

SECTION 21

FLORIDA AGRICULTURAL PORTFOLIO

VERO BEACH, FL | INDIAN RIVER COUNTY

614.44 ± ACRES



Dean Saunders, ALC, CCIM
Managing Partner & Broker
dean@svn.com
863.774.3522

Jeff Cusson, CCIM
Senior Advisor
jeffcusson@svn.com
863.738.3636

Brian Beasley, CCA, CNLM
Senior Advisor
brian.beasley@svn.com
863.287.2702



SPECIFICATIONS & FEATURES

Acreage: 614.44 ± acres

Site Address: 15792 9TH ST SW, Vero Beach, FL 32966

County: Indian River

Road Access: Paved road access to the north end of the property on 154th Ave.

Predominant Soil Types:

- Riviera Fine Sand 397 ± acres
- Wabasso Fine Sand 146 ± acres
- Pineda Fine Sand 41 ± acres
- Manatee Loamy Fine Sand 20 ± acres
- Riviera Fine Sand
- Depressional 2 ± acres

Uplands/Wetlands: 596.6 ± acres of uplands and 8.8 ± acres of wetlands

Land Cover: Currently growing a sorghum cover crop. Approximately 535 net farmable acres

Irrigation: Traveling Linear Irrigation

Wells: (2) 8" wells. Primary source of water from the St. Johns Improvement District

Water Use Permits: Wells through the St. Johns River Water Management District surface water and drainage through the district

Zoning/FLU: Ag-2 (one unit to ten acres)

Current Use: Farmland

Taxes: \$90,264.27

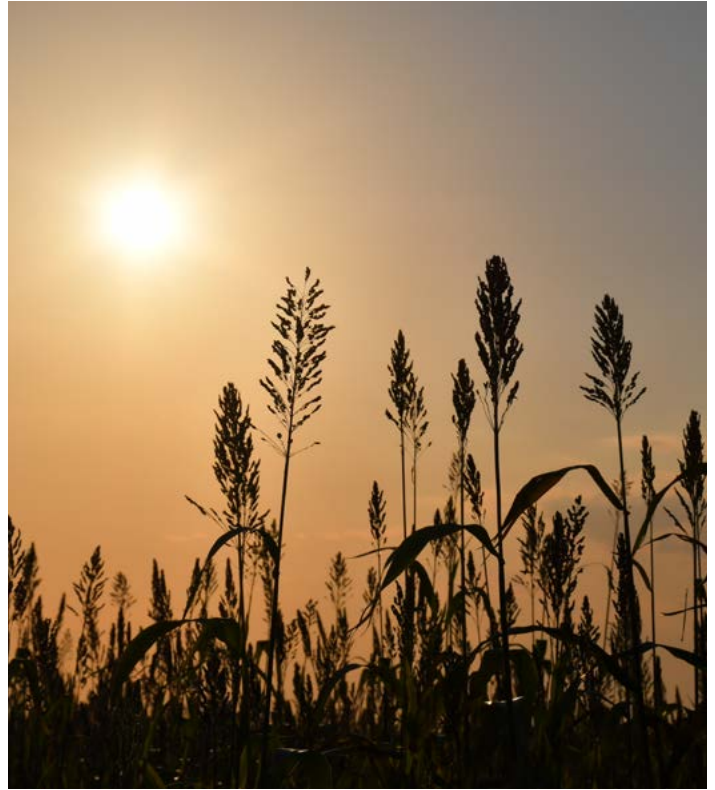
Utilities: There is electrical power to the property

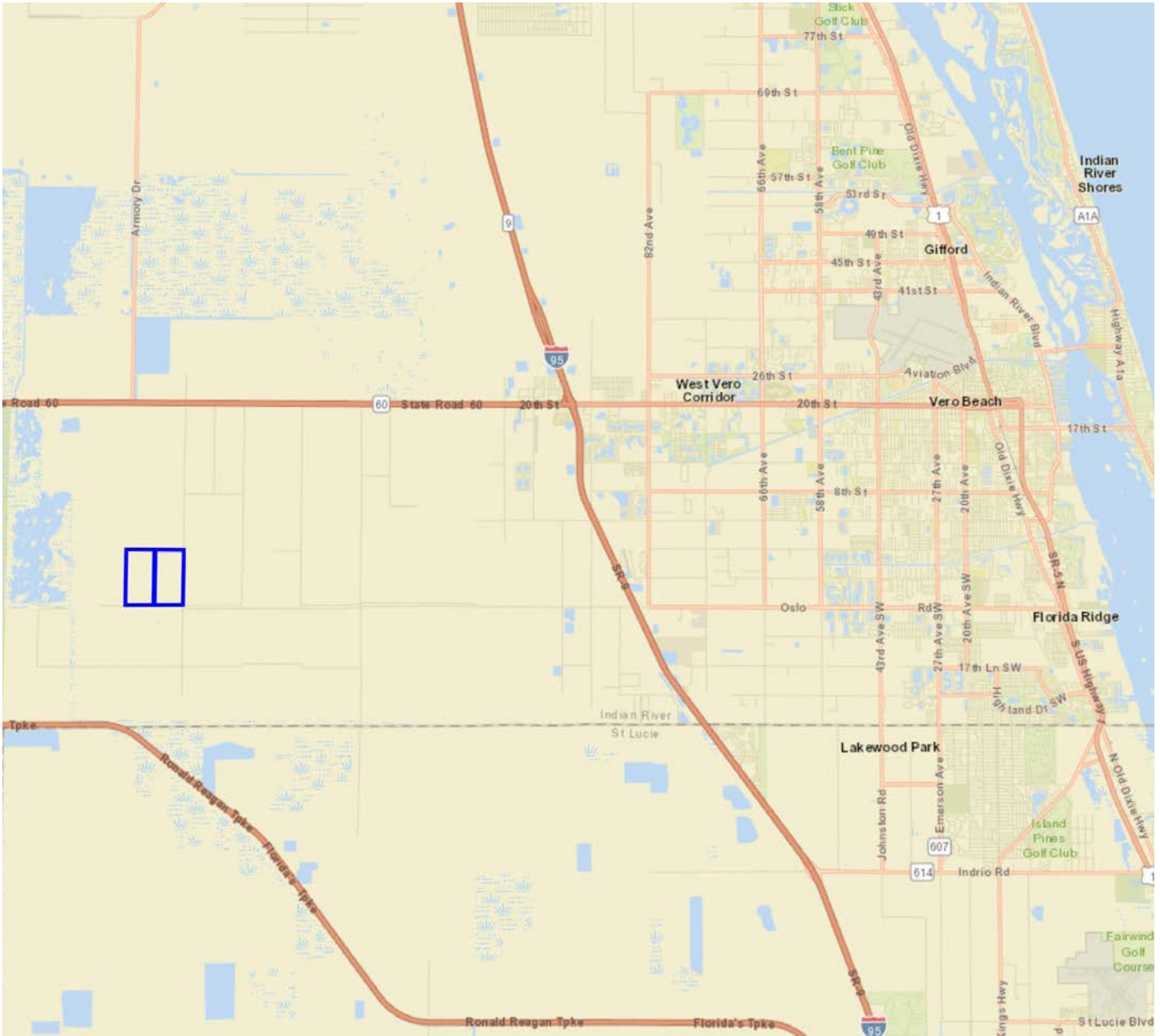
Structures/Year Built: Barn Approximately 1,400 SQ FT

Turn Key: Yes, property is cleared and leveled with irrigation system in place

Income Features: Potential income streams from leasing & operation of farmland.

Section 21 is a total of 614.44 acres and one of many properties in a larger agricultural portfolio. The property is currently growing a sorghum cover crop and approximately 535 acres are net farmable acres. To irrigate the crops, the property is equipped with a traveling Linear Irrigation system which could be acquired if needed and two 8 inch wells. The primary water source for irrigation comes from the St. Johns River Water Management District. The property is cleared and leveled with a 1,400 SF barn to hold farming equipment. Paved road access to the north end of the property is located along 154th Ave and provides easy access. Potential income streams from leasing & operation of farmland. Located in Indian River County, near Vero Beach, Florida, this property shows potential income streams from the leasing and operation of farmland.





LOCATION & DRIVING DIRECTIONS

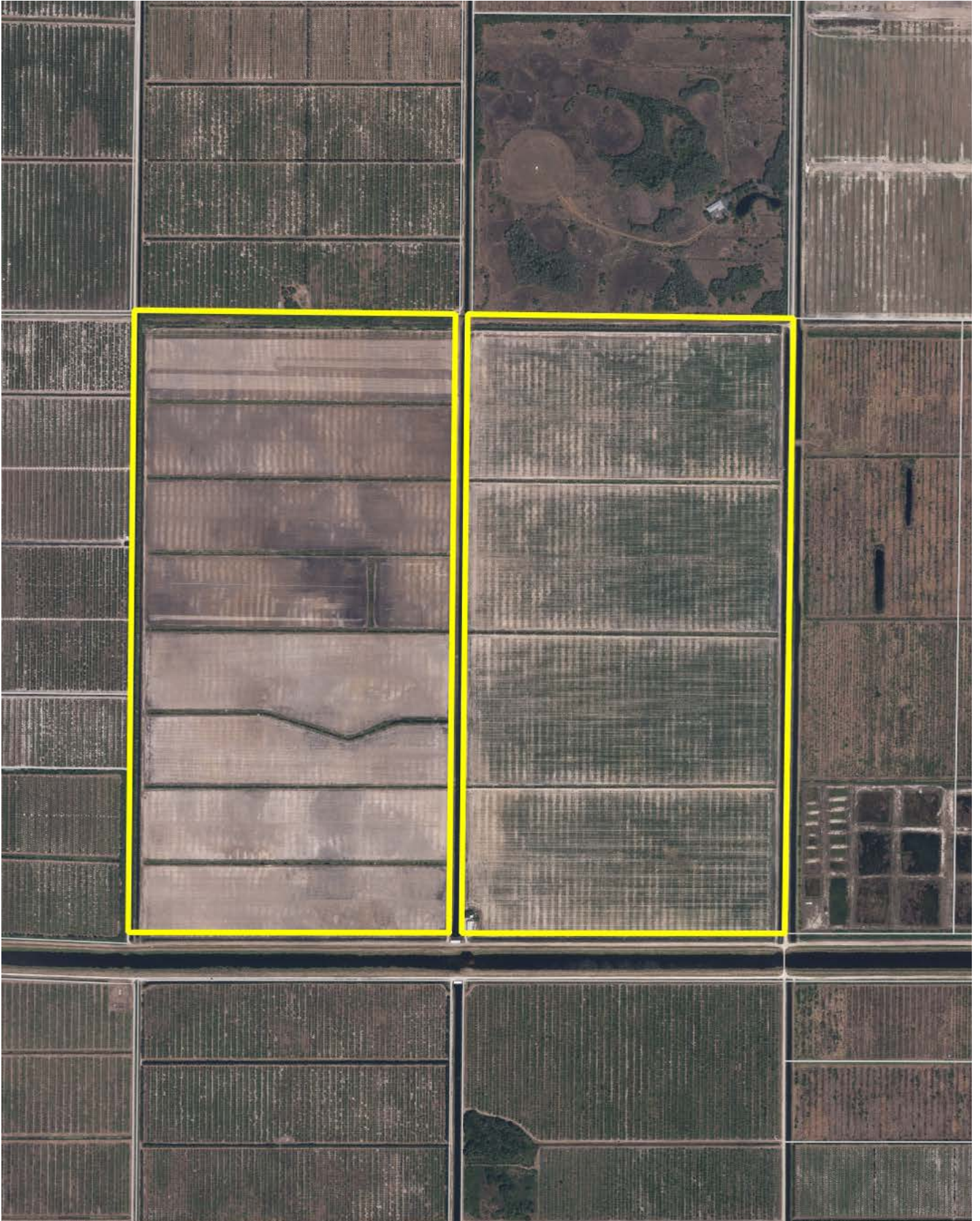
Parcel IDs: 33372000000100000002.0

GPS Location: 27.596034, -80.637145

Driving Directions:

- From the intersection of I-95 and SR 60 travel West 6.8 miles to 154th Ave.
- Turn left and travel south 2.6 miles till you reach a turn off on your right.
- Turn right and then make an immediate left. Your are at the north east corner of the property.

Showing Instructions: Contact the listing agents for more information or to schedule a showing appointment.



SOILS



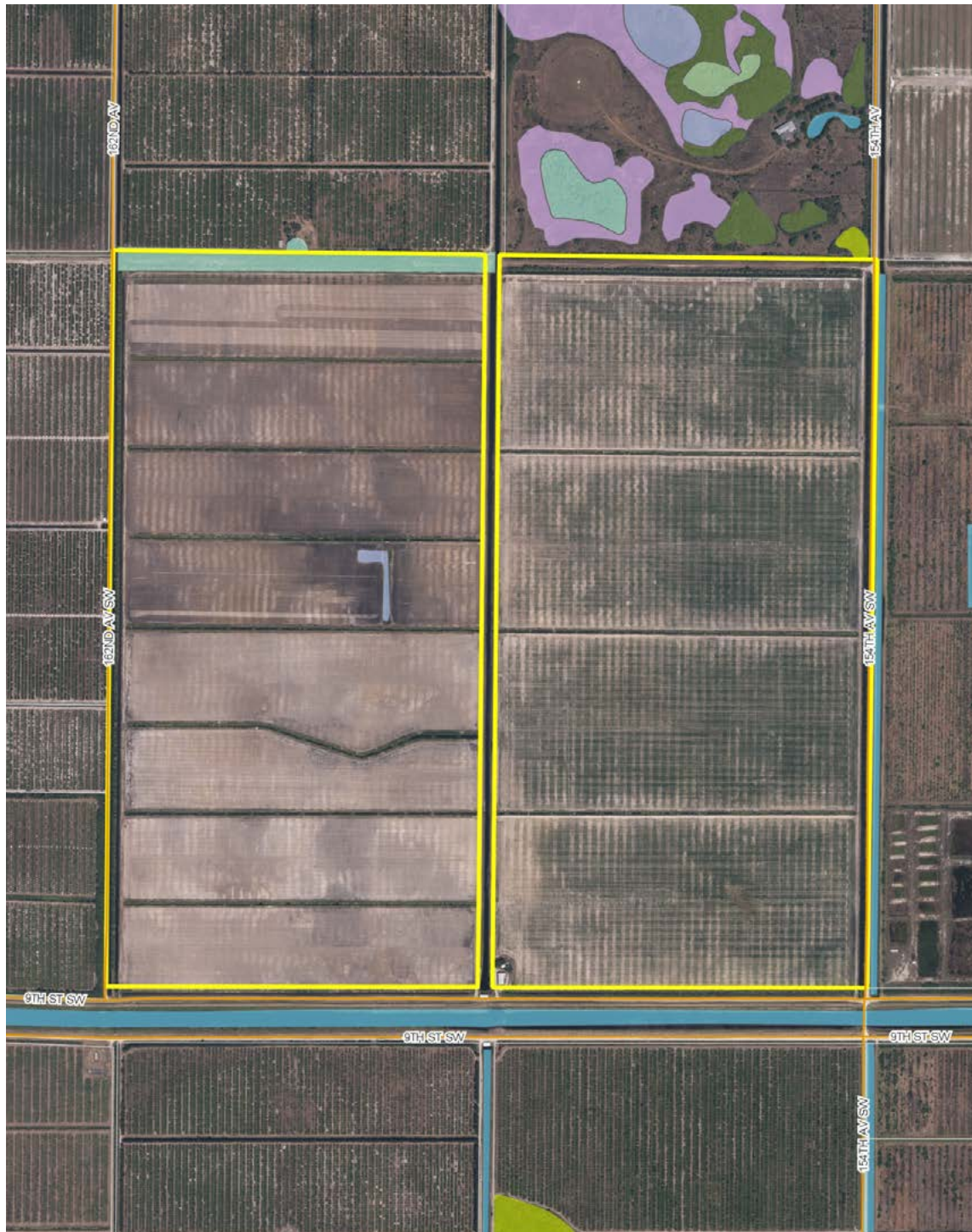
Section 21

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

CODEDESC	ACRES	
10	Riviera Fine Sand	397
13	Wabasso Fine Sand	146
16	Pineda Fine Sand	41
15	Manatee Loamy Fine Sand	20
51	Riviera Fine Sand, Depressional	2
TOTAL = 605.42313372783 acres		



WETLANDS



Section 21

- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wetland Hardwoods
- Cypress
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Streets MapWise
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Water

CODEDESC	ACRES
6300: Wetland Forested Mixed	7.9
6410: Freshwater Marshes	.9
6170: Mixed Wetland Hardwoods	.0
TOTAL WETLANDS	8.8
TOTAL UPLANDS	596.6
TOTAL ACRES	605.4





1723 Bartow Rd | Lakeland, Florida 33801

614.44 ± Acres • Growing a sorghum cover crop and 535 acres are net farmable acres
Paved road access located along 154th Ave
Equipped with a traveling Linear Irrigation and two 8 inch wells

Dean Saunders, ALC, CCIM
Managing Partner & Broker
dean@svn.com
863.774.3522

Jeff Cusson, CCIM
Senior Advisor
jeffcusson@svn.com
863.738.3636

Brian Beasley, CCA, CNLM
Senior Advisor
brian.beasley@svn.com
863.287.2702



HEADQUARTERS

1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

NORTH FLORIDA

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

©2021 SVN | Saunders Ralston Dantzler Real Estate.
All SVN® Offices Independently Owned and Operated

SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise based on the strength of the SVN® global platform. To learn more, visit SVNSaunders.com.

