

7+/- Acre Property

15000 North River Road, Alva Florida 33902

Offering Price \$975K

RV Park, Campground, Church Property, Cell Tower Lease, Nursery, Agri-Tourism Business



Presented by

Steve D Smith  LLC
Licensed Real Estate Broker

Steve D. Smith | Principle

Florida Real Estate License: 3316359

(941) 400-6118

steve@stevedsmith360.com

www.SteveDSmith360.com

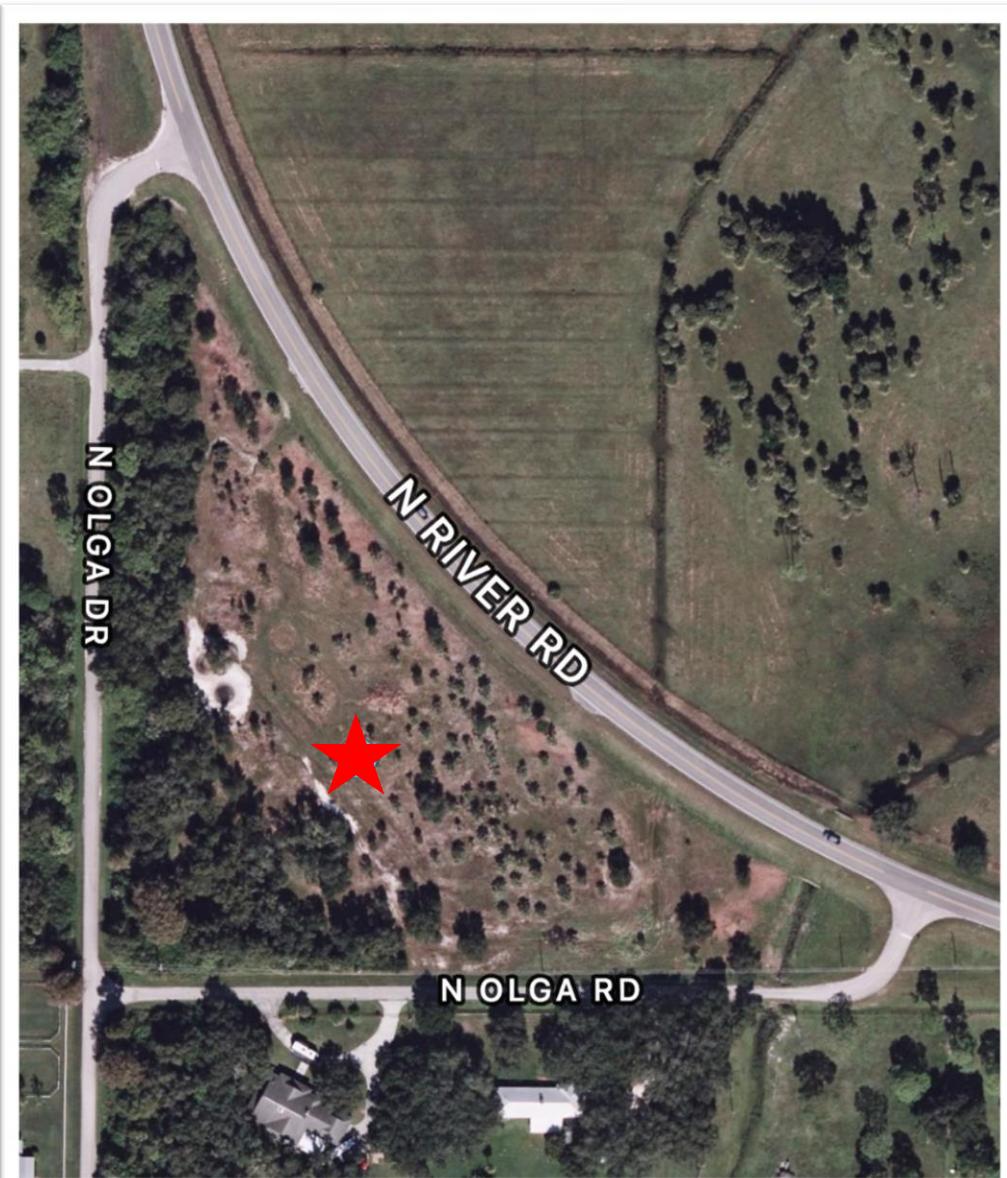
Steve D Smith 360 LLC

662 South Tamiami Trail
Osprey Florida 34229

7+/- Acre Property

15000 North River Road

Alva Florida 33902



7+/- Acre Property

15000 North River Road
Alva Florida 33902

LAND

- 7+/- Acres
- Triangle shape Property surrounded by paved county roads.
- Creek on east end of the Property
- Over 150 manicured trees including: Sabal Palms, Giant Bald Cypress, Large Oak Trees, Queen Palms, Java Plum Trees, and more.

ZONING

- AG-2

BUILDING

- New 12 X 30 Custom Amazon Building

IMPROVEMENTS

- New Agriculture Well
- New Electric service with Underground Utilities
- Lee County Property Appraiser Approved Ag-Exemption
- Florida Department of Agriculture Inspection / Permit complete for Nursery and Produce Production-Sales









These pages have been prepared by Steve D Smith 360 LLC for advertising and general information only. Steve D Smith 360 LLC makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Steve D Smith 360 LLC excludes unequivocally all inferred or implied terms, conditions, and warranties arising out of these pages and exclude all liability for loss and damages arising therefrom. Steve D Smith 360 LLC All Rights Reserved



Florida Department of Agriculture and Consumer Services

B116746

CERTIFICATE OF NURSERY REGISTRATION

Section 581.131, F.S. and Rule 5B-2.002, F.A.C
1911 S.W. 34th St. P.O. Box 147100, Gainesville, FL 32614-7100 (352) 395-4700

WILTON SIMPSON
COMMISSIONER

ISSUED TO:

CALUSA ISLAND RANCH
STEVE D. SMITH 360, LLC
15000 N RIVER RD
ALVA, FL 33920-3138

THIS CERTIFICATE EXPIRES: 02/24/2024

FEE PAID: \$35.00

REGISTRATION NO.: 48030501

DATE ISSUED: 02/24/2023

THIS IS TO CERTIFY that the nursery stock on the premises of the nursery shown hereon has been inspected for plant pests and meets at least the minimum requirements of Section 581.131, Florida Statutes.

THIS CERTIFICATE OF REGISTRATION MUST BE DISPLAYED or in the immediate possession of any person engaged in the sale or distribution of nursery stock.

FDACS-08002 Revised 05/05

WILTON SIMPSON
Commissioner of Agriculture