



JOHNSTON GROVE

FORT PIERCE, FL | ST. LUCIE COUNTY

72 +/- ACRES



SPECIFICATIONS & FEATURES

Total Acreage: 72.17 +/- acres

Sale Price: \$325,000

Price Per Acre: \$4,500

Property Address: Orange Avenue, Fort Pierce, FL 34945

County: St. Lucie County

Land Cover: Citrus grove

Varieties:

- (2) Red Grapefruit Blocks
- (1) Valencia Oranges Block
- (1) Navel Oranges Block

Uplands/Wetlands: 100% uplands

Water on Site: Drainage canals

Irrigation/Wells:

- Microjet irrigation with diesel pumps
- Water provided from reservoirs via the Orange Avenue Citrus Growers Association

Water Use Permits: Permits in place through the Orange Avenue Citrus Growers Association

Soils:

- Pineda 51 acres
- Winder Loamy 12 acres
- Riviera Fine 7 acres
- Hilolo Loamy 2 Acres

Taxes & Tax Year: 2016 - \$1,111

Zoning/FLU: Current and FLU Ag-5

The property is a 72-acre citrus grove located in the Orange Avenue Citrus Growers Association in St. Lucie County, Florida. There are four blocks of citrus with varieties including (2) blocks of Red Grapefruit that are no longer under care, (1) Valencia Oranges Block, and (1) Navel Oranges Block for the fresh market. The grove has over 1,200 resets providing upside production potential.



Class of Grove: Mixed

Improvements:

- Bedded citrus grove with microjet irrigation
- Drainage and irrigation infrastructure provided through the growers association

LOCATION & DRIVING DIRECTIONS

GPS Coordinates: 27.482089, -80.569532

Parcel ID: 1231-121-0002-000-9

Driving Directions:

- From the intersection of SR 68 and I-95
- Travel west on SR 68 for 13.3 miles
- Entrance is at the Orange Avenue Citrus Growers Association

Showing Instructions: Call agent for viewing instructions.



Grove table			
Variety	Root Stock	Tree Spaces	Set
Orange-Valencia	Sour	1,480	15'x25'
Grapefruit, Star	Sour	2,050	15'x25'
Orange, Navel	Sour	3,500	17'x25'

Production in Boxes				
Variety	2014/15	2015/16	2016/17	3-Yr Avg.
Orange-Valencia	1,524	1,612	1,572	1,569
Orange-Navel	3,015	3,051	2,668	2,911
Grapefruit-Red	5,962	8,288	5,543	6,598
Total Boxes	10,501	12,951	9,783	11,078

* Insurance adjusters worksheet show losses due to Hurricane Matthew of: 2690 boxes of Red Grapefruit & 1137 boxes of Navel Oranges

Productive Grove!
Valencias, Navels,
and Red Grapefruit





Saunders

REAL ESTATE

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

72 +/- Acres • Grove with Valencias, Navels, Red Grapefruit
1,200 Resets Provide Upside Production Potential!

SREland.com/JohnstonGrove

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