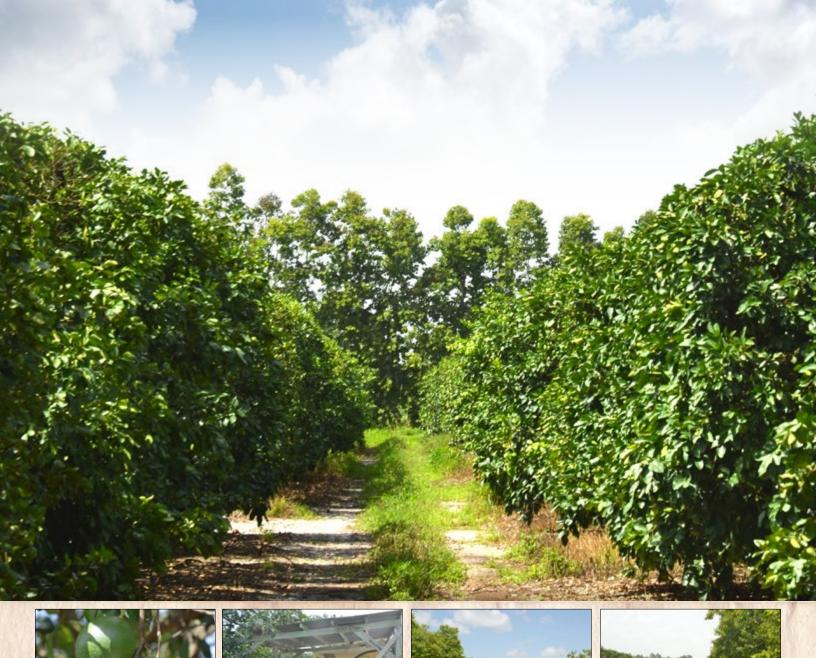
VERO WEST GROVE

Vero Beach, FL • Indian River County

114 +/- ACRES

Good Producing Red and White Grapefruit Blocks



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Production in Boxes					
Variety	2012/13	2013/14	2014/15	3 Yr Avg	
Grapefruit, Red	20,286	30,780	15,794	22,287	
Grapefruit, Marsh Seedless	10,530	18,243	9,835	12,869	
TOTAL	30,816	49,023	25,629	Total Prod. Boxes 35,156	

Minutes to Vero Beach, I-95 & Florida's Turnpike!

Good Producing Red and White Grapefruit Block

For additional details, go to: www.SaundersRealEstate.com/VeroWestGrove



114 N. Tennessee Ave., 3rd Floor Lakeland, FL 33801 863.648.1528 - Main Office

425 NE Santa Fe Blvd. (US 441) High Springs, FL 32643 www.SaundersRealEstate.com Total Acres: 113.92 +/- acres

Sale Price: \$897,120
Price per Acre: \$7,875
County: Indian River

Site Address: 162nd Avenue SW, Vero Beach, FL 32966 **Soils:** Riviera, Pineda, Manatee Loamy Fine Sands

Uplands/Wetlands: 100% uplands

Irrigation/Wells: Microjet irrigation with diesel pump

Water Use Permits: Current

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

Annual Taxes: \$13,712.95

Improvements: Bedded; irrigated with microjet irrigation **Class of Grove:** Good producing red and white grapefruit

Parcel IDs: 3337280000050000001.0 GPS: 27°34′38.83″N, 80°38′25.30″W

Driving Directions:

- From SR 60 and SR 60, travel west on SR 60 for 6.5 miles to 154th Avenue
- Travel south on 154th Avenue for 3.6 miles and turn right immediately after crossing over the bridge over the spillway
- Travel west 1/2 mile to the pump house on the left
- Turn left immediately past the pump house and travel 1/2 mile to the 5th block on the right (JPV25)
- The grove includes the following three blocks JPV25, JPV26, JPV27

Grove Table			
Variety	Root Stock	Tree Spaces	
Grapefruit, Red	Sour	5,641	
Grapefruit, Marsh Seedless	Sour	3,067	

5, 10, 15 Miles from Parcel



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