

HAMMOCK GROVE VERO BEACH

Vero Beach, Florida • Indian River County

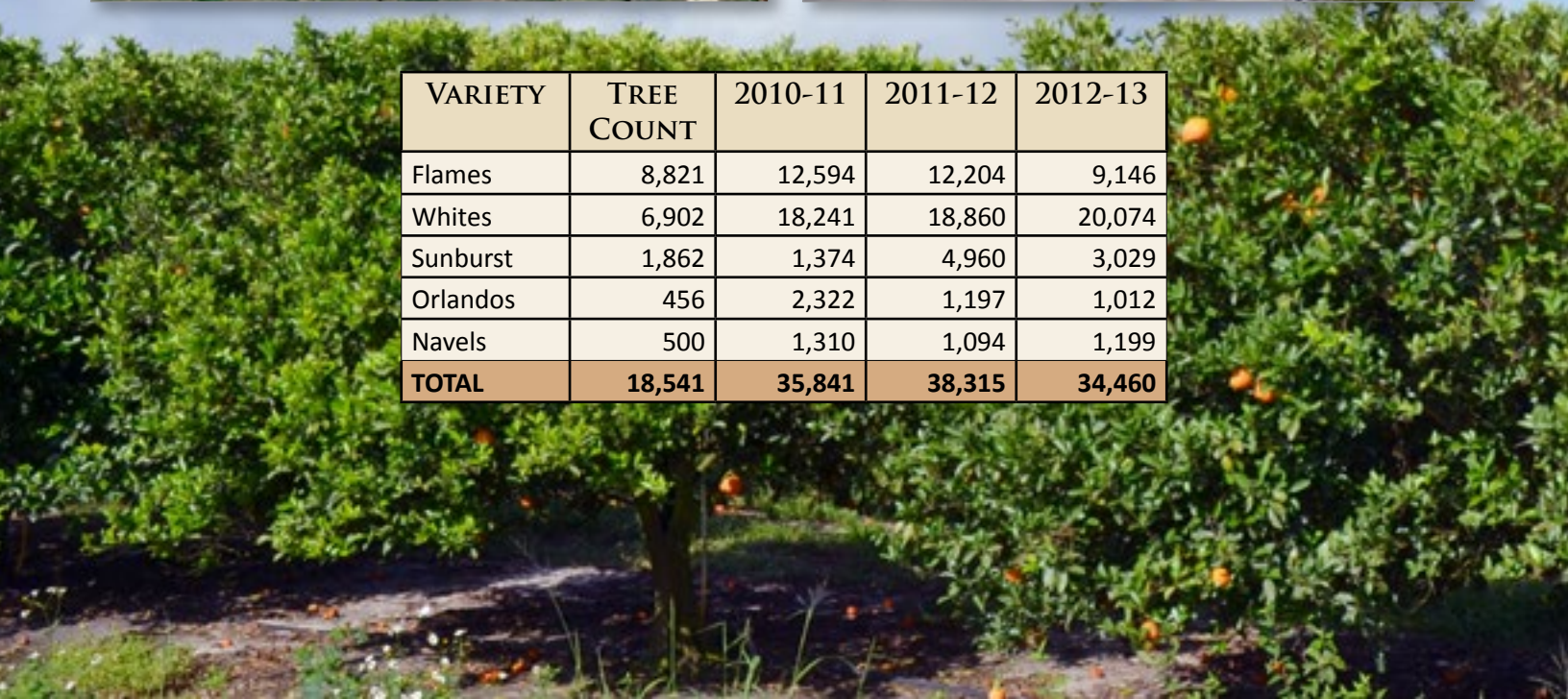
160 +/- ACRES

Producing Grove
Includes 2013 - 2014 crop!

Grapefruit Marsh Seedless
Grapefruit Flame
Specialty Tangerines Sunburst
Orange Navel



| VARIETY | TREE COUNT | 2010-11 | 2011-12 | 2012-13 |
|--------------|---------------|---------------|---------------|---------------|
| Flames | 8,821 | 12,594 | 12,204 | 9,146 |
| Whites | 6,902 | 18,241 | 18,860 | 20,074 |
| Sunburst | 1,862 | 1,374 | 4,960 | 3,029 |
| Orlandos | 456 | 2,322 | 1,197 | 1,012 |
| Navels | 500 | 1,310 | 1,094 | 1,199 |
| TOTAL | 18,541 | 35,841 | 38,315 | 34,460 |



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PROPERTY DETAILS

Very nice citrus grove with many young trees providing upside production potential. The grove provides an outstanding mix of fresh fruit varieties, including dark red and white grapefruit, as well as navel and mandarin varieties and includes the 2013 - 2014 crop. The property has 1/2 mile of road frontage on SR 60, a four-lane divided highway that bisects the state from Vero Beach to Tampa. It is part of the St. John's Improvement District, which encompasses 29,000 acres of mostly citrus and other agricultural uses.

Property Type: Ag/Grove/Nursery

Producing grove, Grapefruit Marsh Seedless, Grapefruit Flame, Specialty Tangerines Sunburst, Orange Navel

Total Acres: 160+/- acres

Sale Price: \$1,600,000

Includes 2013 - 2014 crop

The property is sold in "as-is condition"

Price Per Acre: \$10,000

Property Location:

12625 State Road 60

Vero Beach FL, 32966, Indian River County

Nearest Intersection:

State Road 60 and 130th Avenue

Uplands/Wetlands: 160 +/- acres uplands

Water on Site: Two 12" artesian wells

Irrigation: Two diesel microjet pumps allowing the entire grove to be irrigated in one setting with 15 GPH microjets

Soil Types: Riviera Fine Sand, Pineda Fine Sand

Road Frontage:

2,700 +/- feet of frontage on SR 60

2,500 +/- feet of frontage on 130th Ave.

Traffic Count: 8,100 vehicles per day

Utilities: Florida Power & Light

Current Use: Citrus grove

Zoning: A-2, allowing one unit per 10 acres

Property ID#: 33370100000500000001.0

For additional information and maps, go to:

SaundersRealEstate.com/HammockGrove

Find online the soils maps, soils grapefruit yield map, soils orange yield map, and additional details.

Coldwell Banker Commercial Saunders Real Estate

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GPS COORDINATES

27°38'19.15"N, 80°35'36.51"W

DRIVING DIRECTIONS

- From the intersection of SR 60 and I-95, travel west on SR 60 for about 4.6 miles to 130th Ave.
- Turn left (south) on 130th Ave.
- Property is on the left

