
326.54± Acre Sod Farm
Hendry County, Florida
$7,900,000
Established Operation • Agricultural Zoning • Development Potential
Bermuda & Bahia Grass
A-2 Zoning
General Agriculture
Future Land Use
Agriculture (AG)
Subdivision Potential
5-Acre Minimum Lots
(≈65 Potential Lots)*
Four Parcels
1-32-45-14-A00-0004.0000
1-32-45-13-A00-0003.0000
1-32-45-23-A00-0002.0000
1-32-45-24-A00-0003.0000
326.54±
Total Acres
Hendry
County
ACREAGE
Bermuda Grass
Bahia Grass
DOOLEY GRADE RD
DOOLEY GRADE Road, Clewiston, Florida, 33440, United States
*Theoretical yield based on A-2 minimum 5-acre lot size. Actual lot count subject to Hendry County approval, access, drainage and other development requirements.
FGCMLS

Property Details

Type	**Acreage**
MLS #	**2026045988**
View	**Trees Woods**
Lot size	**326.54 acres**
Neighborhood	**HD04 - Southern Hend**
Subdivision	**NOT APPLICABLE**

Description

326.54± ACRES | ESTABLISHED COMMERCIAL SOD FARM | AGRICULTURAL INVESTMENT & EXPANSION OPPORTUNITY! Exceptional opportunity to acquire 326.54± acres of agricultural land in Hendry County, Florida! Comprised of four parcels, this expansive property offers an established commercial sod farming operation, valuable infrastructure, and potential for continued production, diversification, and long-term investment. CURRENTLY OPERATING AS A SOD FARM, the property features approximately 30 acres planted in Bermuda grass, with approximately 75 acres designated for Bermuda cultivation and the remaining acreage predominantly consisting of Bahia grass. Substantial acreage provides room to expand production or diversify agricultural activities. Existing infrastructure includes FOUR OPERATIONAL WELLS (4", 6", 6", and 10"), underground irrigation, single-phase electrical service, and approximately 4-foot hog-wire perimeter fencing. These improvements provide a foundation for continued agricultural operations and potential expansion. ZONED A-2 (GENERAL AGRICULTURE) WITH AN AGRICULTURE (AG) FUTURE LAND USE DESIGNATION, the property offers flexibility for sod production, crop cultivation, cattle ranching, livestock operations, and other permitted agricultural uses. LOCATION, RECREATION & INVESTMENT POTENTIAL! Surrounded by state-owned lands and privately owned ranches, the property enjoys an expansive rural setting in an area known for superb hunting. This surrounding landscape adds appeal for buyers seeking agricultural acreage with outdoor recreational opportunities. Hunting access to neighboring lands is subject to ownership, permission, and applicable regulations. Hendry County's position between Southwest Florida and South Florida markets adds to the property's appeal for agricultural producers and long-term investors. Regional residential development and infrastructure investment also provide context for buyers considering the land's long-term potential. Beyond its farming operation, the property's zoning and future land-use designation may provide opportunities for subdivision into smaller

agricultural or rural residential tracts, subject to county approval, legal access, infrastructure requirements, recorded restrictions, and applicable regulations. Whether you're a commercial sod producer seeking expansion, a farmer or rancher looking for acreage, or an investor seeking a substantial agricultural landholding, this property combines established infrastructure, agricultural versatility, a rural setting, and future potential. Buyer to independently verify acreage, improvements, irrigation coverage, water-use permits, zoning, permitted uses, legal access, hunting opportunities, and subdivision feasibility.
