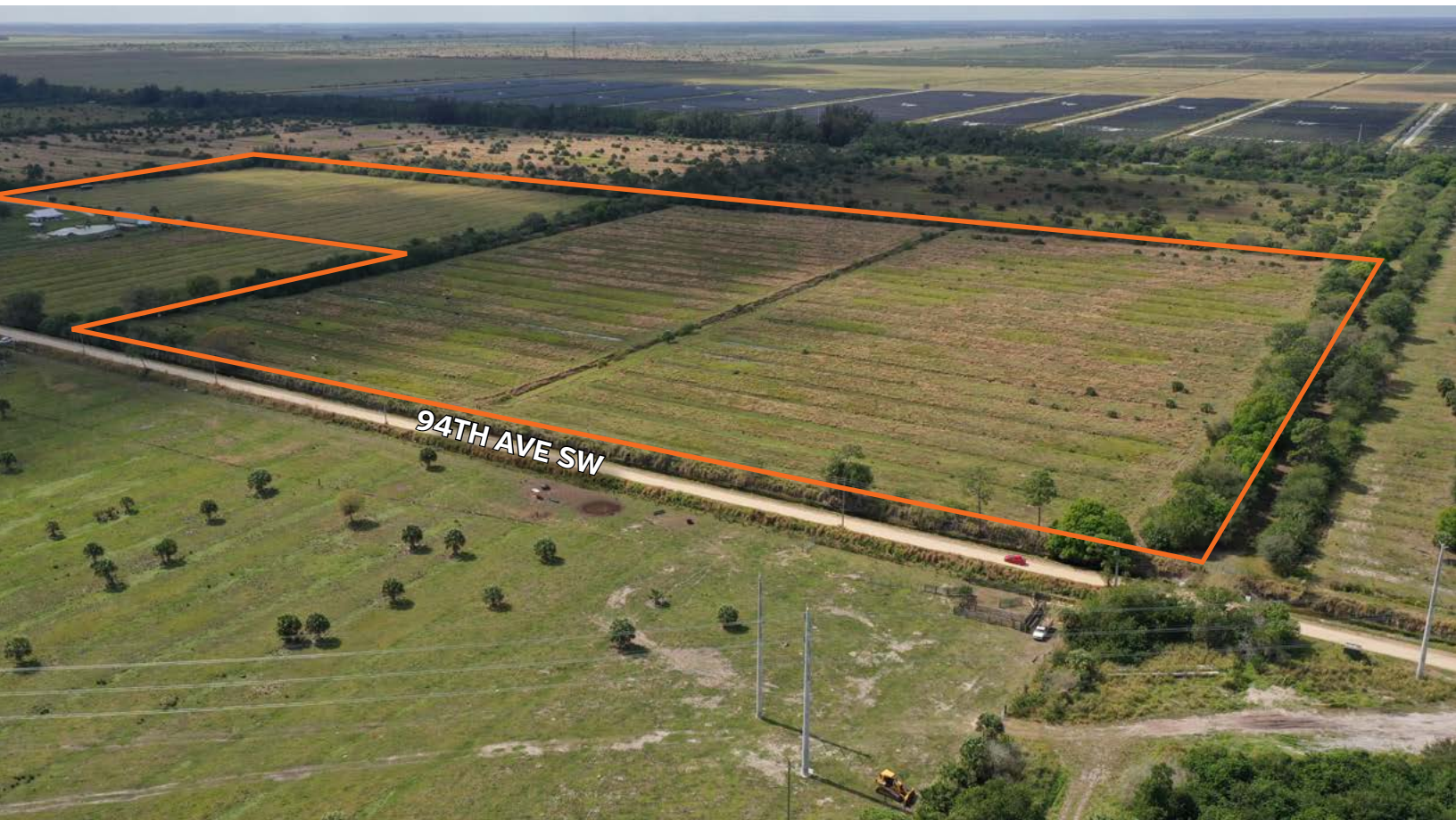


94TH AVE 67 ACRE FARM

VERO BEACH, FL | INDIAN RIVER COUNTY

67.07 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 67.07 ± acres

Sale Price: \$825,000

Price per Acre: \$12,300

Site Address: 94th Ave., Vero Beach, FL, Vero Beach

County: Indian River

Road Frontage: 1,925 FT on 94th Ave

Predominant Soil Types: 65 acres of Winder Fine Sand with the remainder in Pineda, Boca and Rivera Fine Sands

Uplands/Wetlands: None

Grass Types: Mostly bahia

Irrigation/Wells: None

Zoning: 1 unit per 10 acres

Water Source: Indian River Farms Water District. Florida Power and Light to the property.

Structures: None

Taxes: \$1,601.53 in 2019

Fencing: Perimeter fenced in barbwire

Current Use: Pasture for cattle and horses

Land Cover: Unimproved pasture

Located just west of Vero Beach, 94th Ave 67 Acre Farm is a former citrus grove that has been cleared and fenced for cattle. The property is well suited to remain as a cattle pasture or could be used for alternative agricultural uses such as ornamental tree farm, landscape location, equestrian, citrus, or other tree crops. The location is very convenient, just three miles to the I-95/SR60 Interchange and less than 2 miles from future I-95 interchange at Oslo Rd. The property holds 1,900 FT of road frontage on 94th Ave allowing for easy access.

The current zoning and future land use allow one unit per 10 acres which the existing agricultural exemption and Indian River Farms Drainage District provides for very affordable property taxes to the property. This is a convenient location for home site or ranchette community. With multiple opportunities and a great location this versatile property can be well suited for a variety of uses.

LOCATION & DRIVING DIRECTIONS

Parcel IDs: 33382200001003000001.0

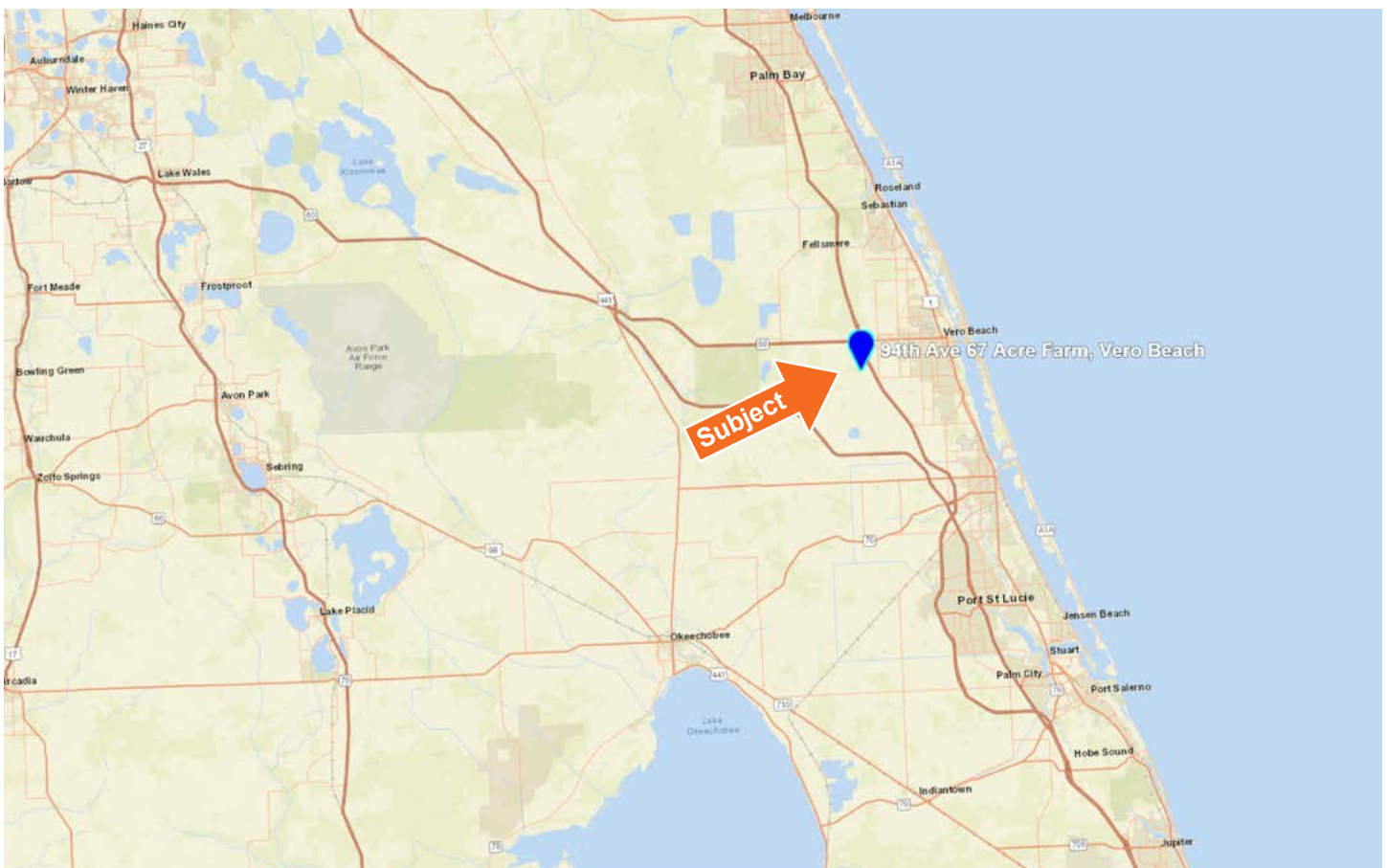
GPS Location: 27.599449, -80.523326

Driving Directions:

From I-95 and SR 60

- Travel west 2/3rds of a mile to 98th ave
- Turn left on 98th and travel south 2 miles until the road meets 4th street
- Turn left and travel east .5 miles
- Turn right on to 94th ave and travel south .5 miles until you reach the first crossing of the canal on the right hand side
- This is the north east corner of the property.

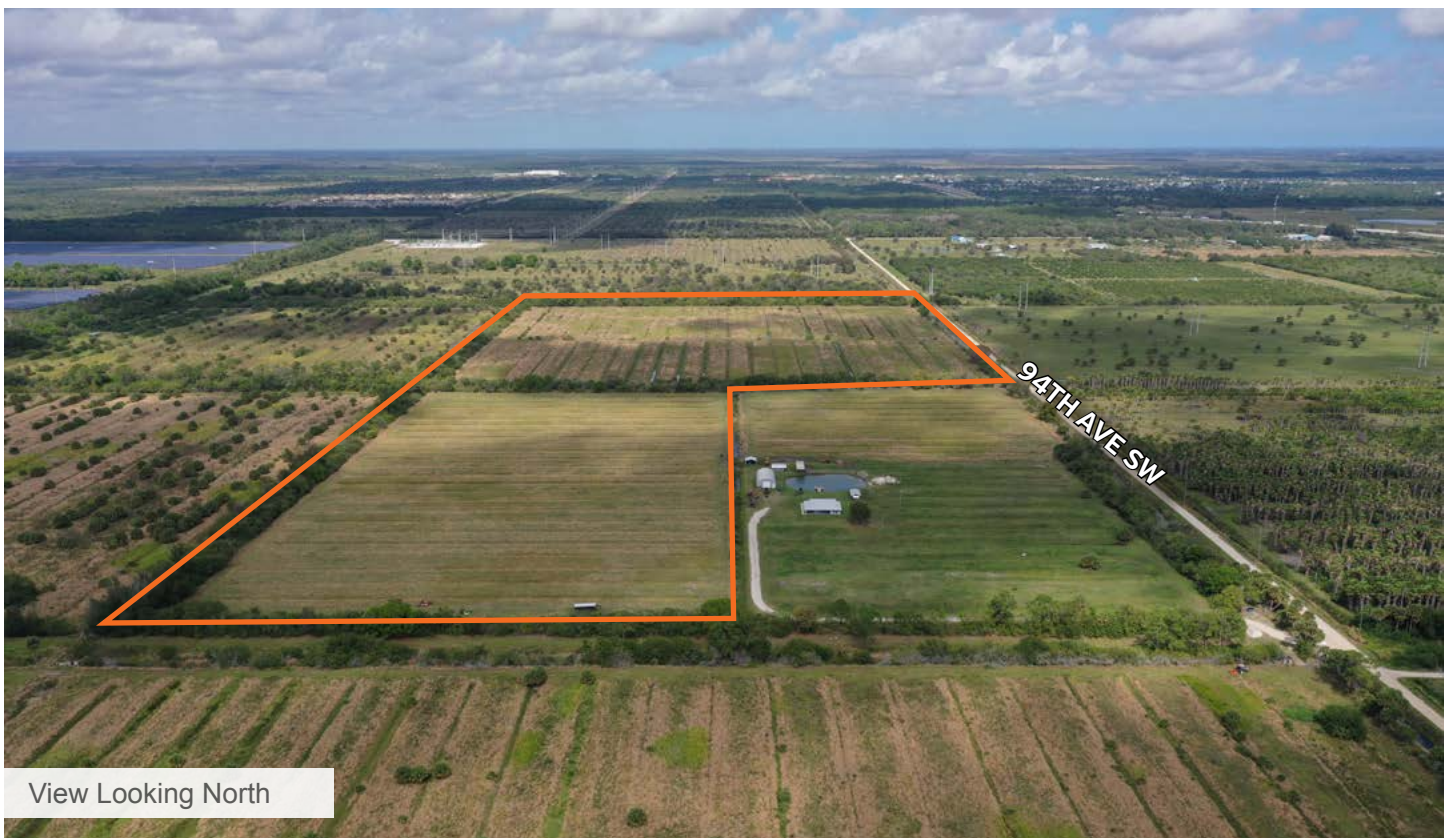
Showing Instructions: Contact the listing agent for more information.



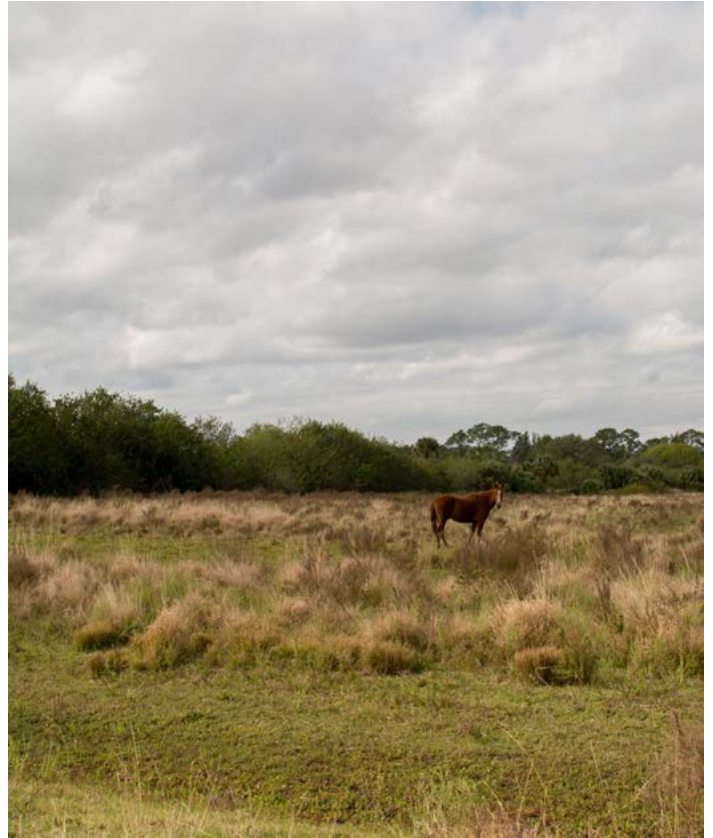


-  Streets MapWise
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines
-  Soils Boundaries

CODEDESC		ACRES
14	Winder Fine Sand	65
16	Pineda Fine Sand	2
36	Boca Fine Sand	1
10	Riviera Fine Sand	0
TOTAL = 67.7300817977721 acres		









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

67.07 ± Acres • Vero Beach property included 67 acres cleared and fenced
Zoning and future land use allow one unit per 10 acres
Convenient location for home site or ranchette community

Visit SVNsaunders.com and search for: 94th Ave

Jeff Cusson, CCIM, 772.473.8497 | jeffcusson@svn.com



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114 N. Tennessee Ave. 3rd Floor
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863.648.1528 - Main Office

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