



# TREASURE COAST RANCH GROVE

VERO BEACH, FL | INDIAN RIVER COUNTY

253.8 ± ACRES TOTAL



## SPECIFICATIONS & FEATURES

**Total Gross Acres:** 253.8 ± acres

**Sale Price:** \$1,903,500

**Price per Acre:** \$7,500

**Site Address:** SR 60, Vero Beach, FL 32966

**County:** Indian River

**Road Frontage:** 2,400 ± FT on Farm Road

**Soil Types:** Canova Muck 138 AC, Riviera Fine Sand 88 AC, Wabasso Fine Sand 1 AC

**Uplands/Wetlands:** 0.6 ± AC wetlands in northeast corner of property

**Irrigation/Wells:** Microjet irrigation and diesel engines

**Water Use Permits:** In place through Saint Johns Improvement District

**Zoning/FLU:** Ag 2/A2 allowing one unit per 10 acres

**Improvements:** Small barn, completely irrigated with diesel-powered microjet irrigation

**Class of Grove:** Good quality grove with a strong mix of oranges, grapefruit, and specialty fruit.

**Income:** Gross revenue has varied from approximately \$450,000 to \$615,000 per year over the past 5 years

**Annual Taxes:** \$32,749 in 2020

The property is a 26-year-old bedded citrus grove with microjet irrigation. The varieties include Valencia, Hamlin, Murcott and Navel Oranges, as well as Flame and White Grapefruit.



# LOCATION & DRIVING DIRECTIONS

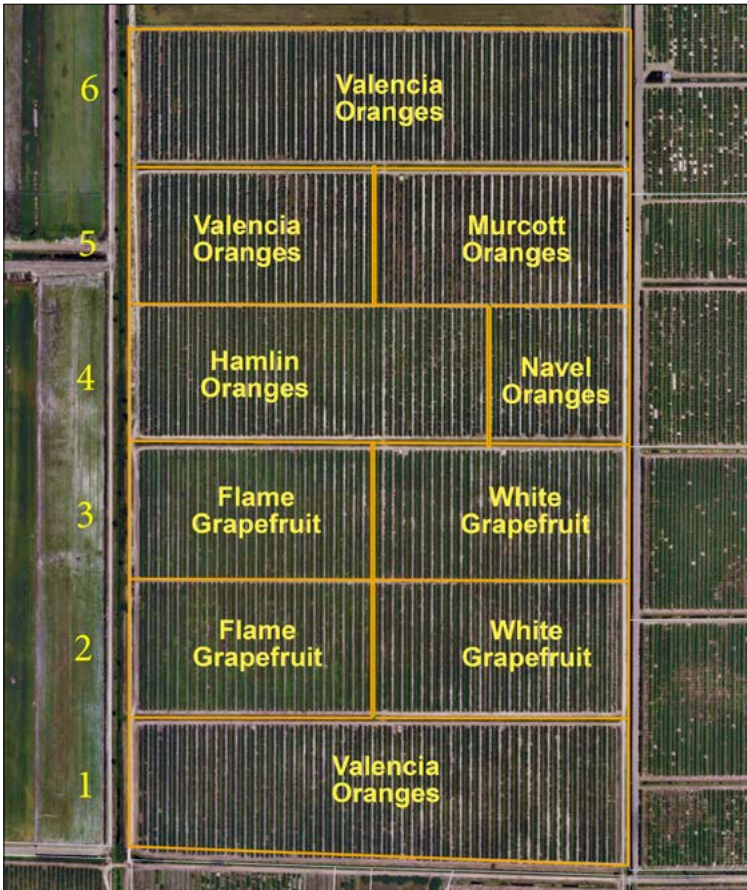
**Parcel IDs:**

- 33370800000100000001.0 (241 acres of 652.56 acre parcel)
- 33371700000100000001.0

**GPS:** 27.622954, 80.648537

**Directions:**

- Take SR 60 to 154th Avenue (one mile east of CR 512 intersection)
- Go south on 154th Avenue for 1.5 miles to sign on telephone pole (Lambeth Block 20)
- Turn right and go 1.5 miles to the CBC Saunders Real Estate sign on the right



## Good Quality Income-producing Grove!

Valencia, Hamlin, Murcott, and Navel Oranges & Flame and White Grapefruit

### Citrus Production 2013 - 2019 Box Count

	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
	2013	2014	2015	2016	2017	2018	2019	2020
Hamlin Oranges	10,020	6,829	6,548	3,763	5,866	3,381	6,368	5,180
Murcott Oranges	3,348	2,160	895	729	1,765	1,446	864	1,859
Navel Oranges	2,601	3,879	2,862	2,458	1,120	1,012	2,050	2,907
Red Flame Grapefruit	10,517	11,145	5,046	4,960	4,618	2,292	7,117	9,669
Valencia Oranges	24,424	16,954	11,857	14,398	25,040	8,848	16,545	12,568
White Grapefruit	17,063	10,793	13,050	9,296	7,796	2,061	7,317	9,999
<b>Box Total:</b>	<b>67,973</b>	<b>51,760</b>	<b>42,273</b>	<b>35,604</b>	<b>46,205</b>	<b>19,040</b>	<b>40,261</b>	<b>42,182</b>



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

**253.8 ± Acres • Growers, Investment, Packing House Owners**  
Good Quality Income-producing Grove  
Valencia, Hamlin, Murcott, and Navel Oranges • Flame and White Grapefruit

Visit [SVNsaunders.com](http://SVNsaunders.com) and search for **Treasure Coast Ranch Grove**

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