325.8ac Agricultural Land

Carlton Road, Port St Lucie, Saint Lucie County, Florida 34987

- AG-5 Agricultural Zoning, Ag-Exempt Taxes
- Fenced Pasture - formerly citrus grove
- 1+ Mile Paved Frontage on Carlton Rd
- Cattle Working Pens / 2 artesian wells
- Saint Lucie County PID #s:
  4209-121-0050-000-0, 4209-111-0050-000-9,
  4209-123-0050-000-6, 4209-113-0050-000-5,
  4209-421-0050-000-1, 4209-411-0050-000-0

$1,629,000.

**PLEASE CALL FOR APPOINTMENT
TO VIEW PROPERTY**

Mark: (772) 201-5650

Mark's Cell: (772) 201-5650 • mark@waltersco.com
531 South US Highway, Suite B • Fort Pierce, FL 34950
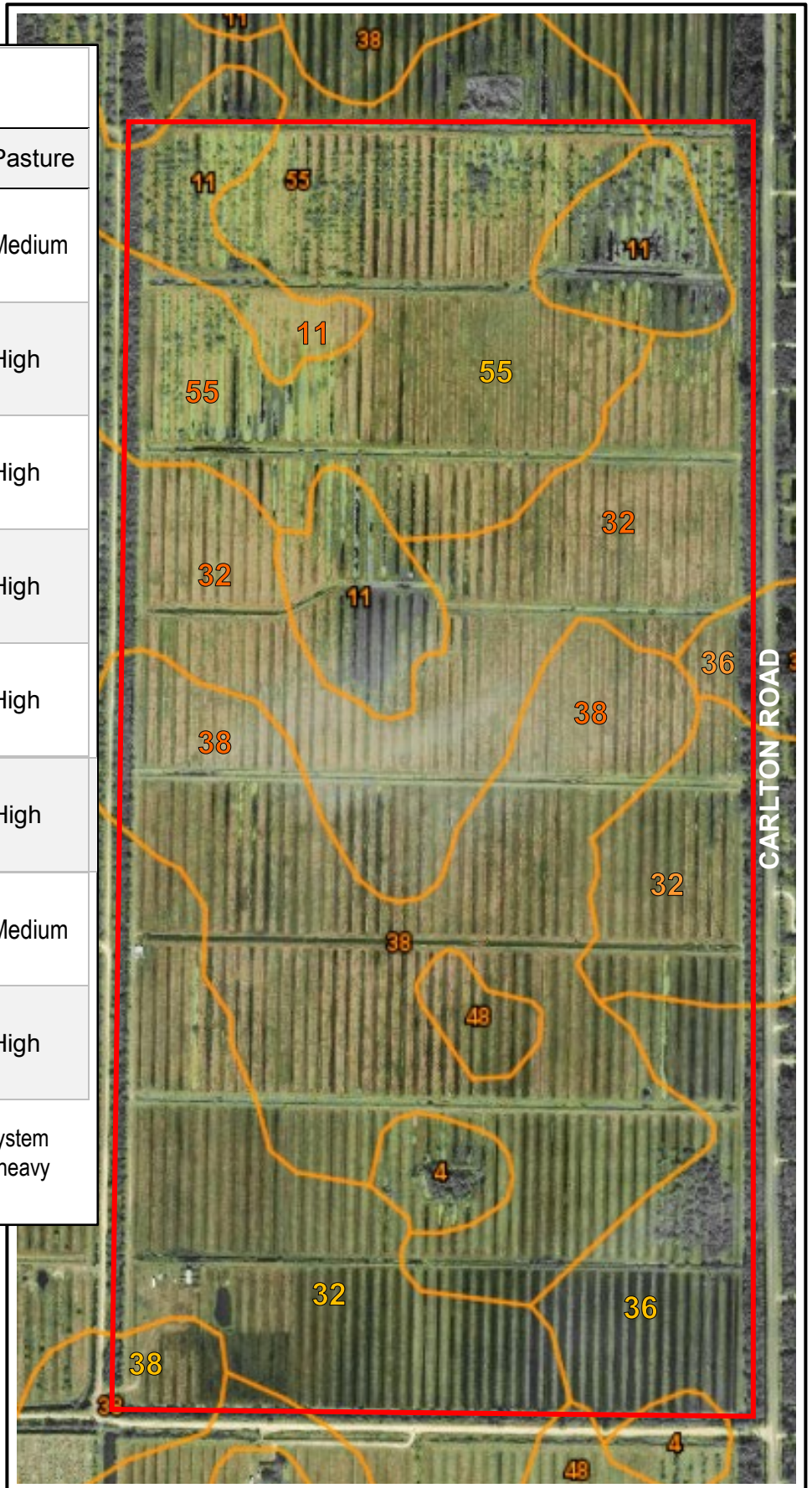*Office (772) 468-8306 • Fax (772) 497-5096*
FLAU1555AB1833

Soils in 325ac Carlton Road Site:

No.	Type	Potential*		
		Crops	Citrus	Pasture
4	Arents, 0 to 5% slopes	N/A	N/A	Medium
11	Chobee loamy sand	High	High	High
32	Pineda sand	High	High	High
36	Pople sand	High	High	High
37	Riviera sand, depressional	High	High	High
38	Riviera sand, 0 to 2% slopes	High	High	High
48	Wabasso Sand	Medium	Medium	Medium
55	Winder loamy sand	High	High	High

* If a well-designed and maintained water control system that provides rapid removal of excess water during heavy rains is installed.
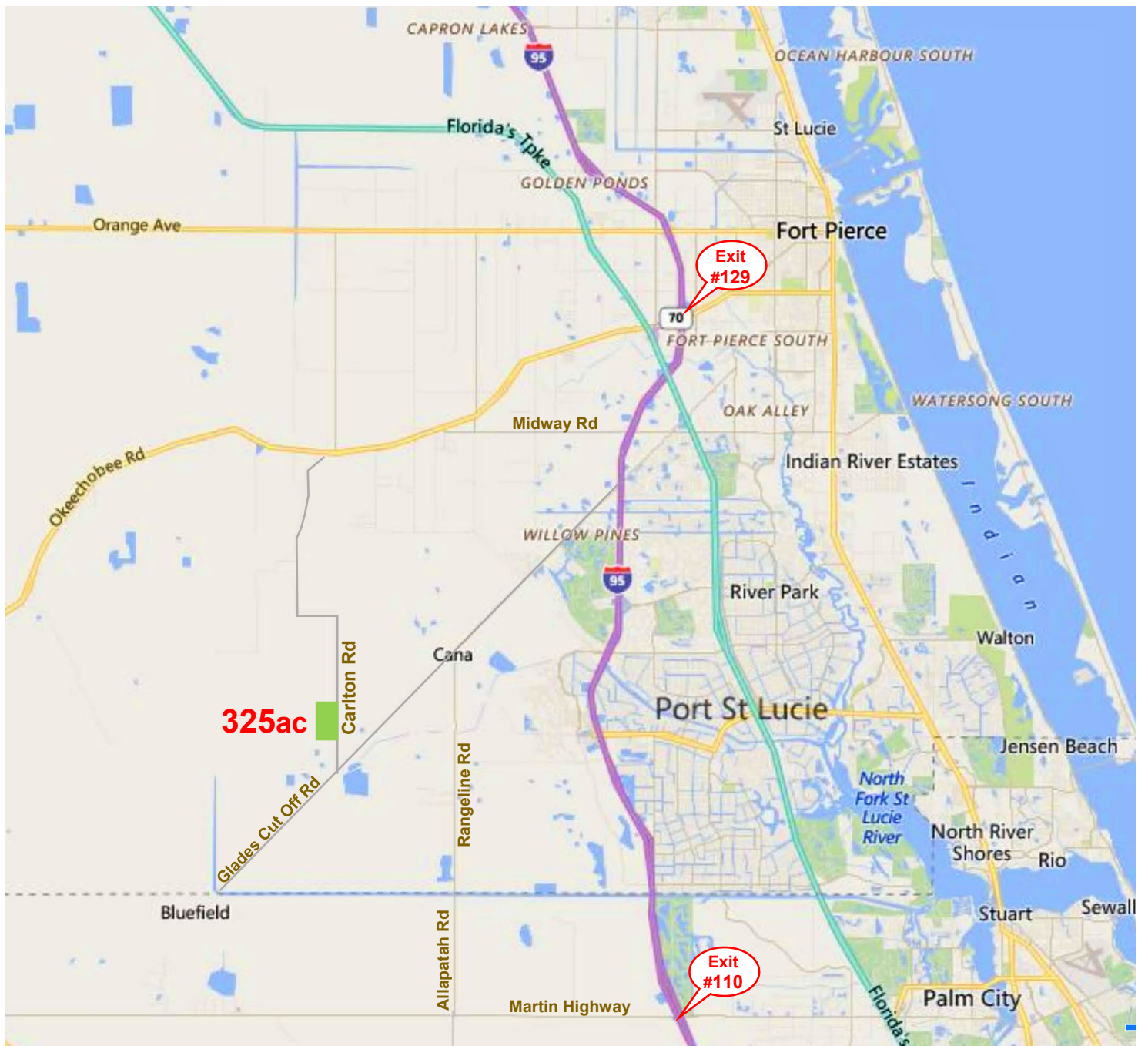
This information is from the National Cooperative Soil Survey, a joint effort of United States Department of Agriculture and other federal agencies.

1	4209-121-0050-000-0
3	4209-123-0050-000-6
5	4209-421-0050-000-1

2	4209-111-0050-000-9
4	4209-113-0050-000-5
6	4209-411-0050-000-0

Saint Lucie County Statistics:

Average Annual Rainfall……………..…….52 inches

Yearly Temperatures typically vary from 55° to 89°

County Population (2016 estimated)………. 306,507

Radius of Site Population…

   3mi: *969*, 5mi: *3,563*, 10mi: *106,319*

Cost of Living Index…....... 90   (US Average = 100)

Median Household Income……………….…. $44,804.

Median Home Value…………..…………….$202,800.

Median Resident Age………………………. 45.2 years

From the North on I-95: Exit at #129 / Okeechobee Rd / SR70, and go West 10 miles to Carlton Rd. Turn left and go South on Carlton Road 7.5 miles to property & sign on right.

From Martin or Palm Beach County: Exit I-95 at #110 / Martin Hwy / SR714 and go West 5.75mi to SW Allapatah Rd / SR609. Turn right and go north 9mi to Glades Cut Off Rd. (Local name of Allapatah Rd will change to Range Line Rd / SR709 as you cross the county line into Saint Lucie County.) At intersection of Range Line Rd & Glades Cut Off Rd, turn hard left onto Glades and travel SW about 4.25mi to Carlton Rd on the right. Go north on Carlton Rd about 1.5mi to property & sign on left.

www.WaltersCo.com   **Mark Walters & Company**   **mark@waltersco.com**