

# HERITAGE FARM FOR LEASE

Vero Beach, FL • Indian River County

325.42 +/- Acres



## Turnkey Farming Operation For Lease!

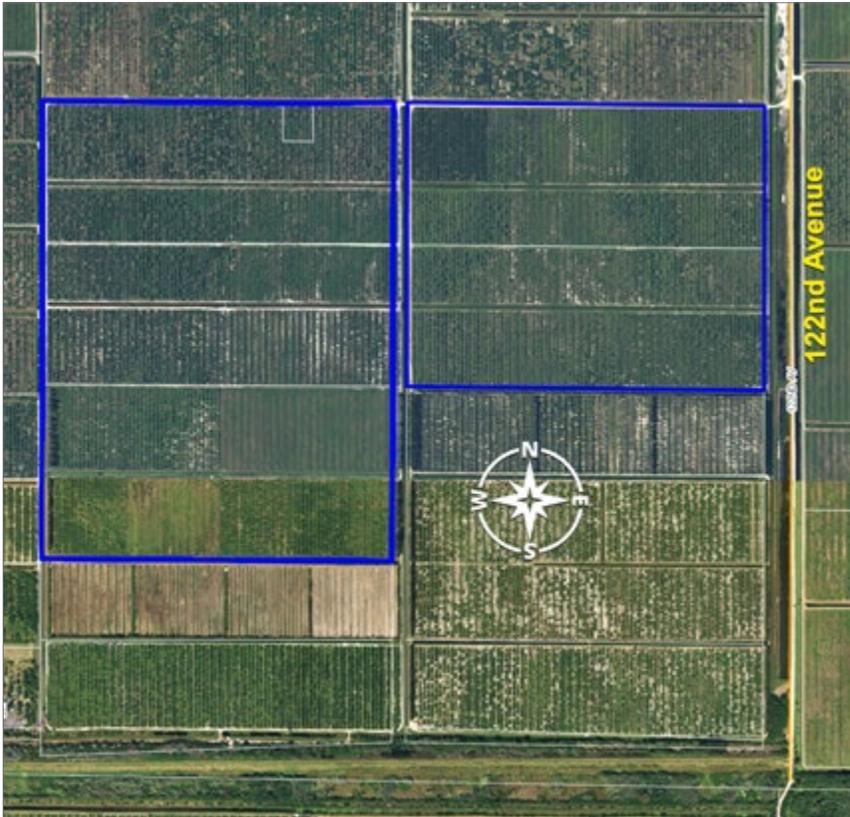
Cleared land and laser leveled  
Four 10-inch Artesian Wells

Surface Water Provided By The  
Saint Johns Improvement District

# Heritage Road Farm Lease

Vero Beach, FL • Indian River County

## 325.42 +/- Acres



**Property is a turnkey farm** that has been cleared and laser leveled for farming. There are four 10" artesian wells on the property as back up to the surface water provided by the Saint Johns Improvement District.

### Parcel IDs:

- 33373500001003000001.1
- 33373500001004000001.0
- 33373500001003000001.0
- 33373500001001000001.0
- 33373500001002000001.0
- 33373600000500000001.1

**GPS:** 27.568143, 80.587907

### Directions:

- From the intersection of I-95 and SR 60 in Vero Beach, travel west on SR 60 for 3.5 miles to 122nd Ave. (Heritage Road)
- Turn left (south) on Heritage Road/122nd Ave. and travel south for 4.6 miles to the property on right
- Property is 1.1 mile south of the Saint Johns Improvement District bridge and shop facilities

**Acreage:** 325.42 +/- acres

**Lease Price per Acre:** \$300

**Lease Type:** Triple Net Lease per month with tenant responsible for taxes, drainage district fees, maintenance, and insurance. Drainage District taxes are currently approximately \$130/acre/yr.

**County:** Indian River

**Site Address:** 1855 122nd Avenue SW, Vero Beach, FL 32968

**Road Frontage:** 2100 +/- feet on 122nd Avenue

**Utilities:** Florida Power and Light

### Wells:

- (4) 10-inch wells
- Primary irrigation water is through the Saint Johns Improvement District

**Water Use Permits:** Through the Saint Johns Drainage District Reservoir

**Soil Types:** Primarily Winder Fine Sand, Riviera Fine Sand, Wabasso Fine Sand, Manatee Loamy Fine Sand

**Wetlands/Uplands:** 100% uplands

**FLU:** A-2 (up to 1 unit/10 acres)

**Current Use:** Cleared and leveled for farming

**Taxes:** 2016 \$40,044.89



## SREland.com/HeritageFarm

**Jeff Cusson, CCIM**

772.332.9070 • Jeff@SREland.com



### LAKELAND OFFICE

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

### HIGH SPRINGS OFFICE

P.O. Box 809 (32655)  
18622 NW US 441  
High Springs, FL 32643

**SREland.com**

©2017 Coldwell Banker Commercial Saunders Real Estate. All rights Reserved. Worldwide. Every attempt is made to provide accurate information on this property, however, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

061517-A

## Turnkey Farming Operation For Lease!