



PURNELL ACRES

VERO BEACH, FL | INDIAN RIVER COUNTY

47 +/- ACRES TOTAL
FIVE 9.4 ACRE LOTS



SPECIFICATIONS & FEATURES

Acreage: 47 +/- acres divided into (5) 9.4 +/- acre lots

Sale Price: \$1,034,000 total

Price per Acre: \$22,000

- Property may be purchased in 9.4 +/- acre lots
- Lots are sized to allow one potential split
- Lots located from the west to the east the pricing is
1) \$225,000 • 2) \$235,000 • 3) \$245,000
4) \$245,000 • 5) \$265,000

County: Indian River

Site Address: 6740 1st Street SW, Vero Beach, FL 32968

Road Frontage: 1,543 +/- feet on 1st Street SW

Water/Utilities: There is an artesian well on the property located on the easternmost lot

Irrigation/Wells: MicroJet, artesian wells

Soil Types: Pineda and Winder Fine Sands

Uplands/Wetlands: 100% uplands

Grass Types: Bahia Grass

Fencing: The property is completely fenced for cattle

Taxes: \$1945 in 2016

Zoning/FLU: Ag-1 allowing one unit per 5 acres

Potential Uses: Homesites

Property is conveniently located just off 66th Avenue in an area of very nice homes. The property is very pretty with natural oaks and a small field of palm trees. It is currently fenced with cattle grazing, providing very reasonable taxes on the property.



Five 9.4 +/- Acre Parcels with Potential for
10 Estate-sized Lots!



LOCATION & DRIVING DIRECTIONS

Parcel IDs:

33391800001015000002.0, 33391800001015000003.0
 33391800001015000004.0
 33391800001015000005.0
 33391800001016000001.0

GPS: 27°36'11.50"N, -80°28'4.65"W

Driving Directions:

- Nearest intersection is 1st Street SW and 66th Ave.
- From the intersection of SR 60 and 58th Ave. in Vero Beach, travel south on 58th Ave. for 2.5 miles to 1st Street SW
- Turn right and travel 1.25 miles to the property on the right (300 yards west of 66th Ave)

47 +/- Acres Divided into
 Five 9.4 +/- Ac Lots

Beautiful Property with Natural Oaks
 Includes a Small Field of Stately Palm Trees!
 Current Cattle Grazing with Greenbelt Exemption
 Access to Improved 66th Avenue
 Convenient to Shopping, Schools, and Amenities





Saunders
REAL ESTATE

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

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Beautiful Property with Natural Oaks
Includes a Small Field of Stately Palm Trees!
Current Cattle Grazing • Greenbelt Exemption

SREland.com/Purnell

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