CYPRESS 2 FARM
FLORIDA AGRICULTURAL PORTFOLIO

INDIAN RIVER COUNTY | VERO BEACH, FL
77.92 GROSS ACRES

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SPECIFICATIONS & FEATURES

Cypress 2 Farm is a rarely available small farming parcel totaling 77.92 acres located in the St. Johns Improvement District in Vero Beach, Florida. Property is prepared farmland without irrigation in place. Cypress 2 Farm is one of several included in a larger portfolio of 11,100.9 ± acres spanning across DeSoto, St. Lucie, and Indian River Counties.

- **Acreage:** 77.92 ± Acres
- **Listing Price:** $400,000
- **County:** Indian River County
- **Uplands/Wetlands:** 77.92 acres of uplands
- **Irrigation/Wells:** Property is non-irrigated
- **Soil Types:** Winder Fine Sand 52 acres, Wabasso Fine Sand 18 acres, Riviera Fine Sand 4 acres, Chobee Loamy Fine Sand 3 acres
- **FLU/Zoning:** Ag-2 allowing one unit per ten acres
- **Current Use:** Fallow farmland
- **Wells Information:** (1) 10” well. Primary source of water from the St. Johns Improvement District
- **Water Use Permits:** Water through the St. Johns River Water Management District, surface water and drainage through the district
- **Taxes:** $9,965.28 in 2019
LOCATION & DRIVING DIRECTIONS

Parcel IDs: 33373600000500000001.1
GPS Location: 27.565603, -80.591080

Driving Directions:
• From the intersection of I-95 and SR-60 travel west 3.7 miles to 122nd Ave.
• Turn left and travel south down 122nd for 3.6 miles.
• Crossing over the bridge for the flow-way take and immediate right onto Oslo Rd 9th S SW, before reaching the drainage district office, and travel west on Oslo Rd for one mile.
• Turn left on to the east side of the canal that parallels 130th ave and travel south 2.4 miles.
• You’ll arrive at the north west corner of the subject property

Showing Instructions: Contact the listing agents for more information.
77.92 ± Acres • Property is prepared farmland without irrigation in place
77.92 acres of uplands with Ag-2 allowing one unit per ten acres
Water through the St. Johns River Water Management District, surface water and drainage through the district

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