weather Station:** Ag Sense with AT Pro Telemetry unit, Aqua Trac Pro. Data remotely sent to phone app and website. Installed August 2022.

**3-Phase Electric** to the farm shop.

**Water Permit:** Renewed in 2023 and good for 20 years for all potential (corn, vegetables, beans, etc...) crops. Permit number 215998. Permit is with SRWMD, located in Live Oak.

**Irrigation Well:** 240 feet deep, casing is 90 feet deep. Pump is operated by a JD 6404 diesel powered engine, fuel tank included. New canopy put up February 2025.

**Additional Irrigation Risers:** Five strategically placed irrigation risers are located throughout the south portion of the farm such that the entire farm could technically be irrigated with the proper equipment.

**Hay Field** is Coastal Bermudagrass and has been managed with 2.5 acre grid sampling and VRT lime and fertilizer applications. We are willing to share the soil sampling, fertility and pest management information if buyer is wants it. We have nearly doubled the hay production in four years. The 100' x 100' **Hay Barn** contains high-quality horse hay that could be sold with the farm and can be an immediate source of income. We use BMPs on all management and have been supported by the SRWMD programs. Approximately 80 acres in hay production.

**Hay Equipment** may be purchased separately. JD458 MegaWide baler, JD630 MoCo, Top Air 550 Sprayer, 3 section, 60 ft boom with Raven controller and 550 gallon poly tank, 2024 Simonsen 1754, 5 ton fertilizer spreader with hydraulic engagement, 2021 Vermeer TE2510 Tedder, Vermeer VR1022 V-Rake, 2021 JD M15 Rotary Chopper and multiple hay wagons are available. 2012 John Deere 5101E (~1400 hrs) and 2021 John Deere 6130M (~500 Hrs) tractors could be discussed.

**Household Items:**

**Income Generating Cabin:** Promoted on AirBNB and VRBO under the name of Almost Camping. New vinyl floor in March 2022. Stays busy.

**RV Hookup:** 50 amp, water available, no sewer.

**House and Cabin Well Pump.** Pump is ½ hp and approximately 100' deep. New electrical wire was put onto the pump and above ground pipe fittings were replaced March 2024.