

# Vero Grove J4

Vero Beach, FL • Indian River County

**163.94 +/- Acres**

**Income-producing Grove!**

*Hamlin Oranges • Paved Road Frontage*





**Parcel ID:** 33371600000100000001.0

**GPS:** 27.613735, 80.632419

**Directions:**

- From the intersection of I-95 and SR 60 in Vero Beach, travel west on SR 60 for 6.6 miles to 154th Ave.
- Turn left on 154th Ave. and travel south for 1.6 miles to the property on the right (just past the Teen Challenge facility)

**Only 1.5 Miles to SR 60!**

**8.5 +/- Miles to I-95**

**15 +/- Miles to Vero Beach  
Downtown**

**Income-producing Grove**

*Hamlin Oranges*

**Located Close to  
SR 60 and I-95!**

Production in Boxes				
Variety	2015	2016	2017	3-Yr Avg.
Hamlin Oranges	17,222	11,289	15,497	14,669

**Located in the Saint John's  
Improvement District**



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Property is a bedded citrus grove with microjet irrigation and paved road frontage. The property is a strong producing Hamlin orange grove with additional lands for planting that are bedded with microjet pumps and underground mainlines in place. The property has a half mile of frontage on 154th Ave, a paved road, providing easy access to SR 60. The 2017 production was over 300 boxes per net acre Hamlins.

**Acreage:** 163.94 +/- acres

**Sale Price:** \$1,066,000

**Price per Acre:** \$6,500

**County:** Indian River

**Site Address:** 154th Avenue, Vero Beach, FL 32960

**Road Frontage:** 2,600 +/- feet on 154th Avenue

**Irrigation:** Irrigation water supplied through the Saint John's Improvement District

**Soil Types:** Riviera Fine Sand, Wabasso Fine Sand, Gator Muck, Pineda Fine Sand

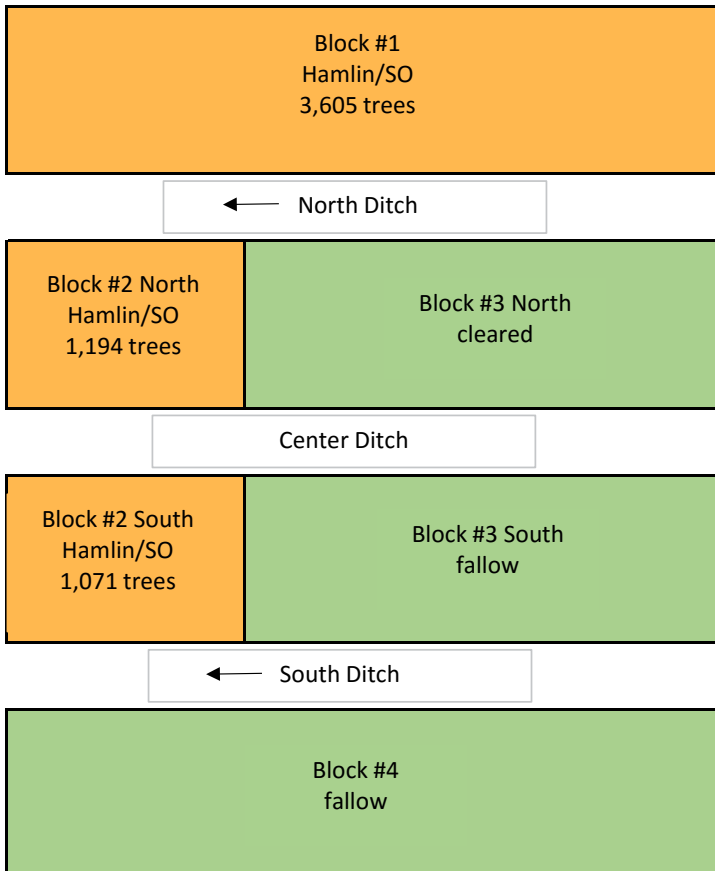
**Uplands/Wetlands:** 100% uplands

**Zoning/FLU:** A-2: Allowing one home per ten acres

**Class of Grove:** Mature grove with fallow lands

**Annual Taxes:** (2016) \$21,163.12

## Block Map



	Tr Acres	Trees
Hamlin/SO	50.6	5,870





**Saunders**

REAL ESTATE

**863.648.1528**

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

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*Hamlin Oranges*  
*Close to I-95 and SR 60!*

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