

# 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**

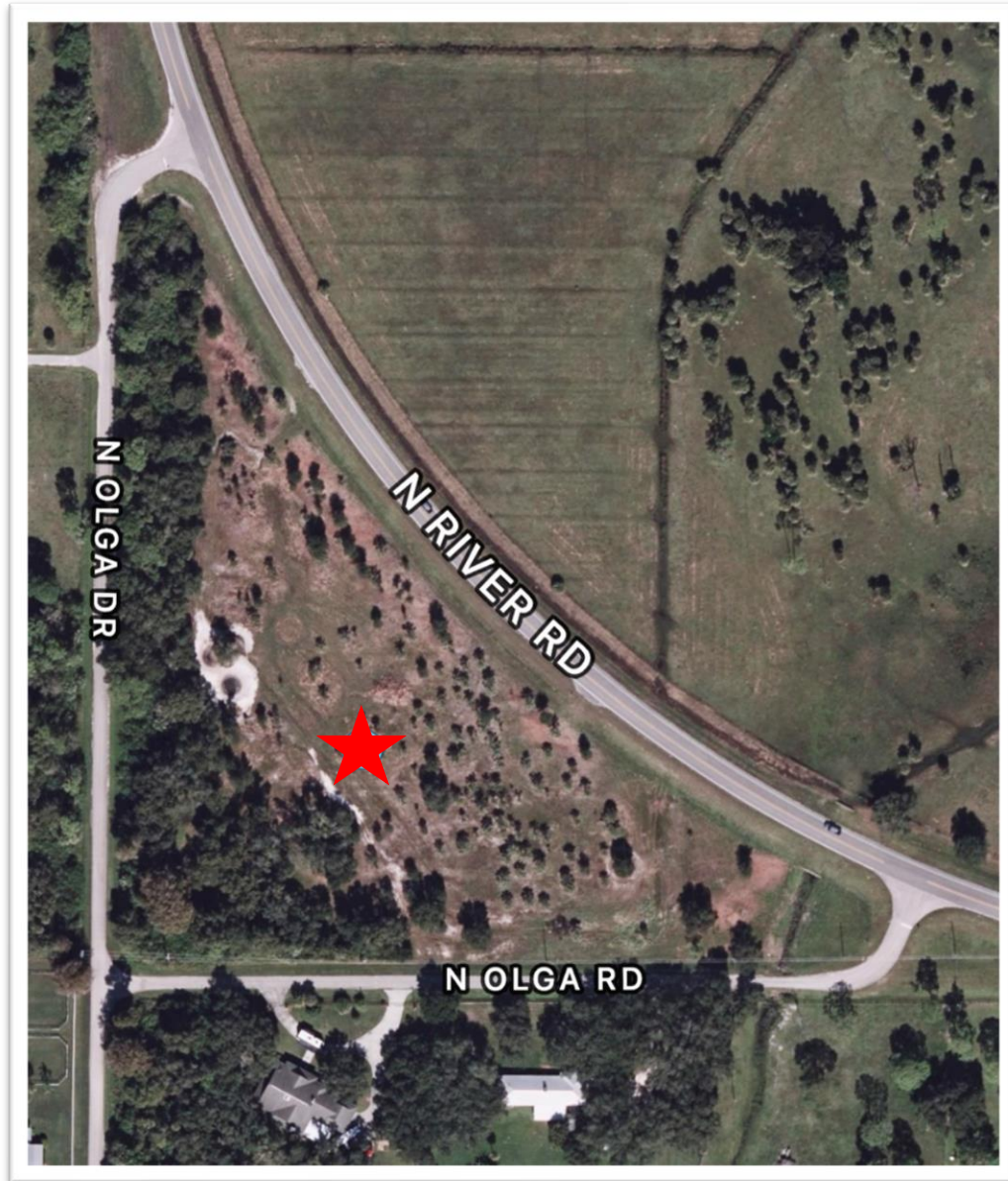
**www.SteveDSmith360.com**

**Steve D Smith 360 LLC**

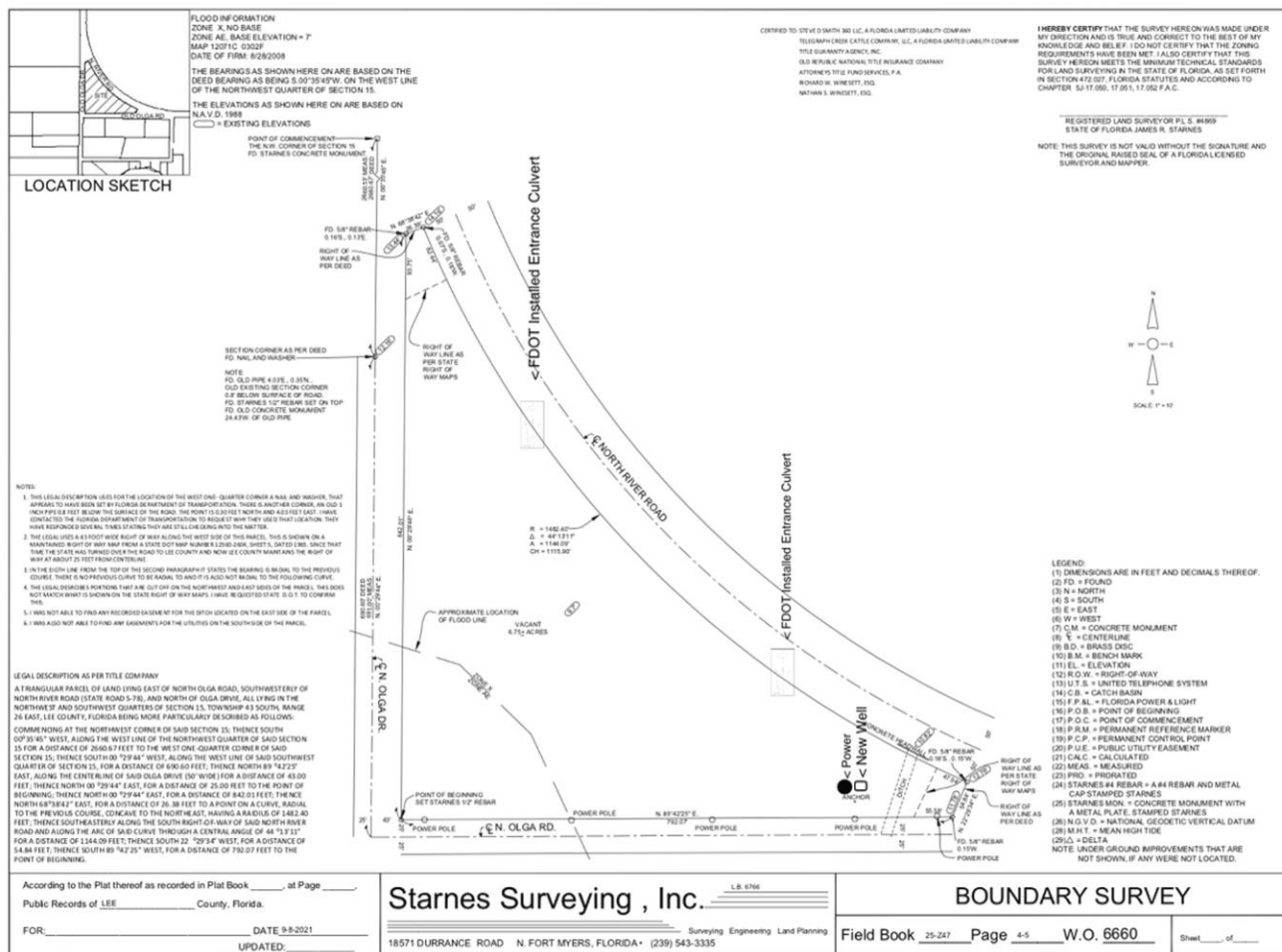
662 South Tamiami Trail  
Osprey Florida 34229

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### 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

















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**