

VERO FARM DEVELOPMENT

VERO BEACH, FL | INDIAN RIVER COUNTY

307.8 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 307.8 ± acres

Sale Price: \$1,816,020

Price per Acre: \$5,900

Site Address: 14990 9TH ST SW, Vero Beach, FL 32966

County: Indian River

Water Features: Property has approximately 50 acres of shallow ponds originally used for aquaculture

Road Frontage: 5,130 feet on 154th ave 2,690 feet on Oslo Rd

Predominant Soil Types: Riviera Fine Sand 215 acres, Wabasso Fine Sand 84 acres, Pineda Fine Sand 9 acres

Uplands/Wetlands: According to the wetland database the property is 299 acres of uplands and 8 acres of wetlands.

Irrigation/Wells: Water for irrigation is provided by the St. Johns Improvement District

Water Source & Utilities: Irrigation water provided by the St. Johns Improvement District

Structures: 1,100 SQ FT barn and a 700 SQ FT trailer both in a state of disrepair

Taxes: \$35,227

Zoning/FLU: Ag-2 (one unit to 10 acres)

Fencing: The property is fenced for cattle

Current Use: Cattle grazing

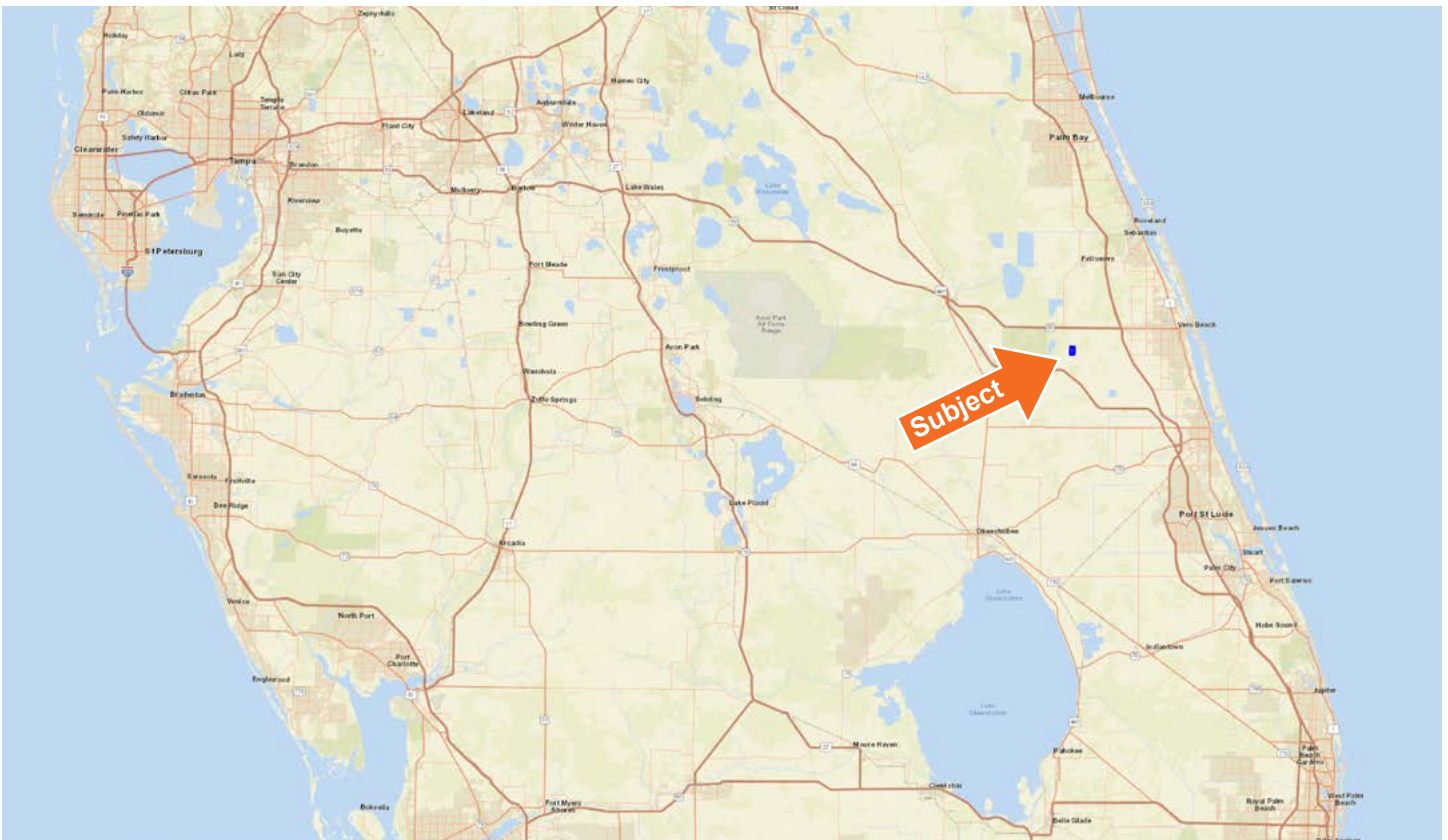
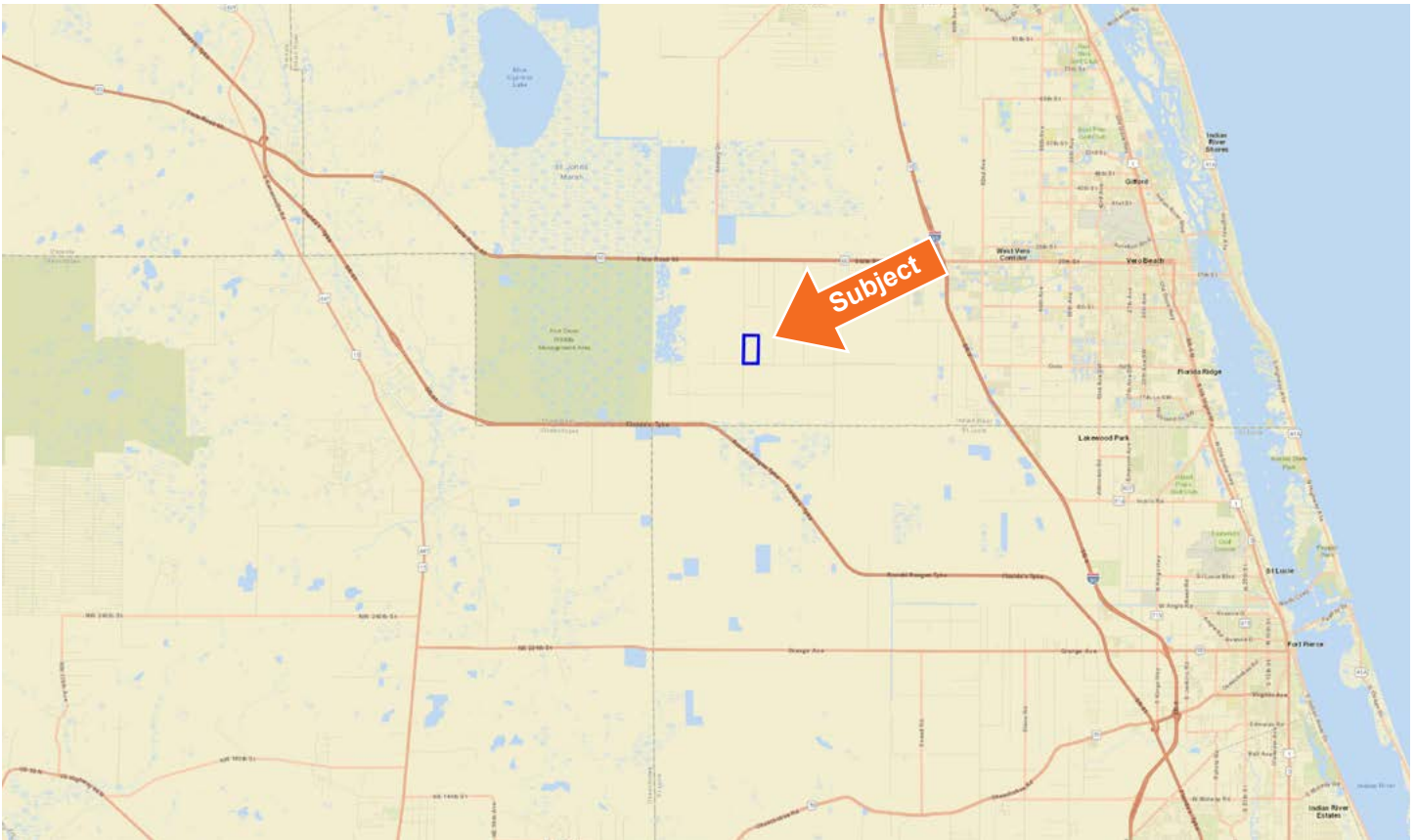
Land Cover: Portions of the property will need clearing of pepper trees



Vero Farm Development is a former citrus grove and can be used for a number of agricultural uses. Most of the property remains bedded for citrus or other tree crops with about 50 acres developed into small ponds for fish production. The property is currently fenced with a cattle lease in place for grazing and retaining an agricultural exemption. It could easily be cleared and leveled for other farming and horticultural purposes.

Located in Vero Beach in Indian River County this property has easy access to SR60 with a paved road providing opportunities for equestrian and other recreational uses or a country home site. A number of properties in the area are also being utilized for solar farms. The St. Johns Improvement District provides irrigation, drainage and road maintenance to the property.







LOCATION & DRIVING DIRECTIONS

Parcel IDs: 33372100000100000001.1,
33372100000100000001.0

GPS Location: 27.596255, -80.624413

Driving Directions:

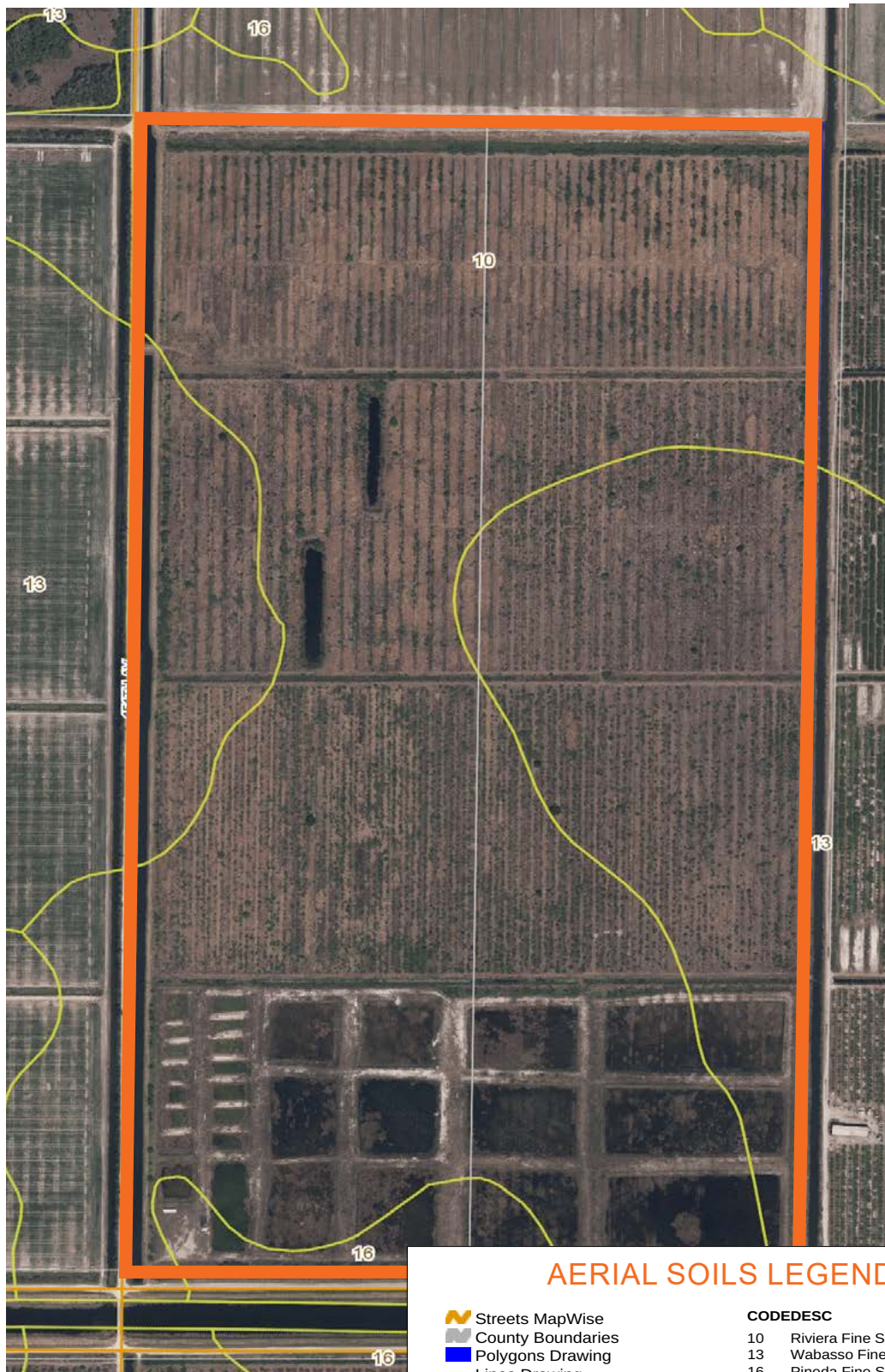
- **From the Intersection of I-95 and State Road 60** (Exit 147 on I-95),
 - Travel west on State Road 60 for 6.75 miles to 154th Ave (Lloyd Rd.)
 - Turn left and travel south for 2.75 miles (you will transition from pavement to dirt roads 2.6 miles down 154th Ave at the northern property line)
 - The property will be on the left (east side on road)
- **From the Intersection of the Florida Turnpike and SR 60**
 - Travel 17.85 miles to 154th Ave.
 - Turn right and travel south for 2.75 miles (you will transition from pavement to dirt roads 2.6 miles down 154th Ave at the northern property line).
 - The property will be on the left (east side on road).

Showing Instructions: Call Jeff Cusson, CCIM for showing instructions. (772)-332-9070













AERIAL SOILS



AERIAL SOILS LEGEND

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

CODE	DESC	ACRES
10	Riviera Fine Sand	215
13	Wabasso Fine Sand	84
16	Pineda Fine Sand	9
TOTAL =		307.812402759206 acres



114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

307.8 ± Acres • Former citrus grove and can be used for a number of agricultural uses!
Could easily be cleared and leveled for other farming and horticultural purposes.

SREland.com/VeroFarmDev

Jeff Cusson, CCIM, 772.332.9070 | Jeff@SREland.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896



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transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
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