

**FOR
SALE**

WEST VERO BEACH AGRICULTURAL OPPORTUNITY

115 ± AC, INDIAN RIVER COUNTY

ABOUT THE PROPERTY

SIZE 115 ± acres

PRICE \$1,380,000 (\$12,000/ac)

**FUTURE
LAND USE** AG-2

ZONING A-2

PARCEL ID 33372000000300000001.0

DESCRIPTION

Located south of SR 60 in the Indian River “Marsh” agricultural area, this 115± acre property is currently in active production, planted with Red Ruby and Star Ruby grapefruit varieties. Of the ~10,400 trees on-site, the caretaker estimates that 60% are viable for commercial harvest. The property is fully permitted by the St. Johns River Water Management District to draw irrigation water from the area’s established canal system.

The grove is equipped with a microjet irrigation system delivering 11 gal/hr/tree, ensuring efficient and consistent watering. The trees have been treated with OTC for the past two years as part of a proactive grove management strategy.

Don’t miss your chance to invest in this desirable agricultural asset in one of Florida’s premier citrus growing regions.

Call today for more information!

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

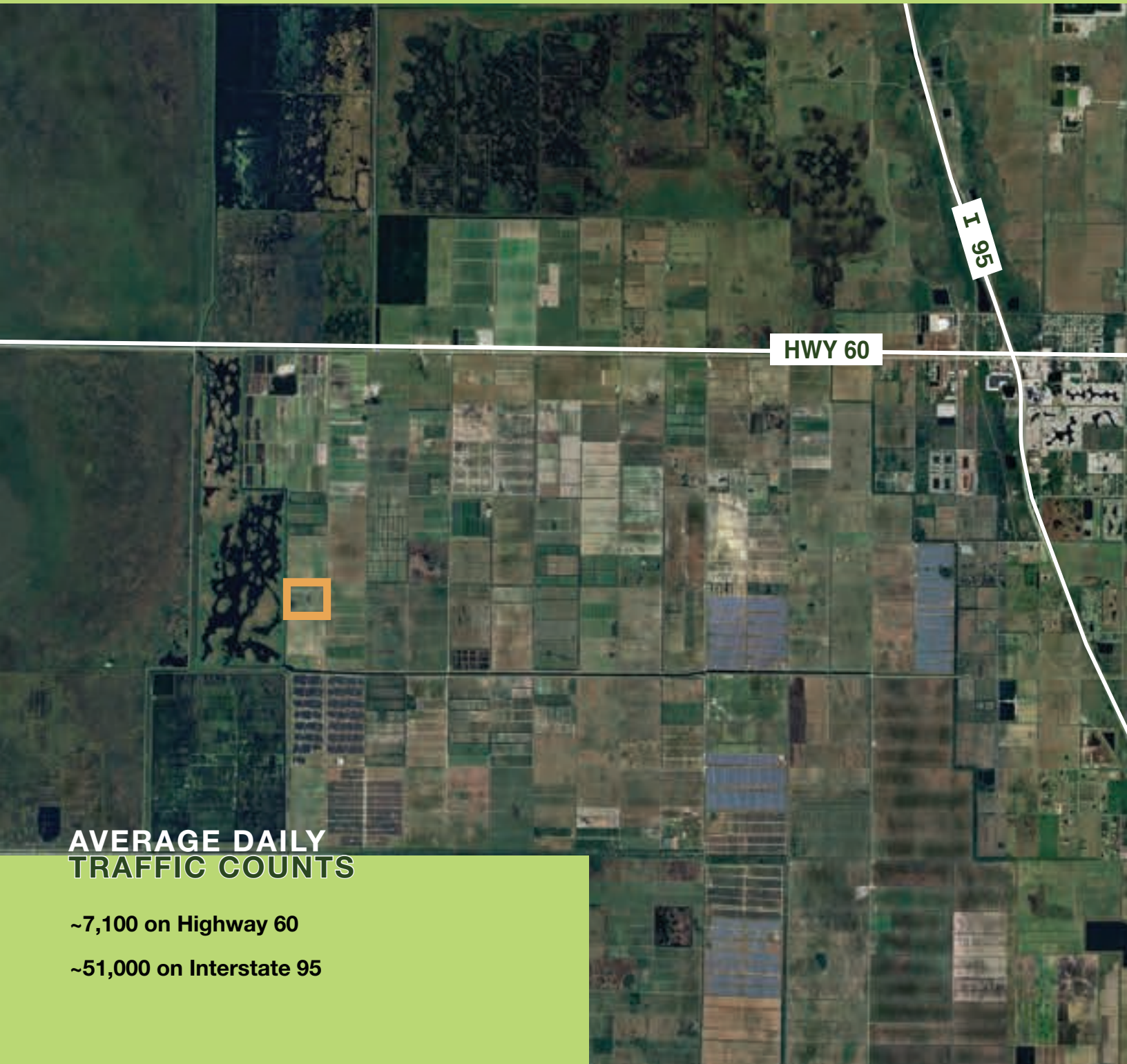


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REGIONAL MAP



AVERAGE DAILY TRAFFIC COUNTS

~7,100 on Highway 60

~51,000 on Interstate 95

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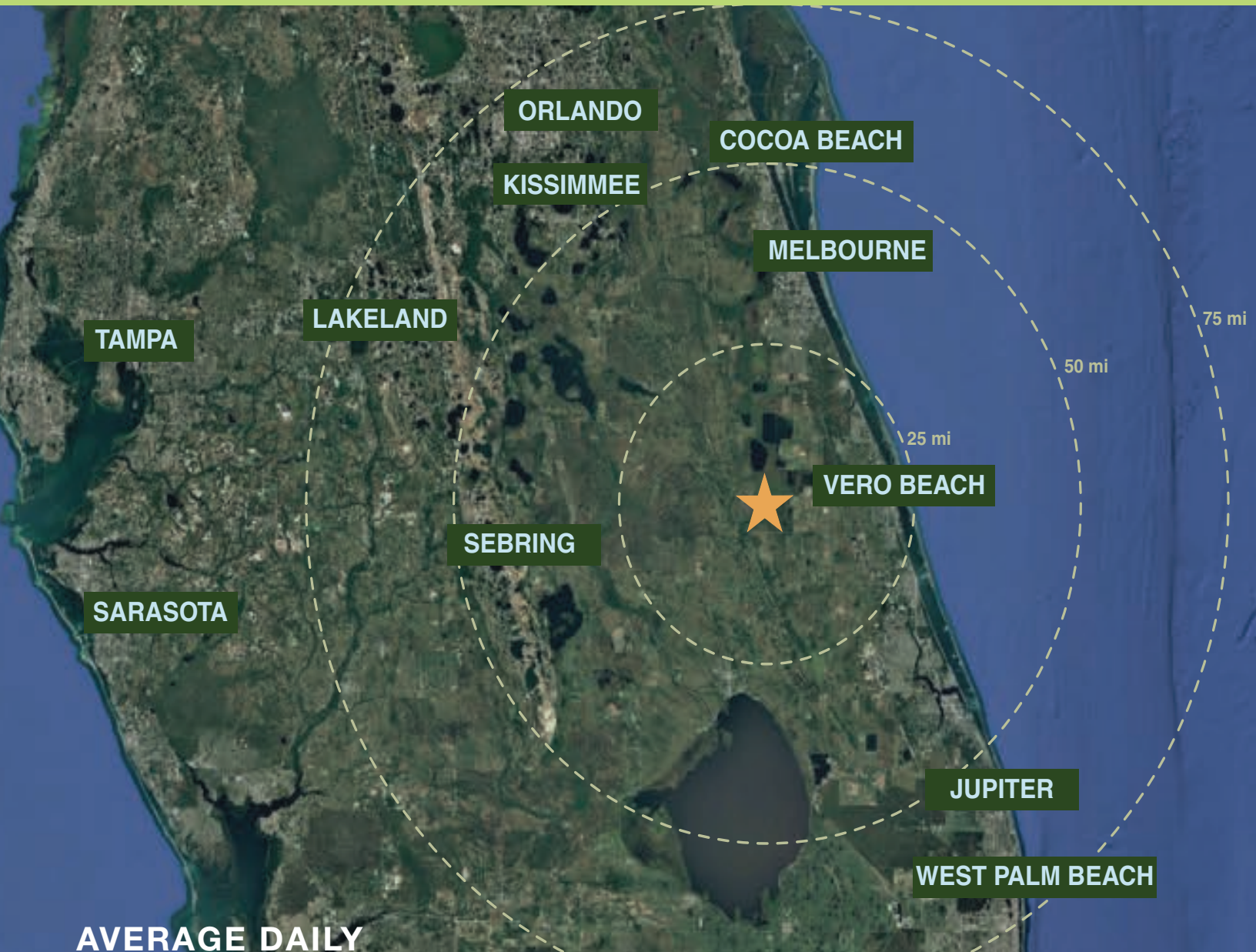


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STATE MAP



AVERAGE DAILY DRIVE TIMES

- Downtown Vero Beach: 30 min (16 miles)
- Melbourn: 55 min (32 miles)
- West Palm Beach: 1.5 hr (73 miles)
- Orlando: 1.5 hr (76 miles)
- Tampa: 2.5 hr (112 miles)

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SITE PICTURES



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