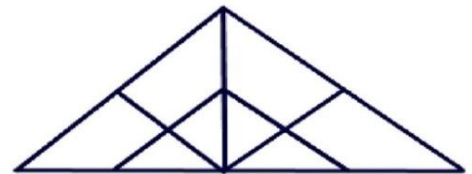


FOR SALE
38.5 ACRE
AQUACULTURE FACILITY



INDIANTOWN, FL



HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

3500 SW CORPORATE PKWY, SUITE 202
PALM CITY, FL 34990
772 287-4690 - 772 287-9643 (Fax)

PROPERTY INFORMATION

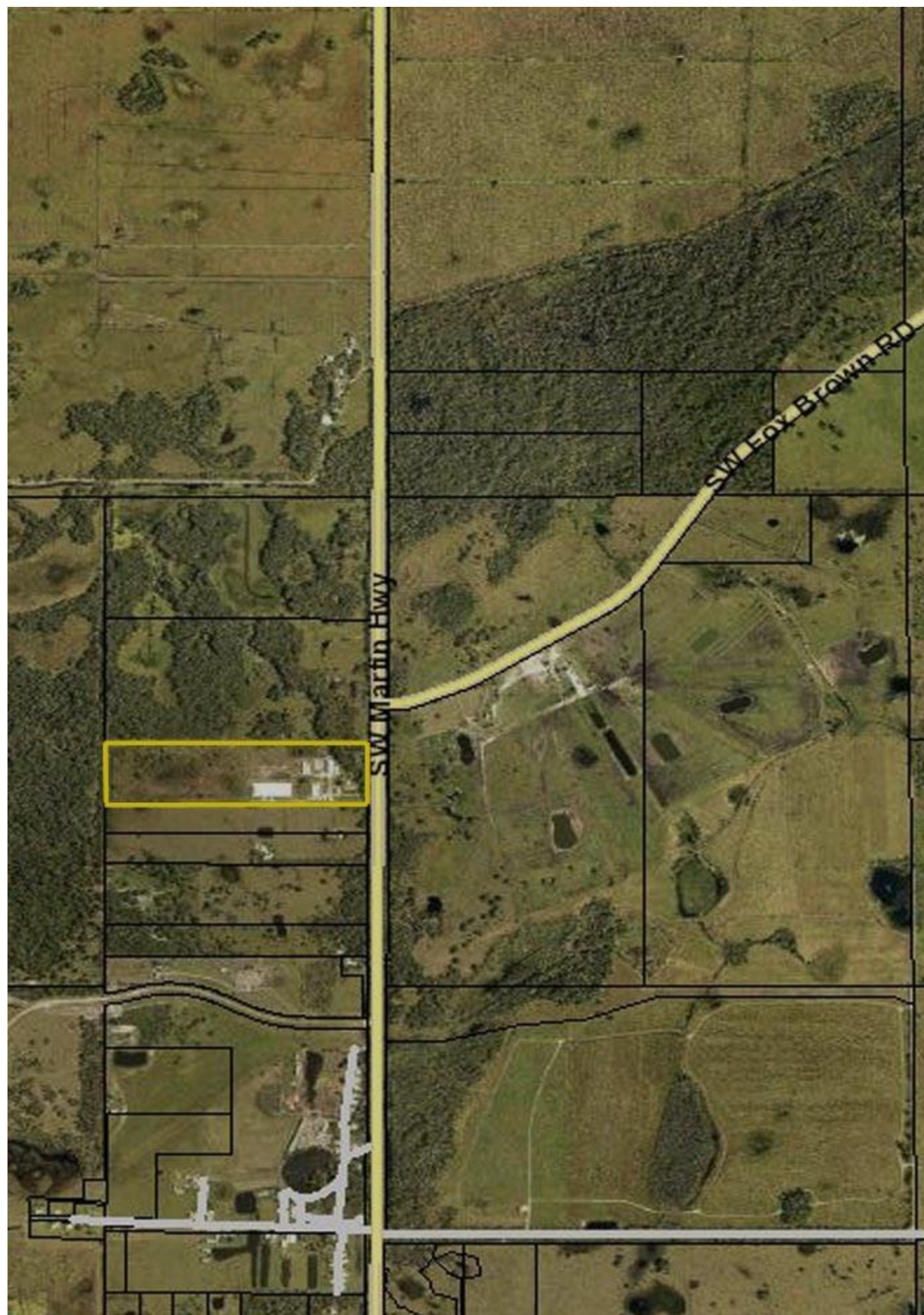
LOCATION:	22205 SW Martin Highway Indiantown, FL 34956																											
SIZE:	38.5 Acres																											
FRONTAGE:	660 feet on SW Martin Highway																											
IMPROVEMENTS:	<table><tr><td>Main House/Office-</td><td>2,642 Sq. Ft.</td></tr><tr><td></td><td>(1,572 Sq. Ft. under air)</td></tr><tr><td>Large Air Structure-</td><td>58,514 Sq. Ft.</td></tr><tr><td>Modular Trailer-</td><td>960 Sq. Ft.</td></tr><tr><td>Large Greenhouse Building-</td><td>9,372 Sq. Ft.</td></tr><tr><td>Greenhouse #1-</td><td>2,190 Sq. Ft.</td></tr><tr><td>Greenhouse #2-</td><td>2,190 Sq. Ft.</td></tr><tr><td>Greenhouse #3-</td><td>4,440 Sq. Ft.</td></tr><tr><td>Double Greenhouse (joined)-</td><td>10,138 Sq. Ft.</td></tr><tr><td>Large Storage Building-</td><td>900 Sq. Ft.</td></tr><tr><td>Small Storage Building-</td><td>400 Sq. Ft.</td></tr><tr><td>Maintenance Building-</td><td>1,521 Sq. Ft.</td></tr><tr><td>Conex Buildings (4 total)-</td><td>160 Sq. Ft. (each)</td></tr></table> <p>Property is completely fenced with 2 electric security gates, security system with cameras and video monitoring and 4 wells with pre-filtration systems.</p>		Main House/Office-	2,642 Sq. Ft.		(1,572 Sq. Ft. under air)	Large Air Structure-	58,514 Sq. Ft.	Modular Trailer-	960 Sq. Ft.	Large Greenhouse Building-	9,372 Sq. Ft.	Greenhouse #1-	2,190 Sq. Ft.	Greenhouse #2-	2,190 Sq. Ft.	Greenhouse #3-	4,440 Sq. Ft.	Double Greenhouse (joined)-	10,138 Sq. Ft.	Large Storage Building-	900 Sq. Ft.	Small Storage Building-	400 Sq. Ft.	Maintenance Building-	1,521 Sq. Ft.	Conex Buildings (4 total)-	160 Sq. Ft. (each)
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ZONING:	A-2, Agricultural District (20 acre lots)																											
FUTURE LAND USE:	Agricultural (1 single family residence/20 acres)																											
UTILITIES:	Well & Septic System																											
TAXES:	\$4,887.93 (2018)																											
PRICE:	\$1,500,000.00																											
COMMENTS:	Amazing opportunity to purchase a nearly turn key meticulously kept shrimp/fish farm in Western Martin County. All buildings, including a 58,514 square foot air building, equipment, pump and water filtration systems are part of the purchase price. Facilities are ready to go.																											
DIRECTIONS:	From I-95 (Exit 110) head West on SW Martin Highway and drive 10.13 miles- property is on your right just past SW Fox Brown Road.																											

The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal, or change in price or terms and conditions without notice.









ZONING

Sec. 3.412. - A-2 Agricultural District.

3.412.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the A-1 and A-1A Districts.
2. Airports and landing fields. Airplane landing fields and accessory facilities for private or public use, including flight strips, provided runways and flight patterns are so oriented as not to constitute a nuisance to any established or planned residential areas as delineated in the comprehensive plan of the County.
3. Cemeteries, crematories and mausoleums. Graves shall not be closer than 25 feet from the property line.
4. Stock raising, stables and dog kennels; provided stables, kennels and dog runways are not less than 50 feet to the property line.
5. Agricultural packinghouses, sawmills and planing mills, turpentine stills and other operations utilizing the natural resources of the region; provided, however, no such operation shall be established or conducted within 600 feet of the nearest highway right-of-way or within 50 feet of the property line.
6. Public works and public utility facilities and service facilities.
7. Fishing camps.
8. Hunting camps subject to the following requirements:
 - a. Any licensee with a Hunting Preserve License issued by the Florida Fish and Wildlife Conservation Commission which is valid as of November 17, 2009, located on land zoned A-2 within Martin County may establish one hunting camp.
 - b. The minimum lot size shall be 20 acres.
 - c. Kennels for hunting dogs kept at the hunting camp shall not be located within 200 feet of any property line unless completely enclosed and soundproofed and shall be designed and maintained for secure, humane confinement. Animal wastes from the kennels shall be managed in such a manner as to prevent odors from being carried beyond the property boundary.
 - d. Overnight accommodations shall be limited to no more than six guest rooms. The length of stay for any guest shall not exceed 14 consecutive nights.
 - e. Meals may be served only to customers of the hunting camp. Freestanding restaurants open to the general public are not permitted.
 - f. Overnight camping of a duration not to exceed five nights is permitted. No permanent structures shall be constructed for the purpose of overnight camping.
 - g. Shooting ranges as defined in section 3.3 are not permitted within a hunting camp
 - h. The sale and/or rental of hunting accessories to customers of a hunting camp are permitted. Retail sales of hunting accessories to the general public are not permitted.
9. Public structures owned and operated by governmental agencies and used for public purposes.
10. Trailers. The minimum lot size for a trailer shall be 20 acres and there shall be no more than one trailer on any lot. The trailer shall not be located within 100 feet of any property line. The trailer shall be permitted to remain only so long as the principal use of the property is agricultural. The trailer shall only be used as a residence. The trailer shall be screened from view of abutting lots and public streets to a height of six feet, for example, by means of an opaque fence or landscape buffer.
11. Farmer's markets, as defined in division 2 and pursuant to the requirements set forth in section 3.71.1 of the Land Development Regulations.

3.412.B. Required lot area. The required lot area shall not be less than five acres; provided, however, that in the old recorded subdivisions known as Palm City Farms (Plat Book 6, page 42, Palm Beach County), St. Lucie Inlet Farms (Plat Book 1, page 98, Palm Beach County), and St. Lucie Gardens (Plat Book 1, page 35, St. Lucie County), each full (as opposed to fractional) tract shown on said plats shall for purposes of lot area requirements be considered to be ten acres, and one-half of any such tract shall for purposes of lot area requirements be considered to be five acres; and provided further, however, that the existence of road rights-of-way and road easements (other than that of the Sunshine State Parkway, also known as Florida Turnpike) shall be disregarded for purposes of lot area requirements.

3.412.C. Minimum yards required.

1. *Front:* 25 feet.
2. Rear and side: 25 feet.
3. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
4. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.
5. No setback or yard shall be required adjacent to water frontage.

LAND USE

Goal 4.13. To allocate land uses as indicated on the Year 2025 Land Use Map to provide for compatibility with existing development, consistency with the Capital Improvements Element, protection of natural resources and implementation of the adopted LOS standards.

Objective 4.13A. To revise the Land Development Regulations as necessary to implement policies for land use allocation.

Policy 4.13A.1. Intent of agricultural designation. The FLUM identifies those lands in Martin County that are allocated for agricultural development. This designation is intended to protect and preserve agricultural soils for agriculturally related uses, realizing that production of food and commodities is an essential industry and basic to the County's economic diversity. Most agricultural lands are far removed from urban service districts and cannot be converted to urban use without substantial increases in the cost of providing, maintaining and operating dispersed services. The allocation of agricultural land is furthered by Goal 4.12.

The further intent of the Agricultural designation is to protect agricultural land from encroachment by urban or even low-density residential development. Such development affects the natural environment and may cause adverse impacts such as erosion, run-off, sedimentation and flood damage, all of which reduce the land's agricultural productivity. Residential development in the Agricultural future land use designation is restricted to one single-family residence per gross 20-acre tract. To further avoid activities that adversely affect agricultural productivity on such lands on the FLUM, development shall not be permitted that divides landholdings into lots, parcels or other units of less than 20 gross acres. Acreage may be split for bona fide agricultural uses into parcels no smaller than 20 gross acres. Subdivisions containing residential dwellings must be platted, provide for all necessary services and maintain a minimum of 50 percent open space. Wetlands and landlocked water bodies may be used in calculating open space as long as at least 40 percent of the upland property consists of open space. Buildings in Agricultural developments shall be no more than 40 feet in height.

Subdivisions containing residential dwellings at a density greater than one single-family dwelling unit per 20 gross acre lot shall not be allowed.

In agriculturally designated lands, the Agriculture zoning districts shall provide definitive policy regarding development options. All such provisions in agricultural zoning districts shall be consistent with the CGMP. Limited residential and other uses are permitted where they are directly related to and supportive of agriculture or would not jeopardize the integrity of the agricultural purpose of the district.

- (1) *Congregate housing for farm workers.* Farm worker housing shall be considered an agricultural activity and shall only be permitted as part of bona fide agricultural activity, consistent with Policies 4.12A.4. through 7. Agricultural zoning shall include farmworker housing as a permitted use, implementing this provision.
- (2) *Conversion of land designated Agricultural on the FLUM.* Agriculturally designated land may be redesignated only by an amendment to the FLUM. The intent of this section aims to permit such an amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated:
 - (a) The proposed development shall not adversely impact the hydrology of the area or the productive capacity of adjacent farmlands not included in the amendment application in any other manner;
 - (b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns; consistency with the goals and objectives of the CGMP; and availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities,