INDIAN RIVER WEST NORTH
FLORIDA AGRICULTURAL PORTFOLIO

INDIAN RIVER COUNTY

912.7 ± ACRES
Indian River West North is a mix of approximately 270 acres of improved & leveled farmland with traveling linear system 267.5 net acres improved farmlands, 359 acres actively managed citrus groves along and 190.7 net fallow lands in transition. The property’s good soils, water management and warm climate provide an excellent farming environment.

The property has over a mile of frontage on SR 60, a four-lane divided highway that bisects the center of the state. Located just five miles from I-95 and approximately 10 miles from downtown Vero Beach, the site provides easy access to the entire Central Florida region. The property’s zoning is Ag-2 allowing one unit per ten acres and has some potential for annexation into the City of Fellsmere.

To the north of the property is a large water retention and conservation area managed by the St. Johns River Water Management District and encompassing over 10,000 acres. This large body of water acts to buffer temperature fluctuations, providing one of the warmer farming areas in the region. Water and drainage are provided through the Delta Farms Drainage District which includes drainage pumps, reservoirs, canal infrastructures, roadways and permitting. This infrastructure allows for a much more efficient use of the land and a much closer to a turnkey operation for a number of potential agricultural uses.

The Blue Cypress Conservation Area to the north provides some of the best duck hunting in the area. The large body of water to the northwest provides some warming attributes to the property. The unique attributes of this property, including a location close to Vero Beach, provide a number of potential uses and investment opportunities for the location.
SPECIFICATIONS & FEATURES

**Acreage:** 912.7 ± acres

**Sale Price:** $5,320,000

**Price per Acre:** $5,829

**Site Address:** SR60 & 146th Avenue, Vero Beach, FL 32948

**County:** Indian River

**Road Frontage:** 1 ± mile on SR 60

**Predominant Soil Types:**
- Wabasso fine sand-494 ± acres
- Riviera fine sand, depressional-153 ± acres
- Riviera fine sand-143 ± acres
- Oldsmar fine sand, depressional-52 ± acres
- Pineda fine sand-34 ± acres
- Pineda fine sand, depressional-17 ± acres
- Manatee mucky loamy fine sand, depressional-9 ± acres
- Holopaw fine sand-4 ± acres
- Floridana mucky fine sand, depressional-3 ± acres
- Gator muck-3 ± acres

**Uplands/Wetlands:** 904.1 ± acres uplands; 7.1 ± acres wetland

**Grass Types:** Bahia & native Florida grasses

**Land Cover:** Farmland currently a sorghum cover crop

**Irrigation/Wells:** (6) 12” wells & (1) 6” well

**Water Source:** Combination of surface water with well backup

**Game Populations:** The Blue Cypress Conservation Area to the north provides some of the best duck hunting in the area.

**Zoning/FLU:** Ag-2 allowing one unit per ten acres. Property has some potential for annexation into the City of Fellsmere.

**Current Use:** The property is a mix of approximately 270 acres of improved & leveled farmland with traveling linear system, 259 acres of active citrus with microjet irrigation & 190.7 net acres of fallow lands.

**Income Features:** Potential income streams from leasing & operation of groves & farmland.

**General Points of Interest:** Property is bordered by SR 60 to the south and Blue Cypress Conservation Area to the north. The large body of water to the north and west provide some warming attributes to the property.

**Parcel IDs:** 32370000003211200002.0, 32370000003211200002.0

**GPS Location:** 27.641203, -80.619843

**Driving Directions:** From the intersection of SR60 and I-95 travel west on SR60 6.2 miles to the property on the right (north).

**Showing Instructions:** Contact the listing agents for showing instructions.
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### SOILS

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## WETLANDS

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The total wetlands are 7.1 acres, and the total uplands are 904.1 acres, resulting in a total of 911.2 acres.
912.7 ± Acres • Good Soils & Warm Location Provide an Excellent Location for Farming
Easily Accessible - Just 5.2 Miles West of I-95 on SR60 in Vero Beach
Potential Income Streams from Leasing & Operation of Groves & Farmland