

Tree-O Grove

Vero Beach, FL • Indian River County

600 +/- acres

Producing Citrus Grove
Oranges, Tangelos, Peaches



Block Map



Orange	Hamlin Oranges	142 +/- acres
Green	Minneolas/Honeybells	19 +/- acres
Blue	Pineapple Oranges	90 +/- acres
Yellow	Valencia Oranges	208 +/- acres
Red	Vernia Oranges	57 +/- acres
White	Peaches	18 +/- acres

Ideal Property for Farmers, Nurserymen, Citrus Growers, Agricultural Funds, Neighboring Land Owners, and for Ranchettes!



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Acreage: 598.14 +/- acres - Can divide, please inquire!

Sale Price: \$3,290,000

Price per Acre: \$5,500

County: Indian River

Site Address: 10th Street & 114th Avenue, Vero Beach, FL 32968

Road Frontage:

- 1.3 +/- miles on 122nd Avenue
- 1,975 +/- feet on 10th Street
- 1.3 +/- miles on 118th Avenue

Irrigation/ Wells: Water provided by the St. Johns Improvement District

Water Use Permits: Through the Saint Johns Improvement District

Soil Types: Mainly Riviera Fine Sand with less than 2% each of Manatee Loamy Fine & Winder Fine Sand

Uplands/Wetlands: 2 +/- acres of wetlands; remainder uplands

Class of Grove: Mature

Zoning/FLU: Ag-2; 1 unit per 10 acres

Structures:

- 4000 SF barn
- 2400 SF pole barn built in 1985
- 400 SF chemical storage room

Improvements: Property is bedded and irrigated

Taxes: \$77,162.82 (2014)

Parcel ID Numbers:

33380700000500000001.0, 33380700000500000002.0,
33381800000300000001.0, 33381800001002000001.0,
33381800001003000001.0, 33381800001004000001.0,
33381800001005000001.0, 33381800001007000001.0,
33381800001008000001.0, 33381800001009000001.0,
33381800001013000001.0, 33381800001011000001.0,
33381800001012000001.0

GPS: 27.612652, 80.570476

Driving Directions:

- From the intersection of SR 60 and I-95 in Vero Beach, travel west of SR 60 for 3.7 miles to 122nd Avenue (Heritage Road)
- Turn left on 122nd Avenue and travel south for 1.2 miles to 10th Street
- Property is located on the southeast corner of 122nd Avenue and 10th Street



For additional maps and details, go to:
www.SREland.com/Tree-O

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Great Property

This is an ideal property for farmers, citrus growers, nurserymen, agricultural funds, neighboring land owners, and for ranchettes.

Well Maintained Producing Grove

It is a very well maintained 600-acre operating citrus grove producing six varieties of oranges, tangelos and peaches. Varieties include Early, Mid Season and Late Orange varieties, Minneola Tangerines, as well as peaches.

Opportunity to Divide

The property consists of 13 parcels varying in size from 17 acres to 77 acres. Owners are willing to discuss dividing the property - please inquire.

Centrally Located

Surrounding properties include citrus groves, large blocks of corn production, ranchettes, tree farms, and conservation lands.

Centrally located to provide easy access to SR 60, I-95, Florida's Turnpike, and Vero Beach.

Ideal for:

- Farmers
- Nurserymen
- Citrus Growers
- Agricultural Funds
- Neighboring Land Owners
- Ranchettes

Well Maintained Producing Citrus Grove Oranges, Tangelos, Peaches

Easy Access to SR 60, I-95,
Florida's Turnpike, and Vero Beach

Opportunity to Divide!

For additional maps and details, go to:

www.SREland.com/Tree-O



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