

LAND FOR SALE

BARDIN POULTRY FARM

1251 BARDIN RD.

Palatka, FL 32177

LISTED BY:

JOHN A. " TONY" WALLACE

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SALE PRICE	\$1,280,000
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PROPERTY OVERVIEW

Agricultural investment opportunity! 47.77-acre poultry farm with five cage-free layer houses (total 105,850 sq.ft.), 4,000 sq. ft. storage building, 2,014 sq.ft. 1999 year mobile home, 600 sq.ft. detached garage.

OFFERING SUMMARY

ACREAGE:	47.77 Acres
PRICE / ACRE:	\$26,795
CITY:	Palatka
COUNTY:	Putnam
PROPERTY TYPE:	Poultry Farm



SPECIFICATIONS & FEATURES

LAND TYPES:	Farms & Nurseries Properties
UPLANDS / WETLANDS:	Approx. 99% Uplands
SOIL TYPES:	<ul style="list-style-type: none"> • Myakka Fine Sands • Ona Fine Sands
TAXES & TAX YEAR:	\$9,334.01 - [2020]
ZONING / FLU:	AG, A2
WATER SOURCE & UTILITIES:	Private Wells and Septic
ROAD FRONTAGE:	1,875 ± FT on Bardin Rd, 1,100 ± FT on Union Grove Cemetery Rd.
FENCING:	Perimeter is fenced.
CURRENT USE:	Cage-free egg layer farm
STRUCTURES & YEAR BUILT:	<ul style="list-style-type: none"> • Cage Free Layer House 1 - 20825 sq.ft. 1997 • Cage Free Layer House 2 - 20825 sq.ft. 1997 • Cage Free Layer House 3 - 21400 sq.ft. 2004 • Cage Free Layer House 4 - 21400 sq.ft. 2004 • Cage Free Layer House 5 - 21400 sq.ft. 2004 • Workshop/Storage Shed - 4000 sq.ft. 1999 • DW Mobile Home - 2014 sq.ft. 1999 • Detached Garage - 600 sq.ft. 1999



LOCATION & DRIVING DIRECTIONS

PARCEL:

22-08-25-0000-0010-0020 22-08-25-0000-0010-0030

GPS:

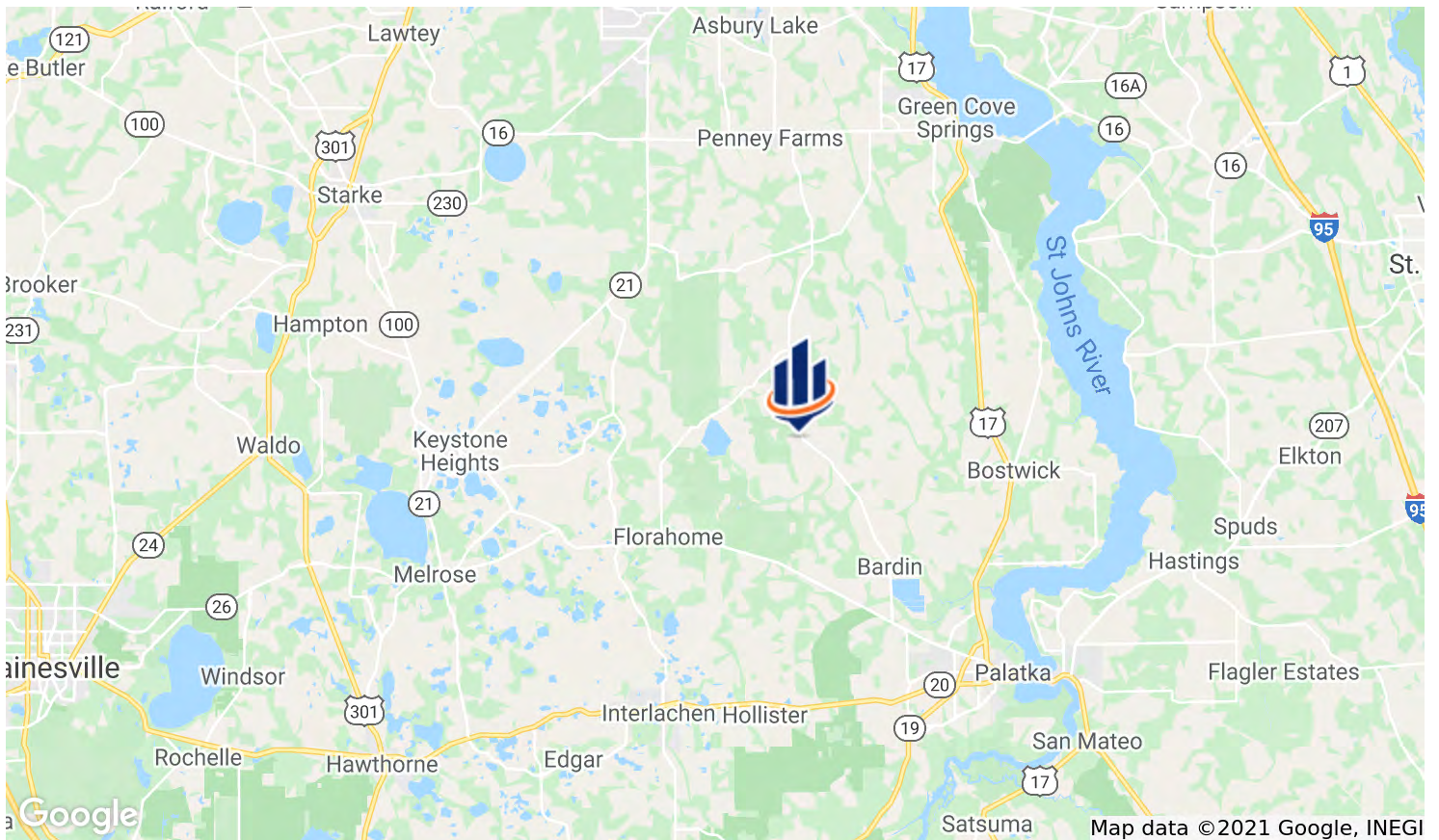
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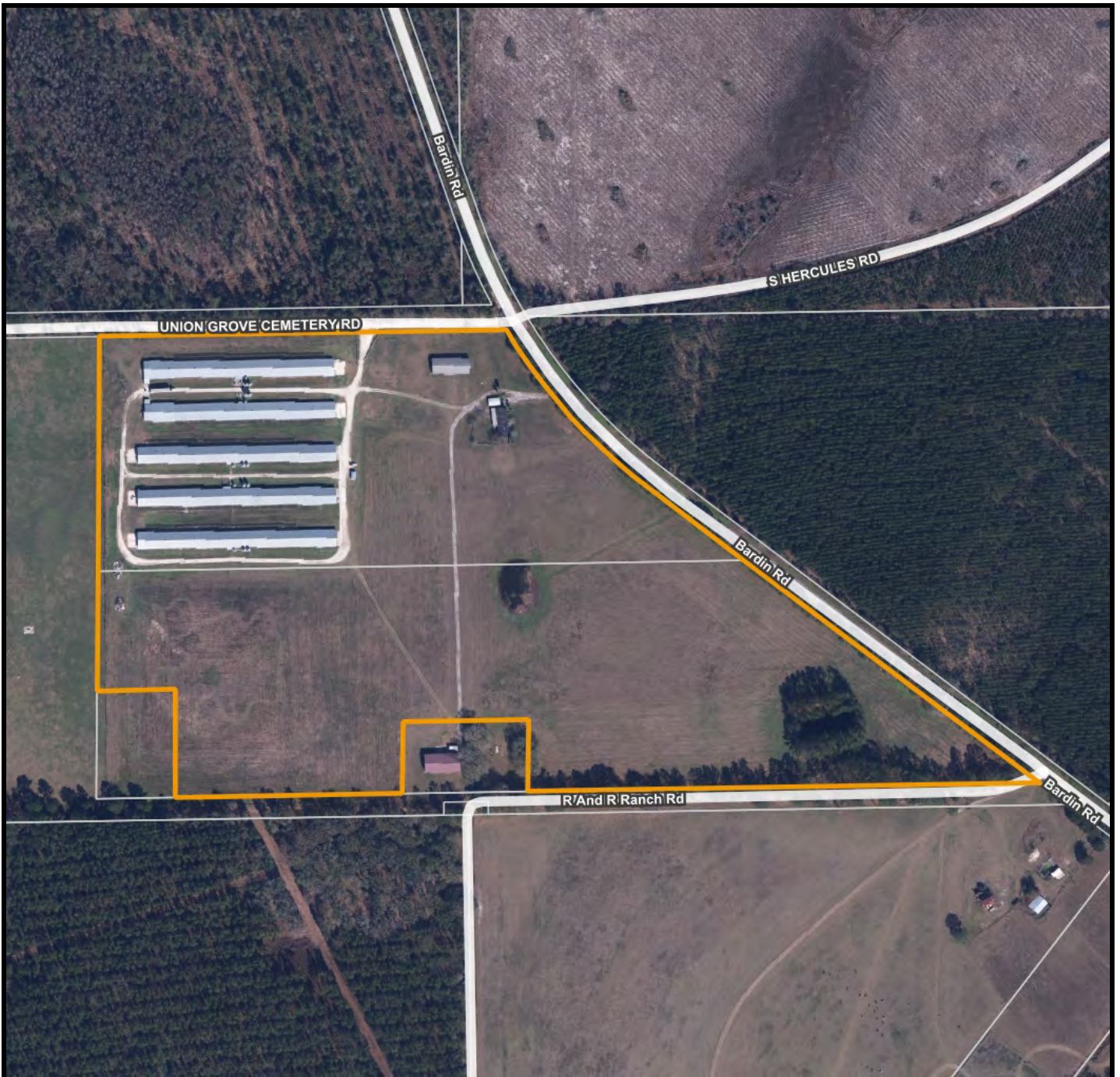
DRIVING DIRECTIONS:

- From Palatka, travel west on CR-100 for approximately 4 miles to Bardin Rd.; turn right on Bardin Rd
- and travel 8.8 miles to property on the left
- Look for sign.

SHOWING INSTRUCTIONS:








Prospective buyers will need to contact Tony Wallace or Philip Leary to arrange a showing.

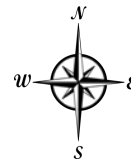




Bardin Poultry Farm - Aerial Map



-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines









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