MARSH RANCH - RANGELAND RESERVE

VERO BEACH, FL | INDIAN RIVER COUNTY

781 ± ACRES TOTAL

746 acres Encumbered by Wetland Reserve Program Easement



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SPECIFICATIONS & FEATURES

Acreage: 781 ± acres Sale Price: \$987,920 Price per Acre: \$1,264 Site Address: 1970 122ND AV, Vero Beach, FL 32966 County: Indian River Road Frontage: 1/2 mile of frontage on SR 60 Predominant Soil Types: Riviera Fine Sand 600 acres, Manatee Loamy Fine Sand 81 acres, Wabasso Fine Sand 64 acres, Pits 4 acres, Riviera Fine Sand, Depressional 2 acres, Water 1 acres Uplands/Wetlands: 100% uplands WRP easement in place General Points of Interest: 3 miles west of the intersection of SR 60 and I-95 **Current Use:** Cattle grazing Taxes: \$129,782.03 for 2023 Zoning/FLU: Ag-2 WRP easement in place on 746 acres Fencing: Cleared, fenced and planted in Bahia for Cattle



Marsh Ranch - Rangeland Reserve is located in Vero Beach and is encumbered by a Wetland Reserve Program Conservation Easement on 746 acres of the 781 acres. This restrictive easement permanently limits drainage and prohibits the construction of any permanent structures on the property. Agricultural uses are limited to cattle and potentially hay production as well as most recreational uses. Property is a former citrus grove that is cleared and fenced for cattle. The listing has been split into two fenced pastures of 390 acre on both the east and west side. The property is 3 miles west of the intersection of SR 60 and I-95.



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 3338070000010000001.0, 3338070000010000001.1, 3338070000030000001.0, 33380600000500000004

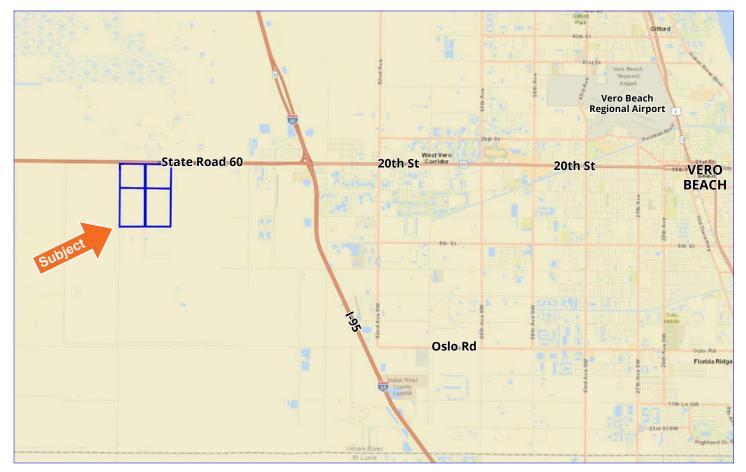
GPS Location: 27.632361, -80.561731

Driving Directions:

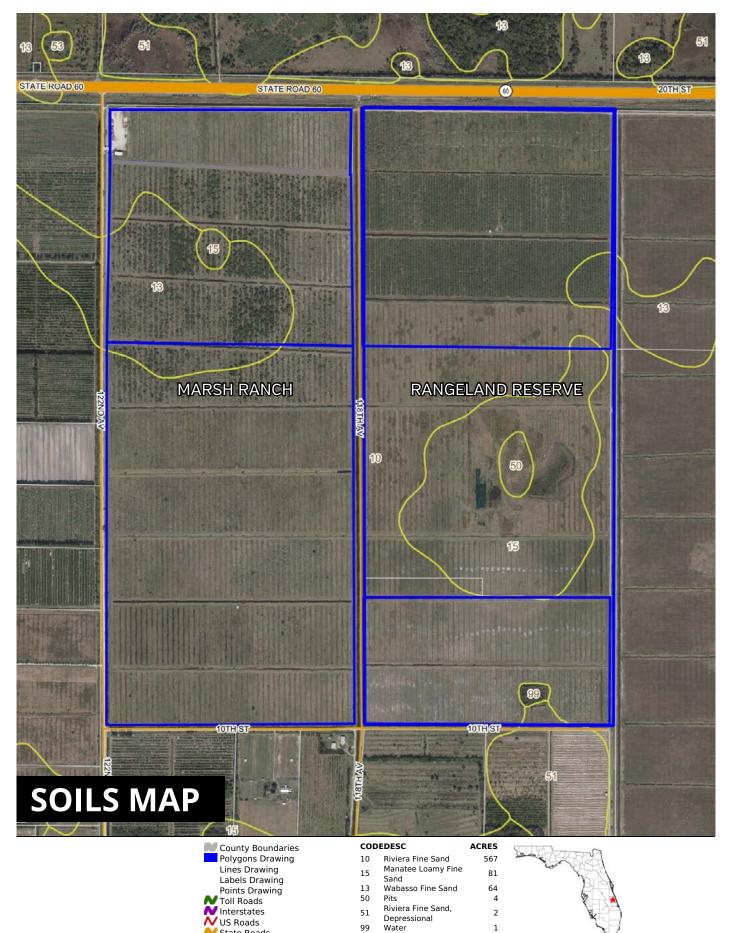
- From the intersection of S.R. 60 and I-95 travel 3.7 miles to 122nd Ave.
- Turn left on 122nd ave. Property is on the left.

Showing Instructions: Contact the listing agents Jeff Cusson, 772.473.8497 or Tom Jerkins, Grow Florida Land Realty, 772.473.9754 for more information.

3 miles west of the intersection of SR60 and I-95



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V State Roads

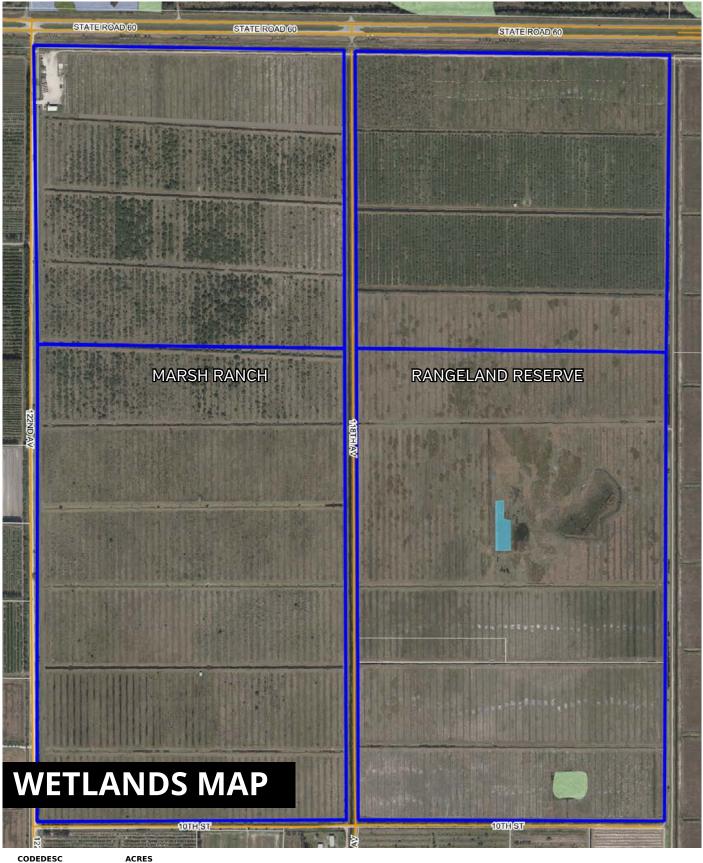
N County Roads

Water

TOTAL = 943.141659512356 acres

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DEDEDC	ACILLO
6460: Mixed Scrub- Shrub Wetland	1.4
5300: Reservoirs	1.1
TOTAL WETLANDS	2.6
TOTAL UPLANDS	752.5
TOTAL ACRES	755.1

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781 ± Acres • 1 mile of SR60 Frontage Rangeland Reserve-WRP Conservation Easement Fenced for cattle

Visit SVNsaunders.com and search for: Marsh Ranch

Jeff Cusson, CCIM, 772.473.8497 | jeffcusson@svn.com Tom Jerkins, Grow Florida Land Realty, 772.473.9754 | tom@premiercitrus.com



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