

MARSH TRACT COMBINED

FLORIDA AGRICULTURAL PORTFOLIO

INDIAN RIVER COUNTY | VERO BEACH, FL

2,622.4 GROSS ACRES



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SPECIFICATIONS & FEATURES

Acreage: 2,622.4 ± Gross Acres

County: Indian River County

Uplands/Wetlands: 100% uplands

Irrigation/Wells: Property has two 14 FT wells and one 8 FT. Approximately 450 acres is leveled with a linear irrigation system, with the remainder having Microjet Irrigation.

Soil Types: Riviera Fine Sand 1,635 acres, Winder Fine Sand 646 acres, Pineda Fine Sand 120 acres, Chobee Loamy Fine Sand 56 acres, Wabasso Fine Sand 43 acres, Manatee Loamy Fine Sand 38 acres, Boca Fine Sand 15 acres, Riviera Fine Sand Depressional 4 acres TOTAL = 2557.0245906023 acres 3-phase power along CR 763

Annual Taxes: \$360,676.35

FLU/Zoning: Ag-2 allowing 1 unit to 10 acres

Water Features: 1-acre Surface Water Reservoir

Road Frontage: 2,500 FT on S.R.60 and 1.5 miles on Oslo Rd

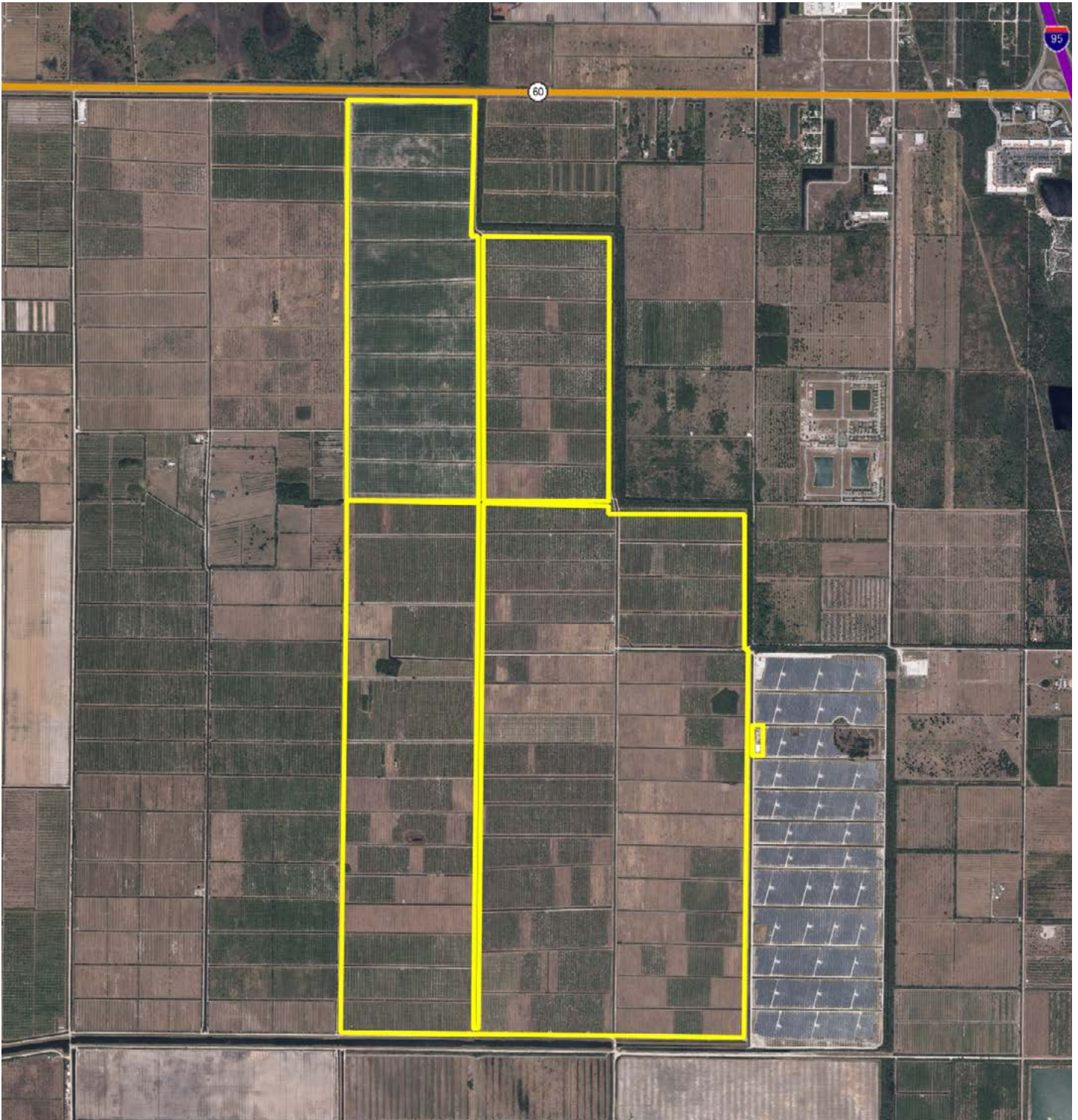
Class of Grove: The remaining grove is older mature

Water Use Permits: Water use permits through the St. Johns Improvement District

Structures & Year Built: One 3,500 SQ FT of the barn and one 14,000 SQ FT barn built in 1973

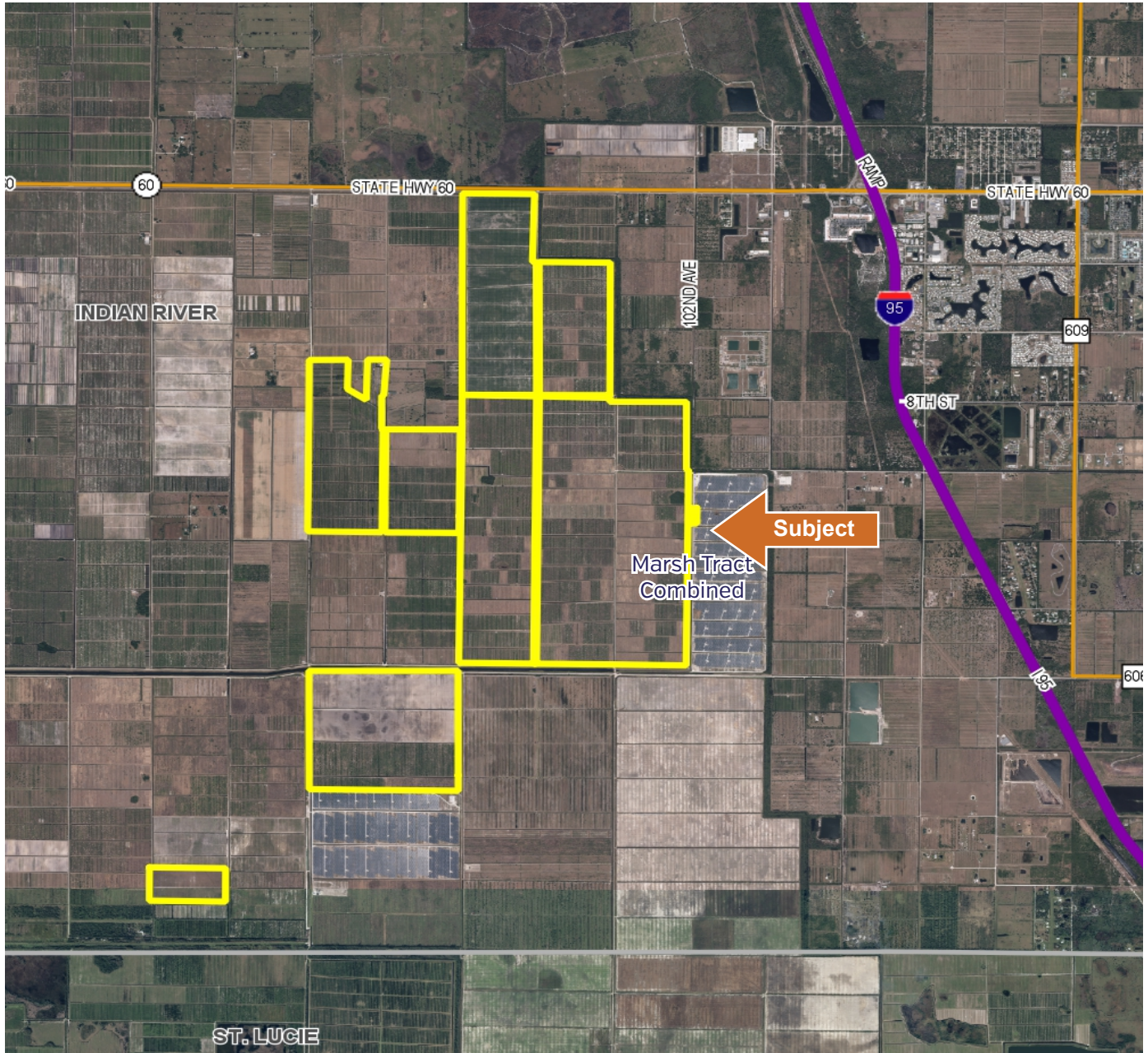
MARSH TRACTS PRODUCTION DATA

VARIETY	YEAR	BOXES	NET TREE AC	BOX/AC
Flame Gft	2016/17	5,126	35.5	144
Flame Gft	2017/18 Hurricane Irma	3,199	35.5	90
Flame Gft	2018/19	1,787	36.0	50
Flame Gft	2019/20	2,240	35.5	63
Ruby Gft	2016/17	195,002	1,039.2	188
Ruby Gft	2017/18 Hurricane Irma	108,023	863.7	125
Ruby Gft	2018/19	87,643	894.0	98
Ruby Gft	2019/20	68,321	763.9	89.4
White Gft	2016/17	64,248	341.0	188
White Gft	2017/18 Hurricane Irma	34,881	341.6	102
White Gft	2018/19	25,184	337.0	75
White Gft	2019/20	10,335	140.7	73
Combined	2016/17	264,376	1,416	187
Combined	2017/18 Hurricane Irma	146,103	1,241	118
Combined	2018/19	114,614	1,267	90
Combined	2019/20	80,896	940.1	86.05

**MARSH TRACTS ACRES/VARIETY DATA-NET TREE ACRES**

GROVE NAME	FLAMES	RED	WHITES	VACANT	NET TILLABLE ACRES FARMLAND	NET TREE ACRES
Marsh Tracts	26.5	807.8	177.4	891.2	405.1	2,308.0

LOCATION MAP



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 33382000000100000001.0,
33381600000300000001.0,
33381600000300000001.0, 33380500000500000001.0

GPS Location: 27.617912, -80.552419

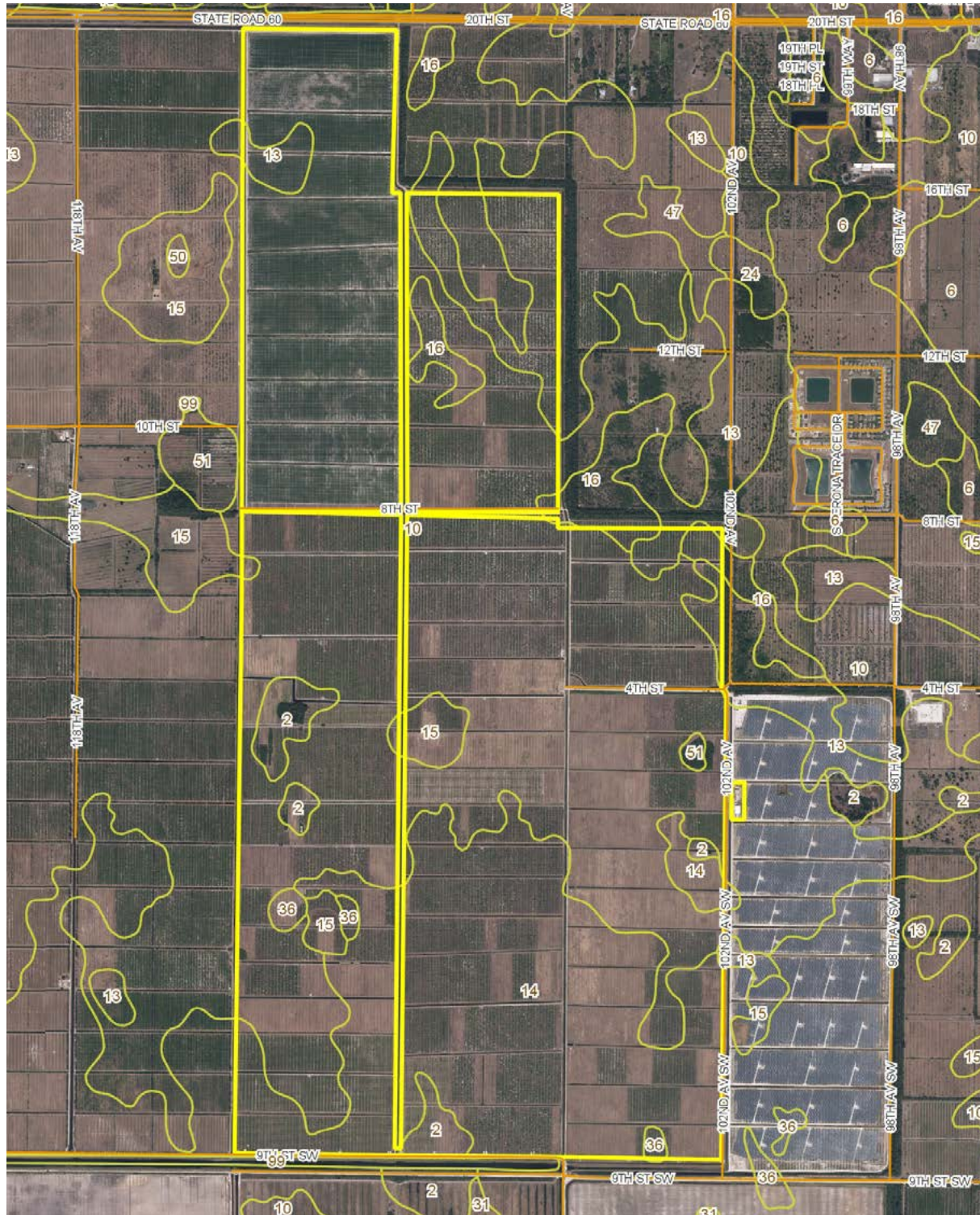
Driving Directions:

- From the intersection of S.R. 60 and I-95 travel west 2.2 miles on S.R. 60 to 106th Ave. Property is on the left.

- From the intersection of Oslo Rd. and I-95 travel west 2.8 miles on Oslo Rd till you reach the the intersection at the entrance of the drainage district.
- Take right hand turn and continue straight until you enter the property

Showing Instructions: Contact the listing advisors for more information.

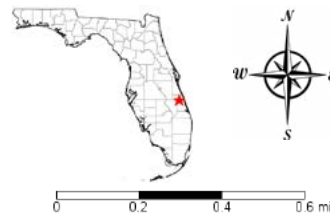
SOILS MAP



Marsh Tract

Streets MapWise
County Boundaries
Polygons Drawing
Lines Drawing
Labels Drawing
Points Drawing
Soils Boundaries

CODEDESC	ACRES
10 Riviera Fine Sand	1,635
14 Winder Fine Sand	646
16 Pineda Fine Sand	120
2 Chobee Loamy Fine Sand	56
13 Wabasso Fine Sand	43
15 Manatee Loamy Fine Sand	38
36 Boca Fine Sand	15
51 Riviera Fine Sand, Depressional	4
TOTAL = 2557.08582900742 acres	



Marsh Tract Combined provides a total of 2,622.4 acres located on a four-lane highway near the edge of development in Vero Beach, Florida. The property offers both an outstanding agricultural investment and growth investment potential through future alternative uses. The farm is well located just two miles from the I-95 and SR 60 interchange and 2.25 miles from a planned I-95 interchange at Oslo Rd and I-95 with excellent access via frontage on SR60.

This outstanding agricultural property has access to water from two 14" wells, and four 8" wells as well as access to the 1800-acre shared reservoir of the St. Johns Improvement District. Irrigation for the 450 acres leveled farmland is through a traveling linear irrigation system. The balance of the bedded land is irrigated through Microjet Irrigation. Marsh Tract Combined is one of several included in a larger portfolio spanning across DeSoto, St. Lucie, and Indian River Counties.







1723 Bartow Rd | Lakeland, Florida 33801

2,622.4 ± acres • Located 2 miles from the I-95 and SR 60 interchange and 2.25 miles from a planned I-95 interchange at Oslo Rd and I-95
Excellent access to future investment potential
100% Uplands

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