SECTION 21
FLORIDA AGRICULTURAL PORTFOLIO

VERO BEACH, FL | INDIAN RIVER COUNTY

614.44 ± ACRES
SPECIFICATIONS & FEATURES

Acreage: 614.44 ± acres
Sale Price: $4,110,000
Price per Acre: $6,689
Site Address: 15792 9TH ST SW, Vero Beach, FL 32966
County: Indian River
Road Access: Paved road access to the north end of the property on 154th Ave.

Predominant Soil Types:
• Riviera Fine Sand 397 ± acres
• Wabasso Fine Sand 146 ± acres
• Pineda Fine Sand 41 ± acres
• Manatee Loamy Fine Sand 20 ± acres
• Riviera Fine Sand
• Depressional 2 ± acres

Uplands/Wetlands: 596.6 ± acres of uplands and 8.8 ± acres of wetlands

Land Cover: Currently growing a sorghum cover crop. Approximately 535 net farmable acres
Irrigation: Traveling Linear Irrigation

Wells: (2) 8" wells. Primary source of water from the St. Johns Improvement District
Water Use Permits: Wells through the St. Johns River Water Management District surface water and drainage through the district
Zoning/FLU: Ag-2 (one unit to ten acres)
Current Use: Farmland
Taxes: $90,264.27
Utilities: There is electrical power to the property
Structures/Year Built: Barn Approximately 1,400 SQ FT
Turn Key: Yes, property is cleared and leveled with irrigation system in place
Income Features: Potential income streams from leasing & operation of farmland.
Section 21 is a total of 614.44 acres and one of many properties in a larger agricultural portfolio. The property is currently growing a sorghum cover crop and approximately 535 acres are net farmable acres. To irrigate the crops, the property is equipped with a traveling Linear Irrigation and two 8 inch wells. The primary water source for irrigation comes from the St. Johns River Water Management District. The property is cleared and leveled with a 1,400 SF barn to hold farming equipment. Paved road access to the north end of the property is located along 154th Ave and provides easy access. Potential income streams from leasing & operation of farmland. Located in Indian River County, near Vero Beach, Florida, this property shows potential income streams from the leasing and operation of farmland.
LOCATION &
DRIVING DIRECTIONS

Parcel IDs: 33372000000100000002.0
GPS Location: 27.596034, -80.637145

Driving Directions:
• From the intersection of I-95 and SR 60 travel West 6.8 miles to 154th Ave.
• Turn left and travel south 2.6 miles till you reach a turn off on your right.
• Turn right and then make an immediate left. Your are at the north east corner of the property.

Showing Instructions: Contact the listing agents for more information or to schedule a showing appointment.
SOILS

Section 21

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<th>CODE</th>
<th>DESC</th>
<th>ACRES</th>
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<tbody>
<tr>
<td>10</td>
<td>Riviera Fine Sand</td>
<td>387</td>
</tr>
<tr>
<td>13</td>
<td>Wabasso Fine Sand</td>
<td>146</td>
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<tr>
<td>16</td>
<td>Pradaa Fine Sand</td>
<td>65</td>
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<tr>
<td>15</td>
<td>Manatee Loamy Fine Sand</td>
<td>20</td>
</tr>
<tr>
<td>51</td>
<td>Riviera Fine Sand, Depressional</td>
<td>2</td>
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</tbody>
</table>

TOTAL = 605.42313372783 acres
614.44 ± Acres • Growing a sorghum cover crop and 535 acres are net farmable acres
Paved road access located along 154th Ave
Equipped with a traveling Linear Irrigation and two 8 inch wells