

INDIAN RIVER CITRUS GROVE

491 ± acres

Indian River County, FL

**PRICE
REDUCED**

LAND FOR SALE



LOCATION

Located in Indian River County, 7 miles west on Hwy 60 from I-95, turn south on 154th Avenue (follow aerial map to property).

SIZE

491 ± Acres

PRICE - Price Reduced!

NOW: \$2,111,300 ~~WAS: \$2,405,900~~

WELLS/IRRIGATION/UTILITIES

3 pump stations run by 2 John Deere power units and a Yanmar power unit; 1,000 gallon diesel tanks; equipped with sulfuric acid tanks; fitting for fertigation available; micro-jet. Electricity available to site.

SPECIAL ASSESSMENT FROM SJRWMD

Special Assessment from St. John Water Management District: \$130/acre/year – full infrastructure maintenance, water, reservoir, roads, etc. This fee covers property taxes, infrastructure maintenance owned by district, farmer does not pay for water.

DESCRIPTION

Active citrus grove and engineered agricultural land perfect for all types of farming operations. This property is fully engineered and currently operated as a fresh fruit citrus operation. Potential uses include continued farming for citrus or conversion into other agricultural ventures. Grove was set and has been reset through the early 80s through the 90s. *Please call to request full production information from broker.*

CURRENT VARIETIES ON-SITE

- Rio, Ruby, White, Star grapefruits
- Navels
- Murcotts

Offering subject to errors, omission, prior sale or withdrawal without notice.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



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Licensed Real Estate Broker

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PRODUCTION NUMBERS

Production numbers provided by seller and need to be independently verified by buyer during due diligence period.

"Billy" BLOCK #1

Ruby Red/Sour/23'x12'

YEAR	BOXES
14/15	3,375
15/16	1,377
16/17	522

Rio/Flames/Carrizo/23'x12'

YEAR	BOXES
14/15	7,500
15/16	6,831
16/17	1,962

SR #3

RIO/Flame/Sour/23'x12'

YEAR	BOXES
14/15	2,394
15/16	1,620
16/17	630

White/Sour/23'x12'

YEAR	BOXES
14/15	1,780
15/16	6,831*
16/17	2,601**

*Combined with SR #3.
**Blended with SR #2

SR #2

White/Sour/23'x12'

YEAR	BOXES
14/15	3,375
15/16	1,010
16/17	2,601*

*Blended with SR #3

SR #4

Navels/Sour/23'x12'

YEAR	BOXES
14/15	10,438*
15/16	5,879*
16/17	3,132

**Blended with SR #2 and SR #4

Red/Sour/23'x12'

YEAR	BOXES
14/15	7,500
15/16	6,831
16/17	1,962

Navel/Carrizo/23'x12'

YEAR	BOXES
14/15	10,438**
15/16	5,879**
16/17	2,790

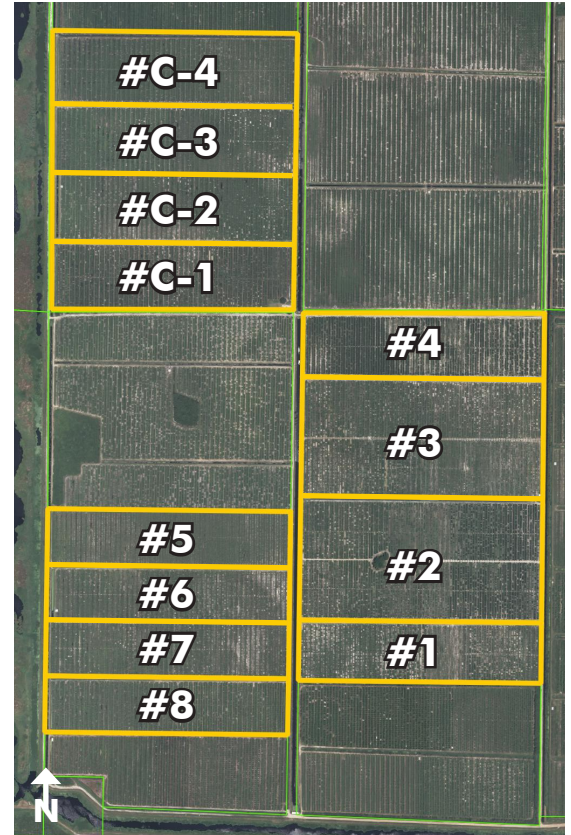
**Blended w/SR #2 & SR #4

BLOCK #5

RIO/Flame/Sour/23'x12'

YEAR	BOXES
14/15	2,160
15/16	2,760
16/17	540

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PRODUCTION KEY MAP

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PRODUCTION NUMBERS *cont'd*

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BLOCK #6

White/Partially pushed/
Swingle/23'x12'

YEAR	BOXES
14/15	2,860
15/16	1,162*
16/17	1,246*

**Blends of
Blocks #6
and #7*

BLOCK #7

White/Swingle/23'x12'

YEAR	BOXES
14/15	2,820
15/16	1,162*
16/17	1,246*

**Blends of
Blocks #6
and #7*

BLOCK #8

Star/Sour/23'x12'

YEAR	BOXES
14/15	15,642
15/16	3,704*
16/17	2,277

**Dramatic
decline due
to trees
pushed*

BLOCK C-1

Murcotts/Cleo/23'x10'

YEAR	BOXES
14/15	4,014
15/16	2,294
16/17	1,548

BLOCK C-2

White/Sour/23'x12'

YEAR	BOXES
14/15	4,480
15/16	2,110
16/17	3,245

BLOCK C-3

White/F80-3/23'x12'

YEAR	BOXES
14/15	2,240
15/16	2,110
16/17	1,332

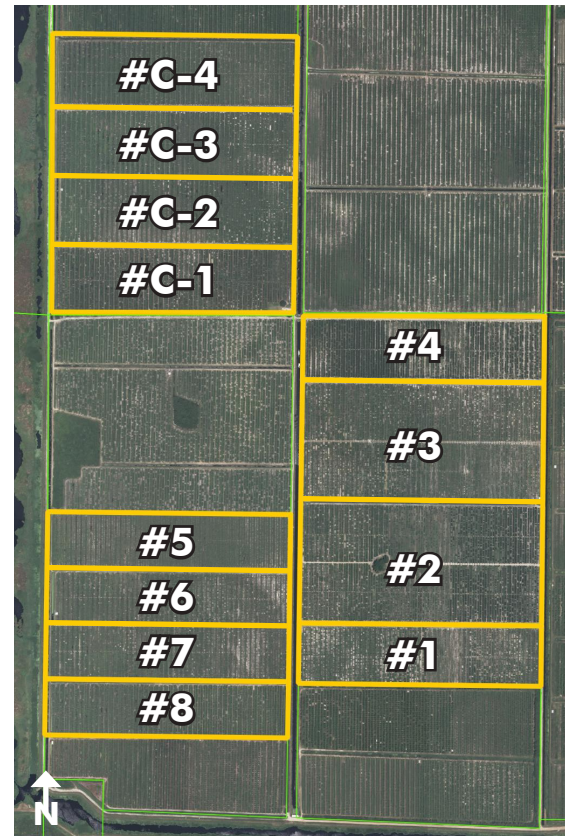
Red/Sour/23'x12'

YEAR	BOXES
14/15	6,099
15/16	2,664
16/17	2,664

BLOCK C-4

RIO/Sour23'x12'

YEAR	BOXES
14/15	3,800
15/16	2,110
16/17	6,816



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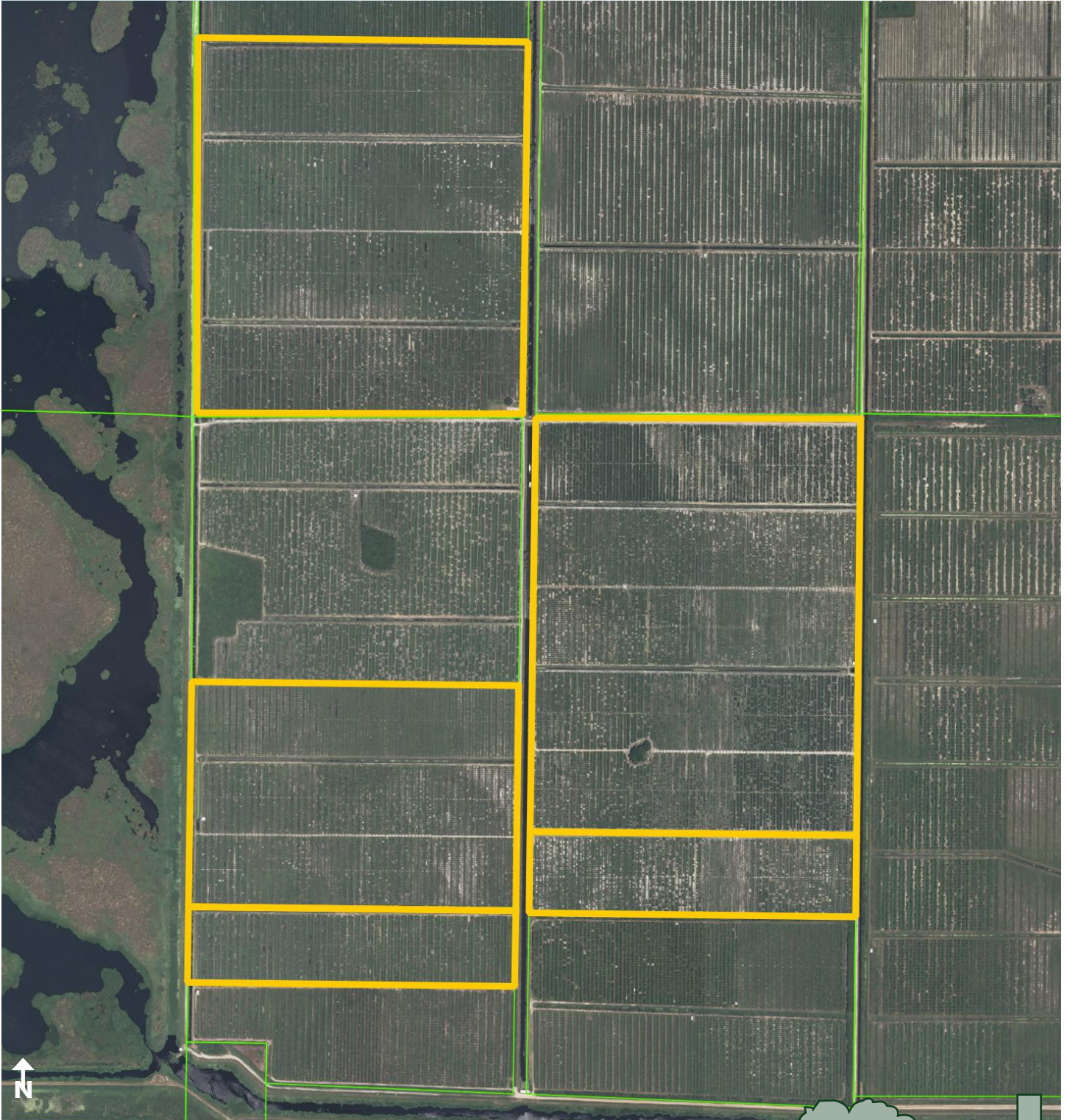


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PROPERTY MAP

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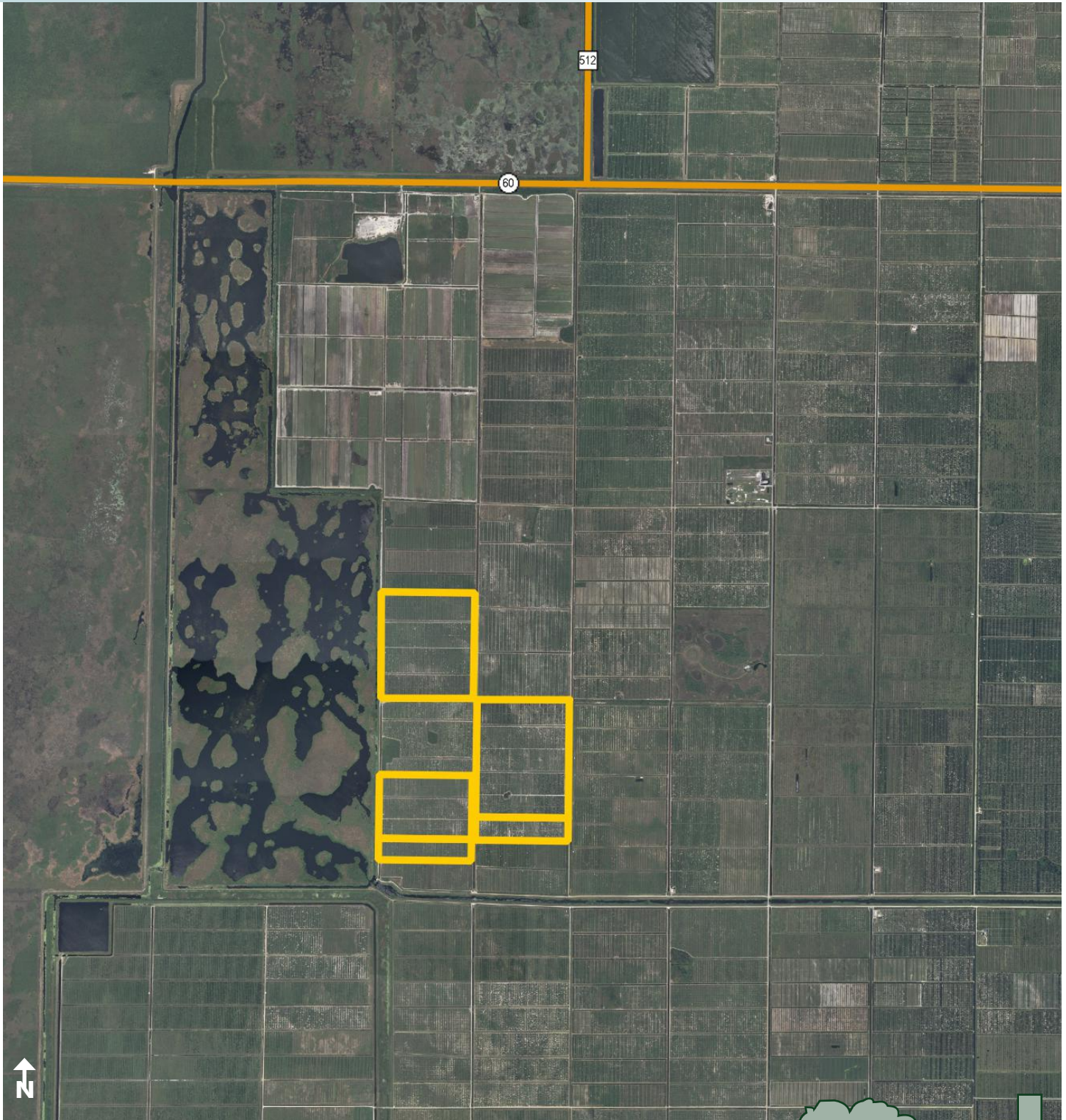


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REGIONAL MAP

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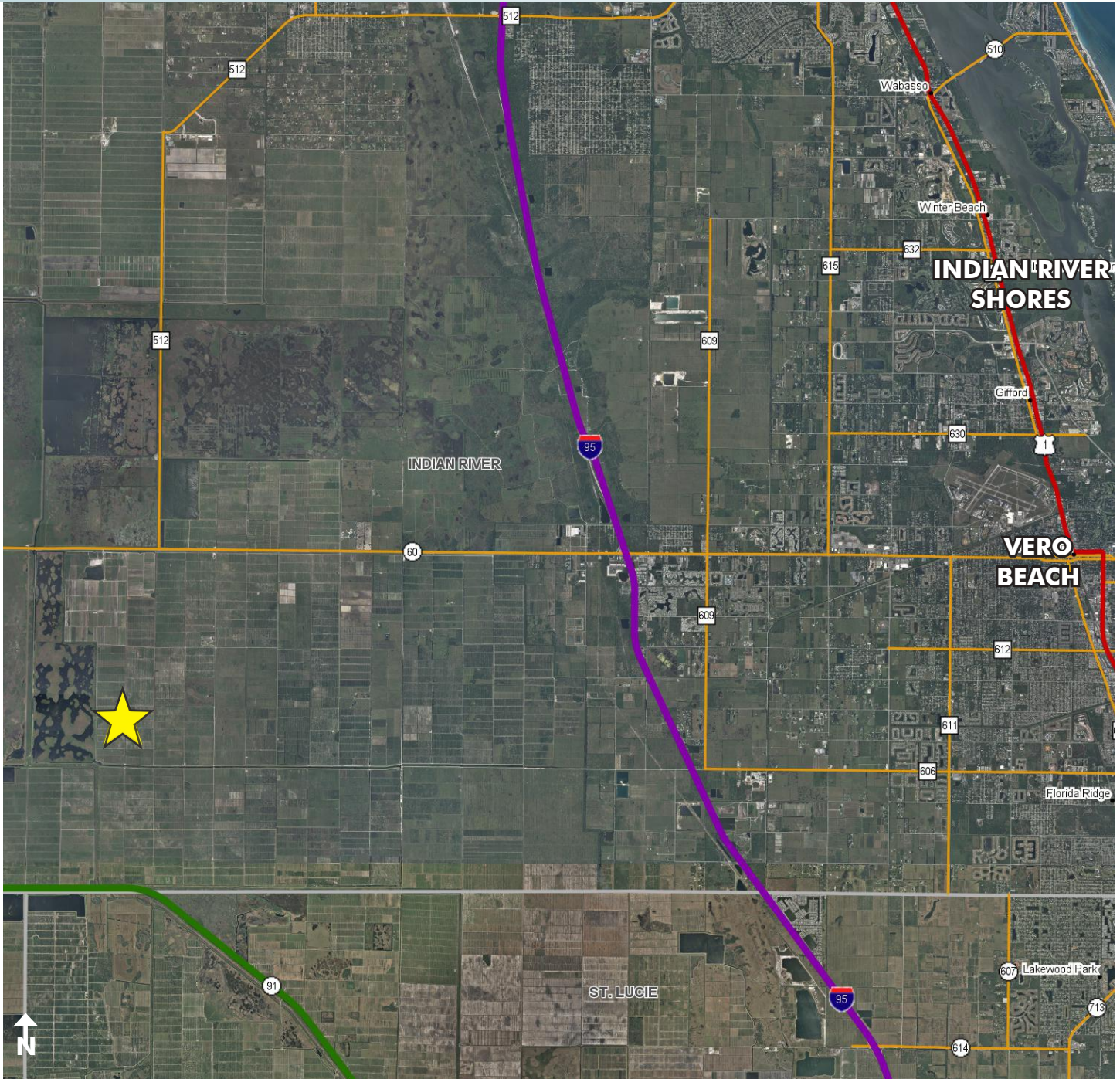


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LOCATION MAP

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