

LAMBETH GROVE

Vero Beach, FL • Indian River County

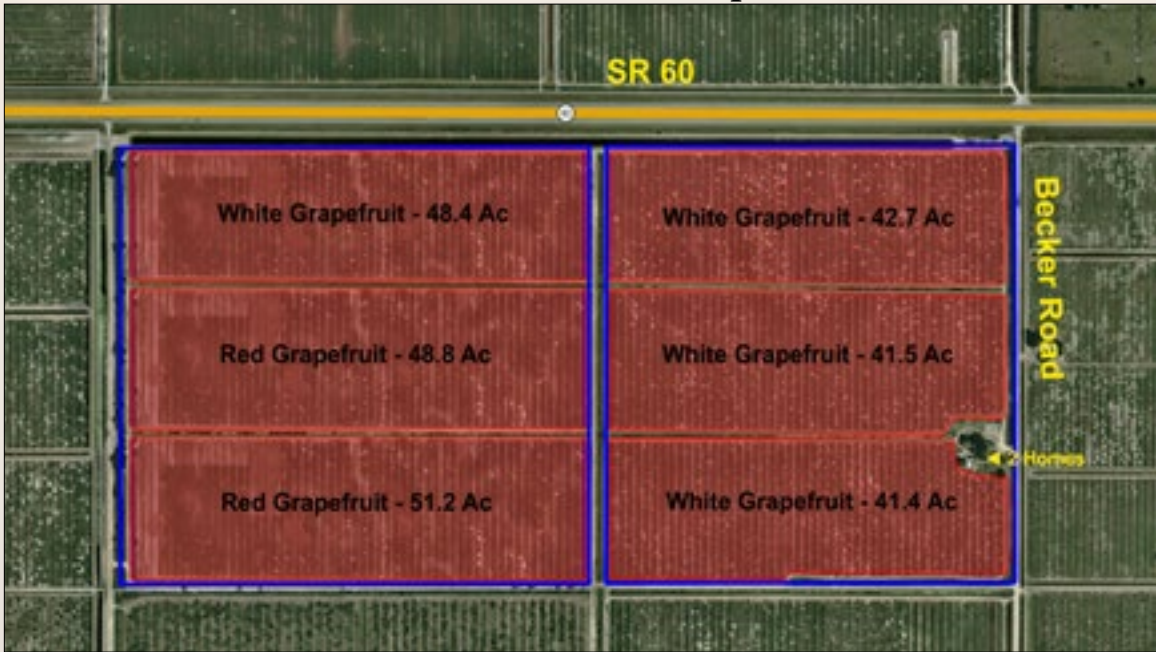
308 +/- ACRES

Strong Producing Grapefruit Grove!

2 Caretaker Homes



Aerial and Block Map



Parcel ID: 33370200000500000001.0 - Indian River County • **GPS:** 27°38'19.13"N, 80°35'47.81"W

Driving Directions:

- From I-95 and SR 60 in Vero Beach, travel west 4.7 miles to 130th Ave.
- Turn left on 130th Ave. and the grove is immediately on the right

Showing Instructions: Grove is locked; please call listing agent

Grove Table			
Variety	Root Stock	Tree Spaces	Set
Grapefruit, Marsh Seedless	Swingle & S/O	20,048	15'x25'
Grapefruit, Flame	Swingle & S/O	11,627	15'x25'

Total Production in Boxes				
Variety	2012	2013	2014	3 Yr Averages
Grapefruit, White	72,855	68,179	69,119	70,051
Grapefruit, Flame	44,543	46,060	48,002	46,202
Total	117,398	114,239	117,121	Total Production Boxes 116,253

***2 Caretaker Homes,
Frontage on SR 60***

***Minutes to I-95,
Florida's Turnpike, and
Downtown Vero Beach***

For additional details and maps, go to:

www.SaundersRealEstate.com/LambethGrove

LAMBETH GROVE

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Strong producing grapefruit grove is located in Vero Beach and has one mile of frontage on SR 60, a divided four-lane highway that bisects the state. The property includes two caretaker houses, diesel-powered microjet irrigation, (2) 12" wells and producing over 425 boxes/acre. It is part of the St. John's Improvement District, which encompasses 29,000 acres of mostly citrus and other agricultural uses.

Total Acreage: 308.59 +/- acres

Sale Price: \$2,684,733

Price per Acre: \$8,700

Site Address: 1905 130th Avenue, Vero Beach, FL 32966
Indian River County

Road Frontage: 1 +/- mile on SR 60

Soils: Predominately Riviera, Pineda, Holopaw, Wabasso
Fine Sands

Irrigation & Wells: Microjet Irrigation, (2) 12-inch
artesian wells and one 3-inch well

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

Water Use Permits: In place, allowing up to 86.5 million
gallons of withdrawal from the Floridian aquifer

Class of Grove: Strong producing grapefruit grove

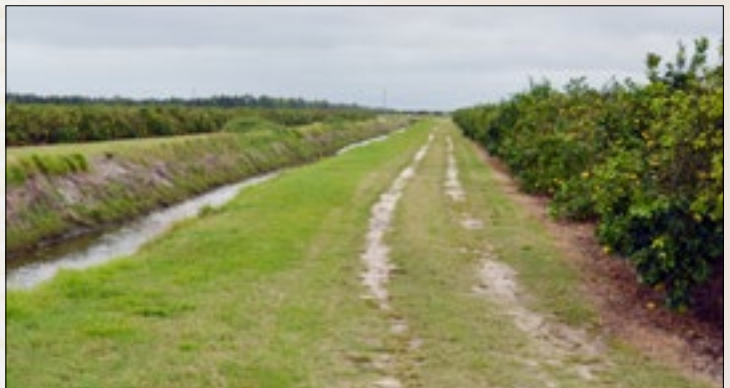
Improvements: The property is bedded for citrus
with canals, microjet, and pumps in place, includes 2
caretaker houses

Structures:

(2) small houses 1,290 and 1,330 SF, built in 1952

Annual Taxes: \$40,002.24

Strong Producing Grapefruit Grove!





863.648.1528

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

308 +/- Acres, Strong Producing Grapefruit Grove!
*2 Caretaker Homes, Frontage on SR 60
Minutes to I-95, Florida's Turnpike, and Downtown Vero Beach*

LAMBETH GROVE

Vero Beach, FL • Indian River County

308 +/- ACRES

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