

ACREAGE

0 2nd RD

0 2nd Road, Labelle, Florida, 33935, United States

FGCMLS

Property Details

Type	**Acreage**
MLS #	**2026029401**
View	**Canal**
Lot size	**160 acres**
Neighborhood	**HD01 - Hendry County**
Subdivision	**GERBER GROVES SEC 1**

Description

SELLER FINANCING WITH 25% DOWN! This 160 acres of prime farmland is located in Hendry County’s Gerber Groves Water District. Seller will consider dividing, but prefers to sell tracts in 40 acre tracts or more. These parcels all face north (rear - south) with a canal running directly behind the south end. Gerber Groves Water District collects fees with property taxes and these fees go towards maintaining the farming community: roads, canals and water district pumps. Gerber Groves properties benefit from being part of the Gerber Groves Water Control Drainage District with water usage and drainage in place for all Gerber Grove land owners as part of the district’s South Florida Water Management District agricultural subdivision permit. Taxes are paid with property taxes on annual basis. Gerber Groves is located south of LaBelle and north of Felda and Immokalee in a popular farming area with some agricultural offices, packing houses and homes. It is in close proximity to State Highway 29 and in a central location for moving all varieties of crops. Why Gerber Groves? Gerber Groves offers exceptional farmland with the added benefit of a well-managed water control system, vital for successful agricultural operations. This property is located in Section One of Gerber Groves. Section One is the most desired section best for farming purposes. This property is perfectly positioned for efficiency and productivity, making it an ideal investment for serious farmers and investors. Don’t miss this rare opportunity to secure high-quality farmland with flexible financing and additional perks. Seller Financing! 25% Down, 8%, 30 yr am, 5 year balloon.