



INDIAN RIVER 78 ACRES

2195 130TH AVE SW
VERO BEACH, FL 32968

Jeff Cusson, CCIM
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Property Overview



Sale Price

\$750,000

PROPERTY OVERVIEW

Located West of I-95 in the St. John's Improvement District, this acreage has been cleared and bedded, ready for use. The property has a brand new [2023] pump station with an overall capacity of 2800 g.p.m. and mainlines installed, positioned for high-density planting. Specifically, the property is well prepared for the planting of tree crops such as citrus, peaches, mangoes, palm trees, and more.

The St. John's Improvement District provides road access to the property, drainage and irrigation water, a 1900 acre reservoir, road and canal maintenance as well as a drainage pump station with a capacity of 90,000 gpm that serves the property. The improvement district also has powers that will assist in future development such as the ability to finance through municipal bonds the construction of roads and other infrastructure for the 25,000 acre District.

OFFERING SUMMARY

Acreage:

78.58 Acres

Price / Acre:

\$9,544

City:

Vero Beach

County:

Indian River

Property Type:

Acreage

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Agronomics• Citrus• Farms & Nurseries Properties• Land Investment
Soil Types:	<ul style="list-style-type: none">• Winder Fine Sand 44 acres• Wabasso Fine Sand 29 acres• Manatee Loamy Fine Sand 6 acres• Riviera Fine Sand <1 acre.
Taxes & Tax Year:	\$13,134.58 in 2022
Zoning / FLU:	Ag-2 allowing one unit per 10 acres
Road Frontage:	1/4 mile of frontage and accessed on 130th and 138th Ave, drainage district right of ways.
Current Use:	Fallow
Land Cover:	Property is cleared and bedded.
Structures & Year Built:	Pump shed built in 2023.
Water Use Permits:	Drainage and Irrigation water provided through the St Johns Improvement District.
Irrigation:	Property has a new pump station installed
Class of Grove:	Property is a former grove that has been cleared, regraded and prepared for replanting including new irrigation system.

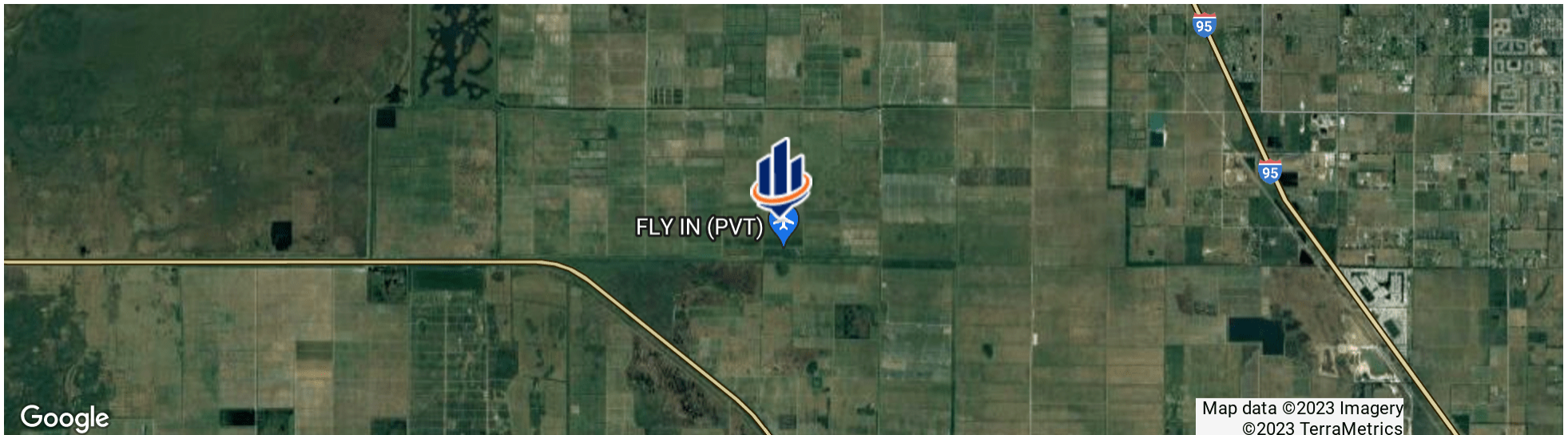


LOCATION & DRIVING DIRECTIONS

Parcel: 33373500002009000001.0
33373500002011000001.0

GPS: 27.5664233, -80.5993666

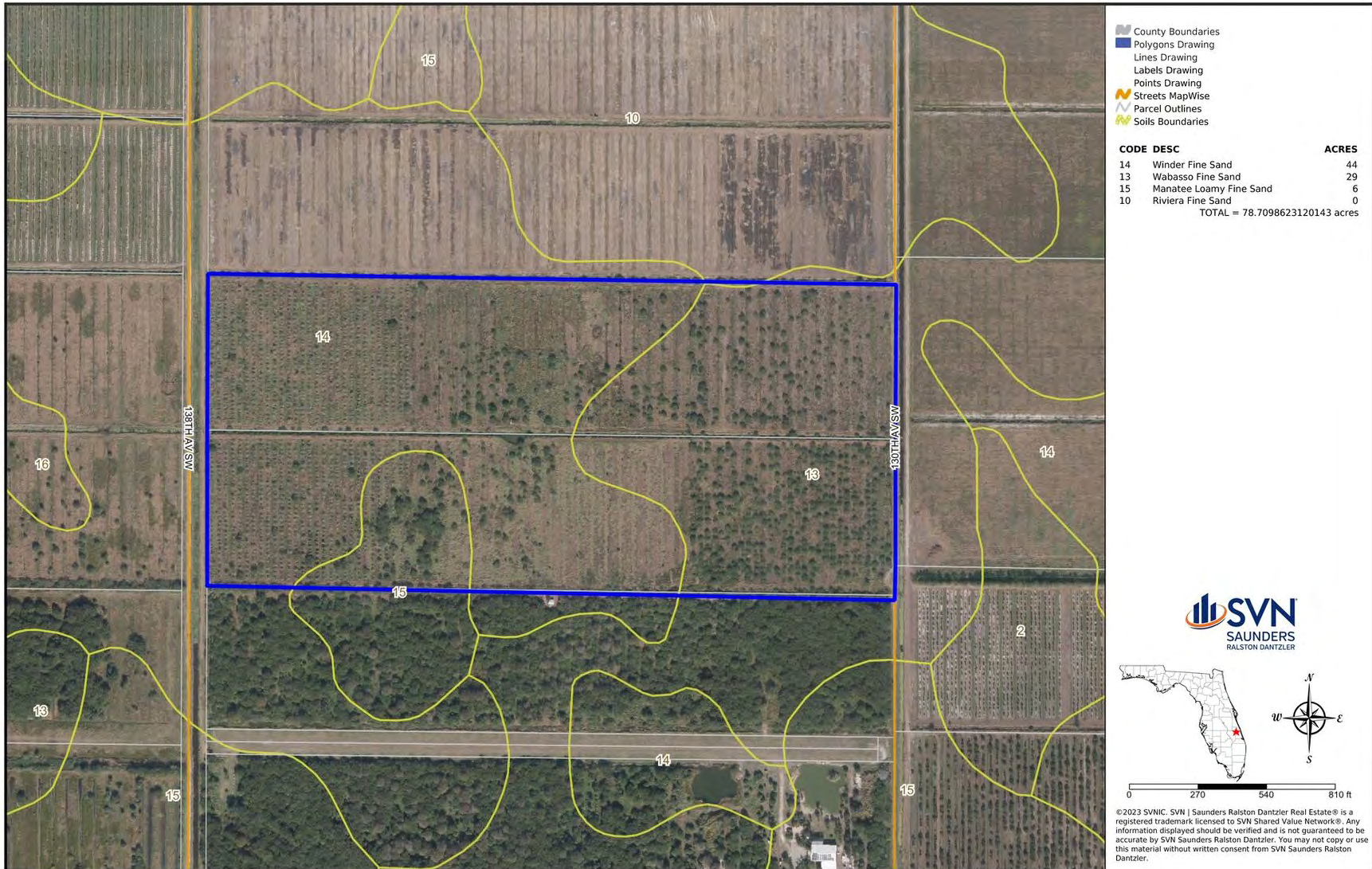
Driving Directions: From intersection of SR 60 and I-95 travel W 3.7 miles to 122nd ave, turn left and travel S 4.6 miles reaching the high tension power lines, turn right and travel W one mile to 130th ave, turn left and travel S one half a mile on 130th ave, property is on right



Aerial Map



Soils Map



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Additional Photos





INDIAN RIVER COUNTY

FLORIDA

Founded	1925	Density	317.8 [2019]
County Seat	Vero Beach	Population	167,352 [2022]
Area	617 sq miles	Website	https://www.irco.gov/

Indian River County is located in the Treasure Coast region of the U.S. State of Florida. The county was named for the Indian River Lagoon, which runs through the eastern portion of the county. Enjoying a moderate tropical climate, the county offers prime spots for surfing, unique diving and snorkeling sites, as well as captivating Nature Preserves and beaches. Its abundance of recreational opportunities makes Indian River County an ideal destination for park visits and camping. The county seat, Vero Beach, boasts exclusive private golf clubs and challenging public courses.

Spanning 617 square miles, including 114 square miles of water, Indian River County is conveniently positioned

Advisor Biography



JEFF CUSSON, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Jeff Cusson, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate working out of Vero Beach.

Jeff specializes in agricultural, transition, industrial, and general commercial real estate properties. Since joining the team in 2009, Jeff has been involved in over \$300 million in real estate transactions.

He received a Bachelor of Science degree in agriculture/fruit crops and a Master of Science degree in business/entrepreneurship from the University of Florida, earning induction into the Beta Gamma Sigma Honor Society.

With over 25 years in the agricultural and real estate industries, Jeff served as grove manager, general manager/executive vice president, and ultimately a president/director. He would become involved in diversifying the company into commercial real estate and establishing one of the state's largest nursery/tree farms.

Jeff is currently a member of the Agricultural Advisory Committee for Indian River State College, the Board of Directors for the Judge Foundation, and Chairman of the Church Council for the First Methodist Church. He has served on the Hobe St. Lucie Conservancy District Board of Supervisors, Florida Citrus Production Managers Association, the Board of Directors for Becker Holding Corp, and more than a dozen international mission trips.

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