

WILLISTON ROLLING HILLS

BLUEBERRY AND AGRITOURISM OPERATION

100± ACRES IN WILLISTON, FLORIDA

PROUDLY
PRESENTED BY:

 **MoonBeam**
Land Company, Inc.

BROKERAGE • INVESTMENTS • ADVISORY

LIC. REAL ESTATE BROKER

WILLISTON ROLLING HILLS BLUEBERRY AND AGRITOURISM OPERATION

3250 NE 140th Avenue, Williston, Florida 32696

Spanning approximately 100± acres of gently rolling terrain, this estate combines established agricultural production with an extensive agritourism and entertainment infrastructure rarely found together in North Central Florida.

Approximately 30.5± acres are planted in southern highbush blueberries, complemented by a peach orchard, nursery area, pasture, greenhouse, irrigation infrastructure and additional acreage available for future agricultural expansion.

Beyond the farm, the property features a general store, event venue, entertainment stage, concession facilities, outdoor gathering spaces and seasonal attractions—creating an established foundation for continued agricultural production, agritourism, events or an entirely new vision.

The defining characteristic is the underlying land itself. Rare for Florida, the land's rolling hills and varied elevations provide dramatic long-range views and a unique sense of place.

OFFERED AT

\$3,450,000

KEY ATTRIBUTES

30.5±

ACRES OF BLUEBERRIES

46,706±

BLUEBERRY PLANTS
(OPTIMUS, EMERALD, FARTHING
& SENTINEL VARIETIES)

69.83±

TOTAL AGRICULTURAL ACRES
(BLUEBERRIES, FALLOW,
PASTURES, PEACHES & MORE)

A RARE LANDSCAPE

Meaningful topography is uncommon across much of Florida. Williston Rolling Hills is distinguished by gently rolling terrain, natural elevation changes and expansive views that create a landscape unlike many agricultural properties in the region.

The property's elevated, high-and-dry character provides both visual appeal and functional agricultural advantages, while creating an exceptional backdrop for agritourism, outdoor recreation and destination-based experiences.





HIGH & DRY, FLOOD ZONE X
0.30 MILES OF ROAD FRONTAGE
OFF NE 140TH AVE

AN ESTABLISHED OPERATION

Greenhouse • Equipment/storage barns • Three pump houses • Established irrigation system

Williston Rolling Hills currently operates as a diversified agricultural property with established blueberry production, peach acreage, nursery space, pasture and additional land available for future agricultural use.

Approximately 30.5± acres are planted in southern highbush blueberries across four commercially grown varieties. The combination of established and younger plantings provides both current production and future production potential.

Existing agricultural infrastructure includes a greenhouse, storage barns, three pump houses, internal farm roads and an established overhead irrigation system.

30.5± ACRES OF
BLUEBERRIES

3.51± ACRE PEACH
ORCHARD

2.06± ACRE NURSERY
AREA

10.58± ACRES OF
PASTURE

23.18± ACRES OF
FALLOW

2025 SEASON

235,612 lbs.

TOTAL FRUIT RECEIVED

209,336 lbs.

TOTAL FRUIT PACKED

88.85%

AVERAGE PACKOUT

2026 SEASON*

23,504 lbs.

TOTAL FRUIT RECEIVED

22,458 lbs.

TOTAL FRUIT PACKED

95.55%

AVERAGE PACKOUT

* Lower Production Numbers Due to 2026 Catastrophic Freeze



BLUEBERRY PRODUCTION

30.5± acres of southern highbush blueberries consisting of four commercially grown varieties.

VARIETY	ACRES	APPROX. PLANTS	PLANTED
Emerald	8.7	16,843	2018–2019
Farthing	4.8	9,293	2018
Optimus	16.3	19,723	2023–2025
Sentinel	0.7	847	2023
TOTAL	30.5±	46,706	

Plant spacing varies by variety utilizing 9-foot row spacing with either 2.5-foot or 4-foot in-row spacing. The planting schedule provides a blend of established production and younger acreage positioned for future production.



Electric Pumps

PUMP 1

PUMP SIZE: 5 HP

MAINLINE SIZE: 2"

FILTRATION: NONE

PUMP 2

PUMP SIZE: 1-1.5 HP

MAINLINE SIZE: 1.25"

FILTRATION: NONE

WATER PERMIT: 20020049/ SWFWMD

PUMP 3

PUMP SIZE: 1-1.5 HP

MAINLINE SIZE: 2"

FILTRATION: NONE

Diesel Pumps

PUMP 1

PUMP SIZE: 200 HP

MAINLINE SIZE: 12"

FILTRATION: SAND FILTER
ON DRIP IRRIGATION LINE

PUMP 2

PUMP SIZE: 200 HP

MAINLINE SIZE: 12"

FILTRATION: NONE

PUMP 3

PUMP SIZE: 200 HP

MAINLINE SIZE: 12"

FILTRATION: NONE



IRRIGATION & WATER SYSTEM

An established irrigation system supports the property's cultural operation, with six wells powered by a combination of electric and diesel pumps. All of Williston Rolling Hills can be irrigated simultaneously.

AGRICULTURAL OPPORTUNITY

Greenhouse • Two Equipment/Storage Barns • Three Pump Houses • Nursery Area • Peach Orchard • Internal Farm Roads • Established Overhead Irrigation System

The existing agricultural infrastructure supports continued commercial production while providing flexibility for future agricultural enterprises.

Current production includes blueberries and peaches, while previous operations have successfully grown sunflowers and zinnias, demonstrating the property's versatility for specialty crops, agritourism experiences, and U-pick operations.





1,800± SF GREENHOUSE



5,100± SF EQUIPMENT BARN #1



3,600± SF EQUIPMENT BARN #2



PUMP HOUSE



NURSERY AREA



OVERHEAD IRRIGATION SYSTEM

45

MINIUTES TO OCALA

45

MINIUTES TO GAINESVILLE

50

MINIUTES TO CEDAR KEY

105

MINIUTES TO ORLAND

120

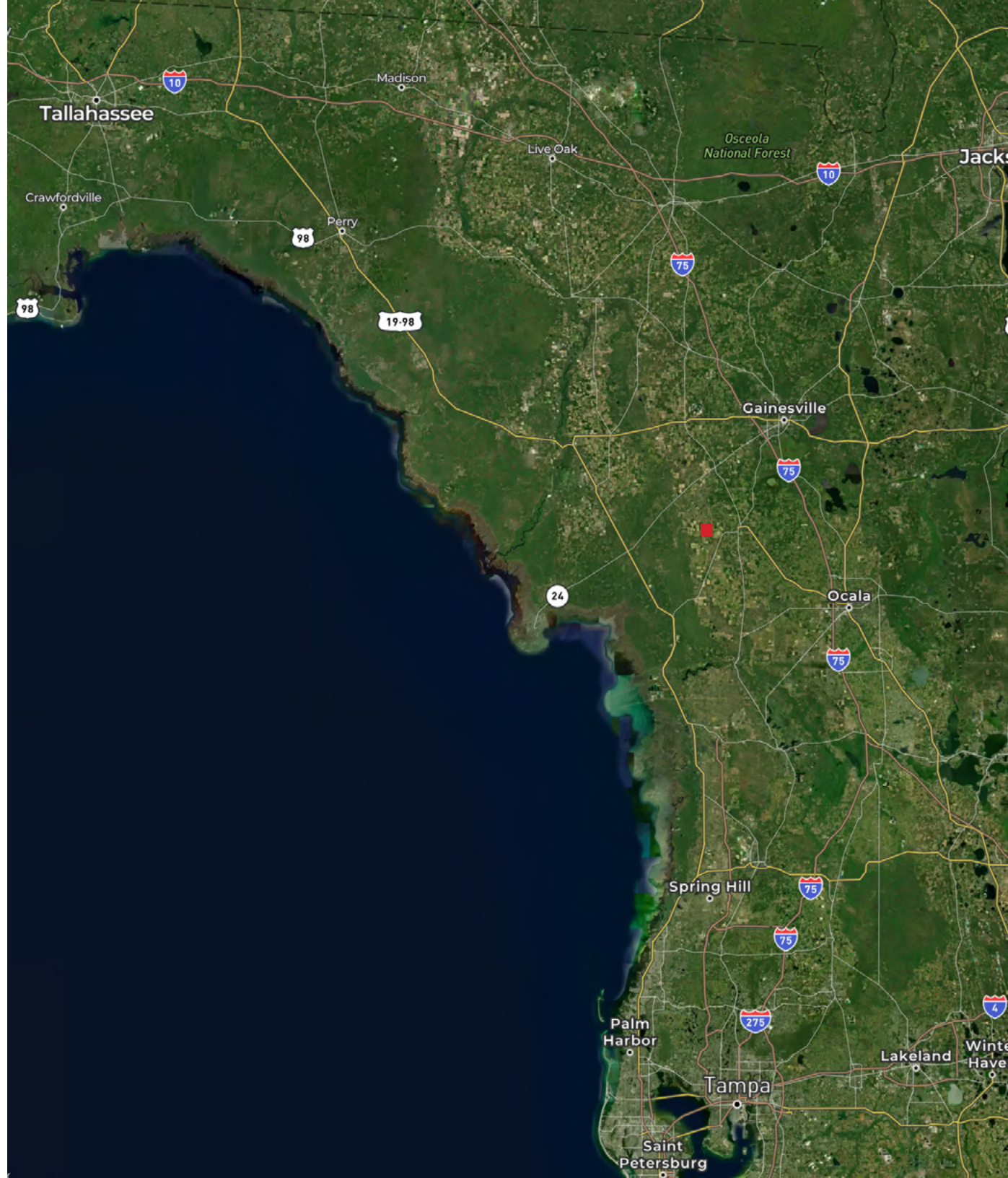
MINIUTES TO TAMPA

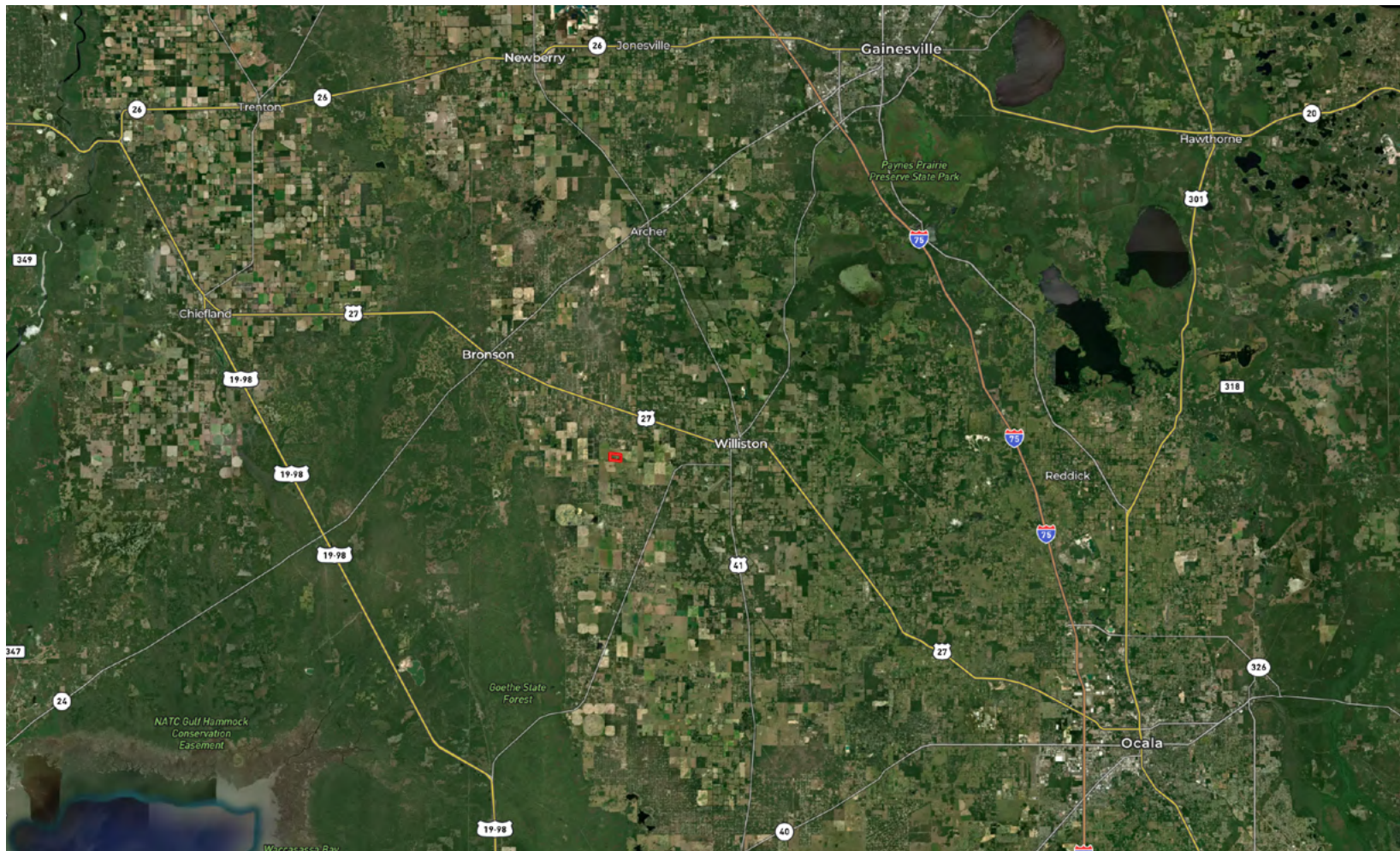
120

MINIUTES TO JACKSONVILLE

120

MINIUTES TO FL/GA STATE LINE







AGRITOURISM: MORE THAN A FARM

General Store • Large Event Venue • Entertainment Stage • Concession Building
Outdoor & Silo Bars • Milkshake Stand • Seasonal Attractions • Slide Hill
Oversized Wooden Swing • Archery • Basketball • Bowling

Years of planning and investment have created an established foundation for agritourism, entertainment and private events. The property includes infrastructure designed to accommodate everything from seasonal attractions and family entertainment to private gatherings, festivals, weddings and other destination-based experiences.

At the center of the entertainment component is a multi-purpose general store with retail, ticketing, storage, loading and gathering areas. Additional improvements include a large pole barn event venue, entertainment stage, concession building, bars, activity areas and approximately 1.3± acres of established parking.





1,164± SF GENERAL STORE



9,110± SF POLE BARN/EVENT VENUE



ENTERTAINMENT STAGE



4,144± SF CONCESSION BUILDING



OUTDOOR & SILO BARS



MILKSHAKE STAND



ONE PROPERTY. MULTIPLE POSSIBILITIES.

Agricultural Production • Agritourism • Visitor Infrastructure • Events • Gathering Spaces

Williston Rolling Hills offers the next owner the flexibility to continue the existing agricultural operation, expand agritourism offerings or develop a new vision around the property's land and infrastructure. With productive acreage, established improvements and distinctive rolling terrain already in place, the groundwork has been established for the property's next chapter.





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