

TREE-O GROVE

FLORIDA AGRICULTURAL PORTFOLIO

INDIAN RIVER COUNTY | VERO BEACH, FL

609.8 GROSS ACRES



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SPECIFICATIONS & FEATURES

Acreage: 609.8 ± Gross Acres

County: Indian River County

Uplands/Wetlands: Total Wetlands 2.0 acres /
Total Uplands 602.8 acres

Irrigation/Wells: Microjet irrigation. With
irrigation water and drainage provided by the St.
Johns Improvement District

Soil Types: Riviera Fine Sand 586, Manatee
Loamy Fine Sand 11, Winder Fine Sand 8 acres.

FLU/Zoning: Ag-2 allowing one unit per ten acres

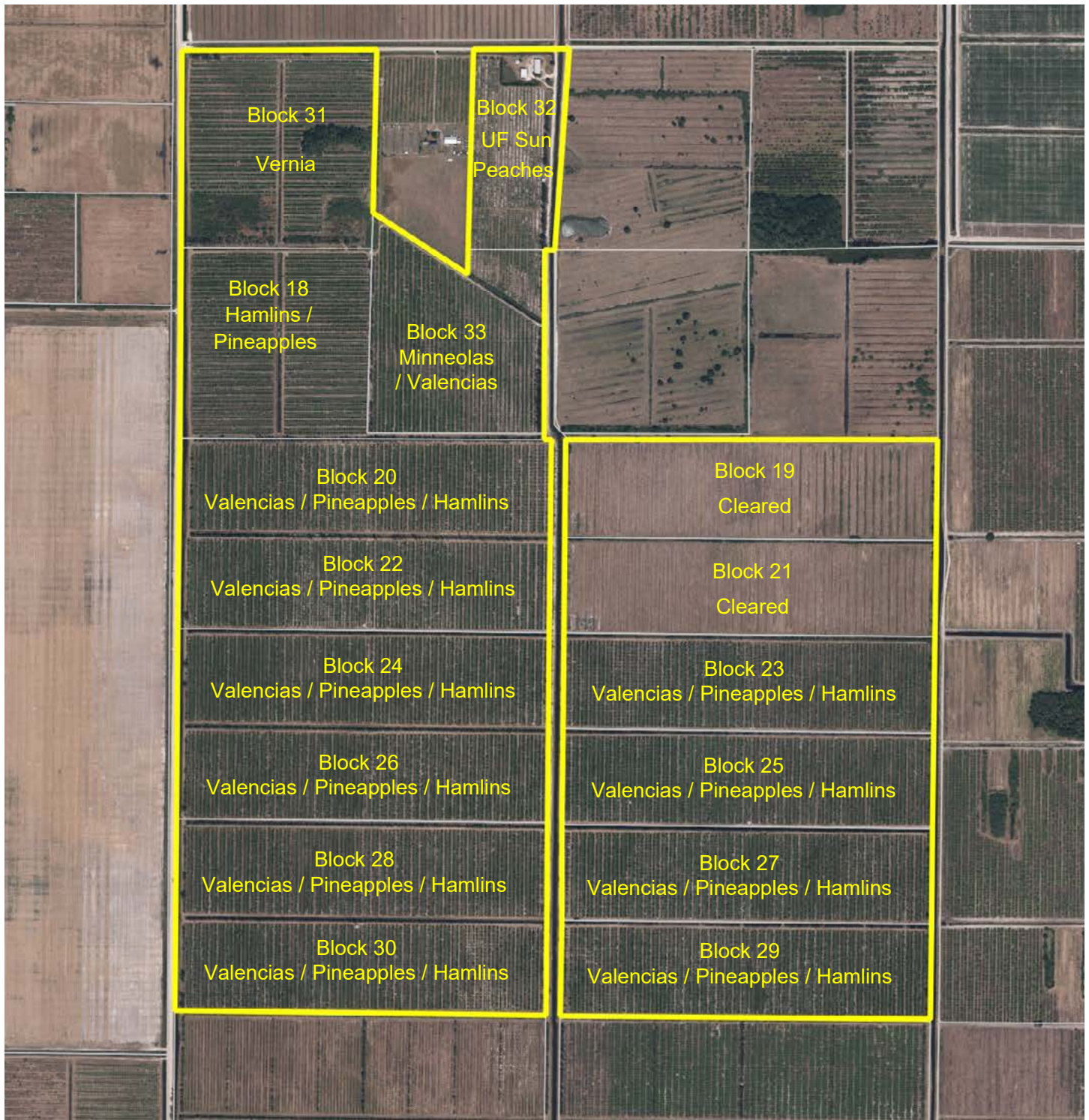
Road Frontage: 1.3 miles of frontage on 122nd
Ave and 2,030 feet on 8th street

Class of Grove: Mature citrus grove primarily
round oranges with a block of Minneolas.

Water Use Permits: Irrigation water and
drainage provided by the St. Johns Improvement
District

Structures: 3,900 SQ FT barn, and 2,600 SQ FT
chemical shed

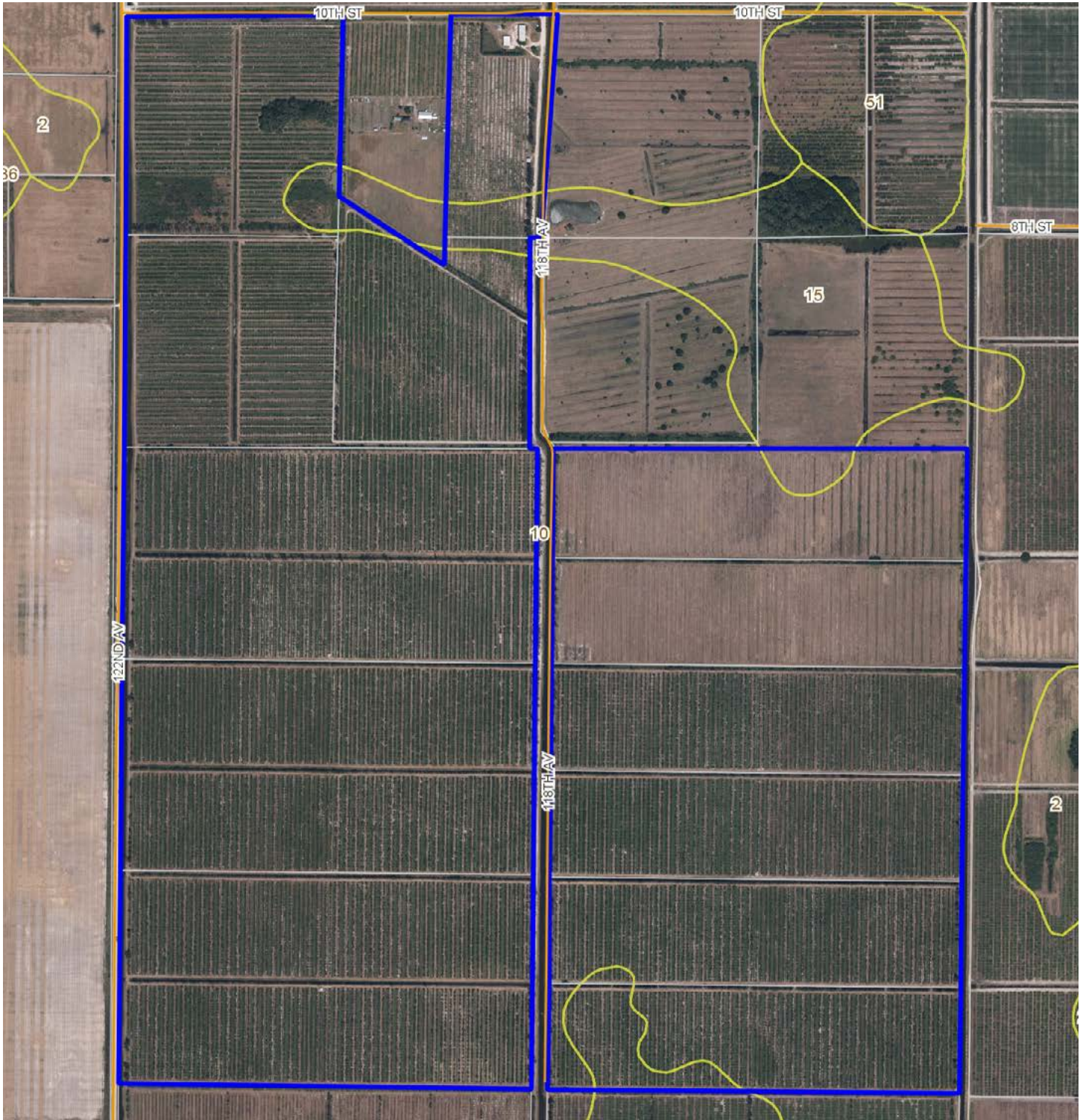
TREE-O (SHINN) PRODUCTION DATA				
VARIETY	YEAR	BOXES	NET TREE AC	BOX/AC
Valencia	2016/17	36,850	174.0	212
Valencia	2017/18 Hurricane Irma	32,383	174.0	186
Valencia	2018/19	28,645	172.0	167
Valencia	2019/20	34,575	168.15	205
Vernia	2016/17	12,975	51.4	252
Vernia	2017/18 Hurricane Irma	10,184	51.4	198
Vernia	2018/19	10,350	57.0	182
Vernia	2019/20	11,716	57.0	205
Hamlin	2016/17	23,725	119.6	198
Hamlin	2017/18 Hurricane Irma	12,664	119.6	106
Hamlin	2018/19	21,195	120.0	177
Hamlin	2019/20	27,327	119.6	228
Minneolas/Honeybells	2016/17	3,675	18.9	194
Minneolas/Honeybells	2017/18 Hurricane Irma	3,189	18.9	169
Minneolas/Honeybells	2018/19	3,130	19.0	165
Minneolas/Honeybells	2019/20	2,231	18.9	118
Pineapple	2016/17	13,013	76.3	171
Pineapple	2017/18 Hurricane Irma	6,282	76.3	82
Pineapple	2018/19	8,117	76.0	107
Pineapple	2019/20	11,724	76.3	153
Combined	2016/17	90,238	440.2	205
Combined	2017/18 Hurricane Irma	64,702	440.2	147
Combined	2018/19	71,437	444.0	161
Combined	2019/20	87,573	440.0	199



TREE-O (SHINN) ACRES/VARIETY DATA-NET TREE ACRES

GROVE NAME	HAMLIN	PINEAPPLES	VALENCIA	2018/19 VALENCIA	VERNIA	MIN/HON	VACANT	NET TREE ACRES
All Tree-O (Shinn) Grove	108.9	85.8	170.0	10.0	50.6	18.6	81.5	521.1

SOILS MAP



Tree O

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

CODEDESC	ACRES
10 Riviera Fine Sand	586
15 Manatee Loamy Fine Sand	11
14 Winder Fine Sand	8
TOTAL = 604.733397946618 acres	





Tree-O Grove is a 609.8 acre grove located in Vero Beach, Florida. The grove is contiguous with the Marsh Combined property providing the potential for a farm of over 3,200 contiguous acres. The property is easily accessible and convenient to town. The property is part of the St. Johns Improvement District which provides irrigation water, drainage and road access to the property.

This grove receives most of its water from Microjet irrigation. With irrigation water and drainage provided by the St. Johns Improvement District. The grove provides a good mix of early, mid season and late season oranges as well as specialty fruit varieties. Tree-O Grove is one of several included in a larger portfolio spanning across DeSoto, St. Lucie and Indian River Counties.







1723 Bartow Rd | Lakeland, Florida 33801

609.8 ± Acres • The grove is contiguous with the Marsh Combined property providing the potential for a farm of over 3200 contiguous acres
Irrigation water and drainage provided by the St. Johns Improvement District

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