

HERITAGE ROAD FARM

FLORIDA AGRICULTURAL PORTFOLIO

INDIAN RIVER COUNTY | VERO BEACH, FL

560 GROSS ACRES



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Heritage Road Farm is a 561 acre grove located in Vero Beach, Florida. 315 acres of the property have been laser leveled and linear irrigation system installed. An additional 33 acres is cleared fallow bedded lands. The balance of the property includes approximately 171 acres of bedded Valencia grove with micro-jet irrigation. The primary source of irrigation water is from the St. Johns Improvement District 1,800 acre reservoir and is supplemented by three 12" wells. The 315 acres of farmland has a traveling linear irrigation system. Heritage Road Farm is one of several included in a larger portfolio spanning across DeSoto, St. Lucie and Indian River Counties.

HERITAGE GROVE PRODUCTION DATA				
VARIETY	YEAR	BOXES	NET TREE AC	BOX/AC
Valencia	'2016/17	34,685	256.5	135
Valencia	'2017/18 Hurricane Irma	18,293	171.5	107
Valencia	'2018/19	13,484	171.5	79
Valencia	'2019/20	16,360	171.5	95

SPECIFICATIONS & FEATURES

Acreage: 561 ± Acres

County: Indian River County

Uplands/Wetlands: Total Uplands: 544.2 acres

Irrigation/Wells: The primary source of water is from the St. Johns Improvement District 1,800 acre reservoir with an additional (3) 12" wells to draw from.

Annual Taxes: \$78,515.96

Improvements: 315 acres have been laser leveled and a linear irrigation system installed. 204 acres of the property remains bedded, including 171 acres of Valencia Oranges with micro-jet irrigation and 33 acres that is cleared and fallow.

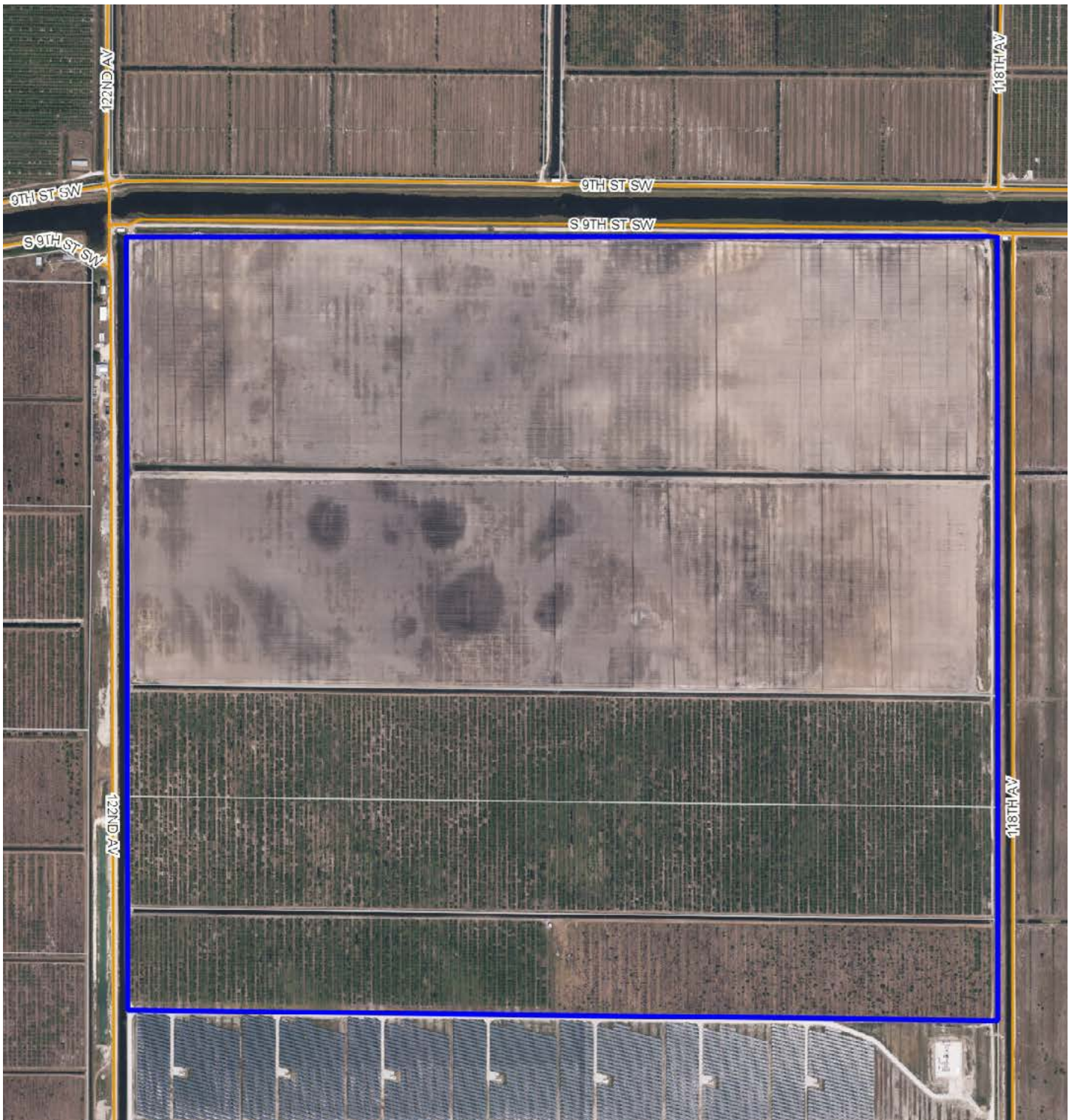
Zoning: Ag-2 allowing one unit per ten acres

Road Frontage: 1 mile of frontage on Oslo Rd and 4,575 FT on 122nd Ave

Class of Grove: Mature

Water Features: The property has access to an extensive irrigation and drainage canal and reservoir network through the St. Johns Improvement District.

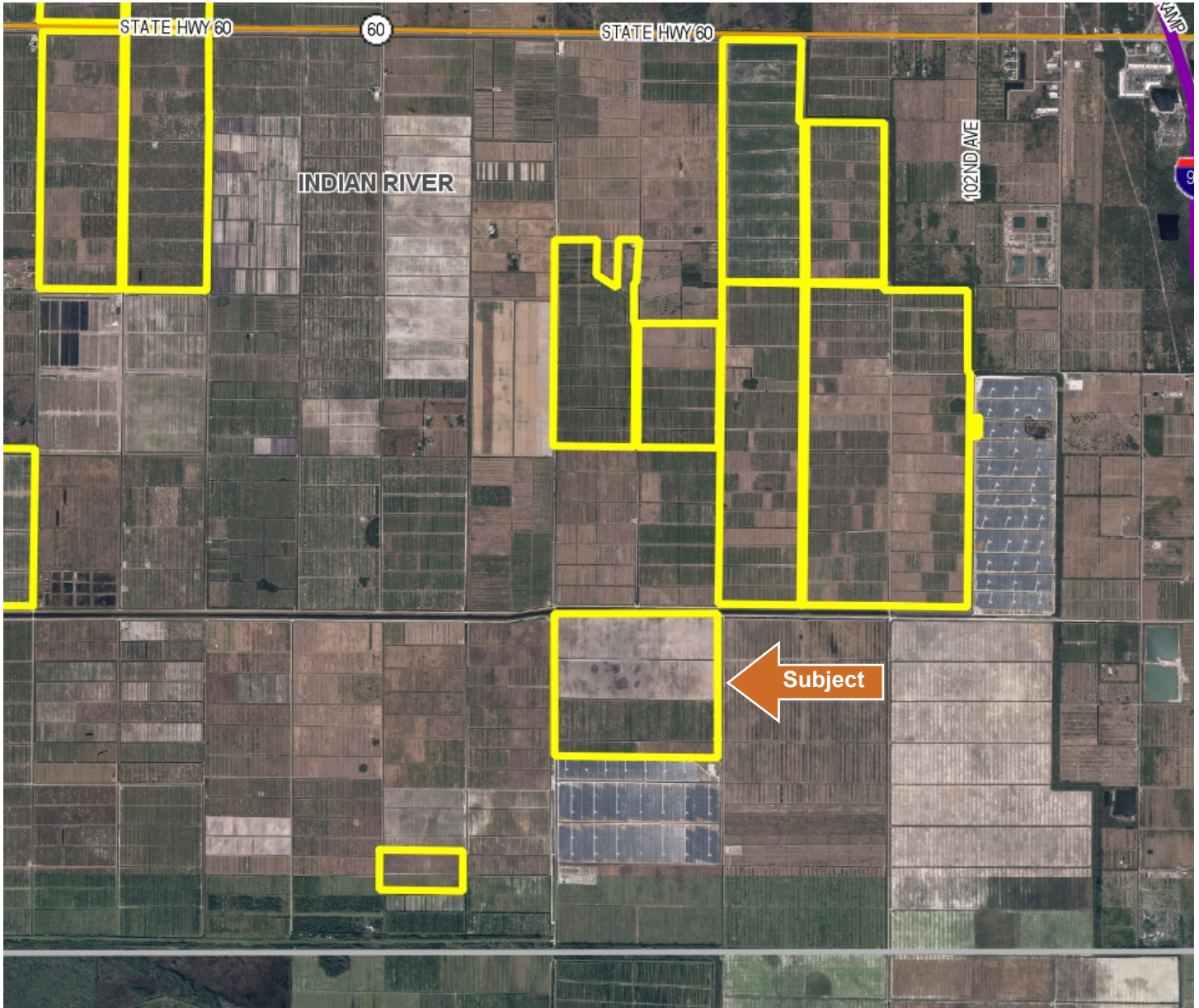
Class of Grove: Mature



HERTIAGE GROVE ACRES/VARIETY DATA-NET TREE ACRES

GROVE NAME	VALENCIA	VACANT	NET TILLABLE ACRES FARMLAND	NET TREE ACRES
All Heritage Grove	171.5	43.0	302.8	517.3

LOCATION MAP



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 33383000000100000001.0,
33383000000500000001.0,
33383000000500000002.0, 33383000000500000003.0

GPS Location: 27.581172, -80.570156

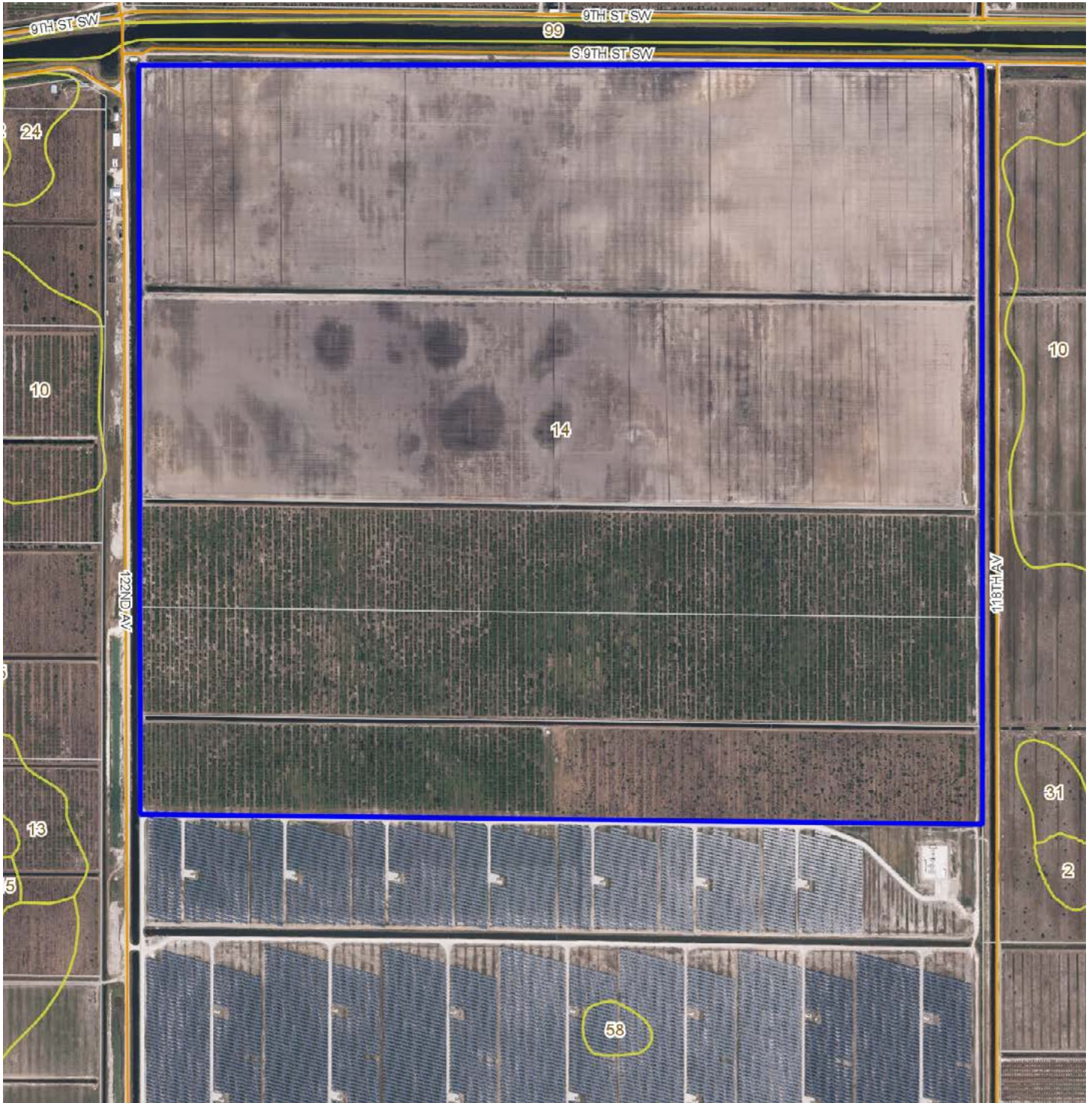
Driving Directions:

- 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 an immediate left on to Oslo at the pump house and then an immediate right.
- You're at the northwest corner of the property.

Showing Instructions: Contact the listing agents for more information.

SOILS MAP



-  Streets MapWise
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines
-  Soils Boundaries

CODEDESC	ACRES
14 Winder Fine Sand	544
TOTAL = 544.156688811264 acres	









1723 Bartow Rd | Lakeland, Florida 33801

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