

FORT DRUM 107

107 +/- ACRES

Okeechobee, FL • Okeechobee County

West Parcel - Farming
East Parcel - Future Development
Can Divide!

**Certified
Organic!**



FORT DRUM 107

Okeechobee, FL • Okeechobee County

Located in Fort Drum FL, approximately 9.5 miles south of Yeehaw Junction and 20 miles north of Okeechobee, Florida, this property includes both the southeast and southwest corners of the intersection of NW 364th Road and US 441 in Okeechobee, FL. The 84.930 acres on the west side of US 441 is a former citrus grove that has been cleared and disked for farming. Currently in Chia production, it is also certified for organic farming. The east 22 +/- acres are wooded with a commercial zoning for potential future development. Owners would consider dividing the property.

Total Acreage: 107.33 +/- acres - **Can Divide!**

- **West Parcel is Improved Acreage:** 84.930 +/- acres cleared/disked for farming, currently in Chia production, certified for organic farming
- **East Parcel:** 22 +/- acres wooded zoned commercial for potential future development

Sale Price: \$418,587

Price Per Acre: \$3,900

Property Address: NW 364th Road, Okeechobee, FL
34972 Okeechobee County

Nearest Intersection:

NW 364th Road and US 441 - Okeechobee, FL

Water on Site: Irrigation Well

Current Use: Farming

Road Frontage:

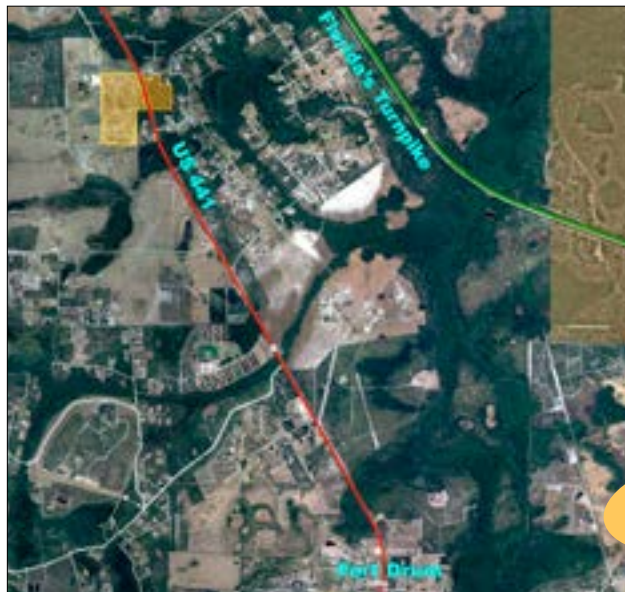
- 2600 +/- ft on US 441
- 1700 +/- ft on NW 364th Road

Zoning or FLU:

- East and west parcels zoned for agriculture
- East 22 +/- acre parcel future land use is Rural Activity Center suitable for commercial development

Taxes & Tax Year: \$3221 total for 2013

- \$1675 West Parcel
- \$1546 East Parcel



GPS Coordinates: 27°34'47.25"N, 80°50'6.45"W

Parcel IDs:

1-28-33-35-0A00-00005-0000

1-28-33-35-0A00-00008-0000

Driving Directions:

- From the intersection of SR 60 and US 441, travel south 9.4 +/- miles to NW 364th Road
- Property is located south of NW 364th Road on both the east and west sides

SAUNDERSREALESTATE.COM/FORTDRUM107



114 North Tennessee Ave., 3rd Floor
Lakeland, FL 33801 • 863.648.1528

Jeff Cusson, CCIM

772.332.9070 / Jeff@SaundersRealEstate.com

SaundersRealEstate.com

©2014 Coldwell Banker Commercial Saunders Real Estate. All rights Reserved. Worldwide. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated. Every attempt is made to provide accurate information on this property, however, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.

012414-A JC /lh