

PEACOCK RANCH

PORT ST. LUCIE, FL | ST. LUCIE COUNTY

119.03 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 119.03 ± acres

Sale Price: \$950,000

Price per Acre: \$8,000

Site Address: S.R. 70 and Carlton Rd., Port St. Lucie, FL 34987

County: St. Lucie

Road Frontage: 3,100 FT on S.R. 70 and 3,000 FT on Carlton Rd

Soil Types: Pineda Sand 85 acres, Arents; 0-5 Percent Slopes 15 acres, Winder Loamy Sand 13 acres, Riviera Fine Sand 6 acres, Malabar Fine Sand 2 acres, Hilolo Loamy Sand negligible.

Uplands/Wetlands: 100 uplands

Grass Types: Bahia

Irrigation & Wells: One 6 inch well

Structures: 1,600 SF barn and cattle pens

Taxes: \$678.48 in 2019

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

Fencing: Property is perimeter fenced in barbed wire and has some cross fencing

Water Source & Utilities: Power provided by Florida Power and Light

Current Use: Cattle grazing

Land Cover: Pasture grasses

Peacock Ranch is a former citrus grove that has been cleared and fenced for cattle. The attractive location has a small palm tree hammock, cattle pens and a 1,600 SF barn. It is located at the intersection of SR70 (a four lane divided highway) and Carlton Rd a two lane paved road adding to this property's long term investment potential.



LOCATION & DRIVING DIRECTIONS

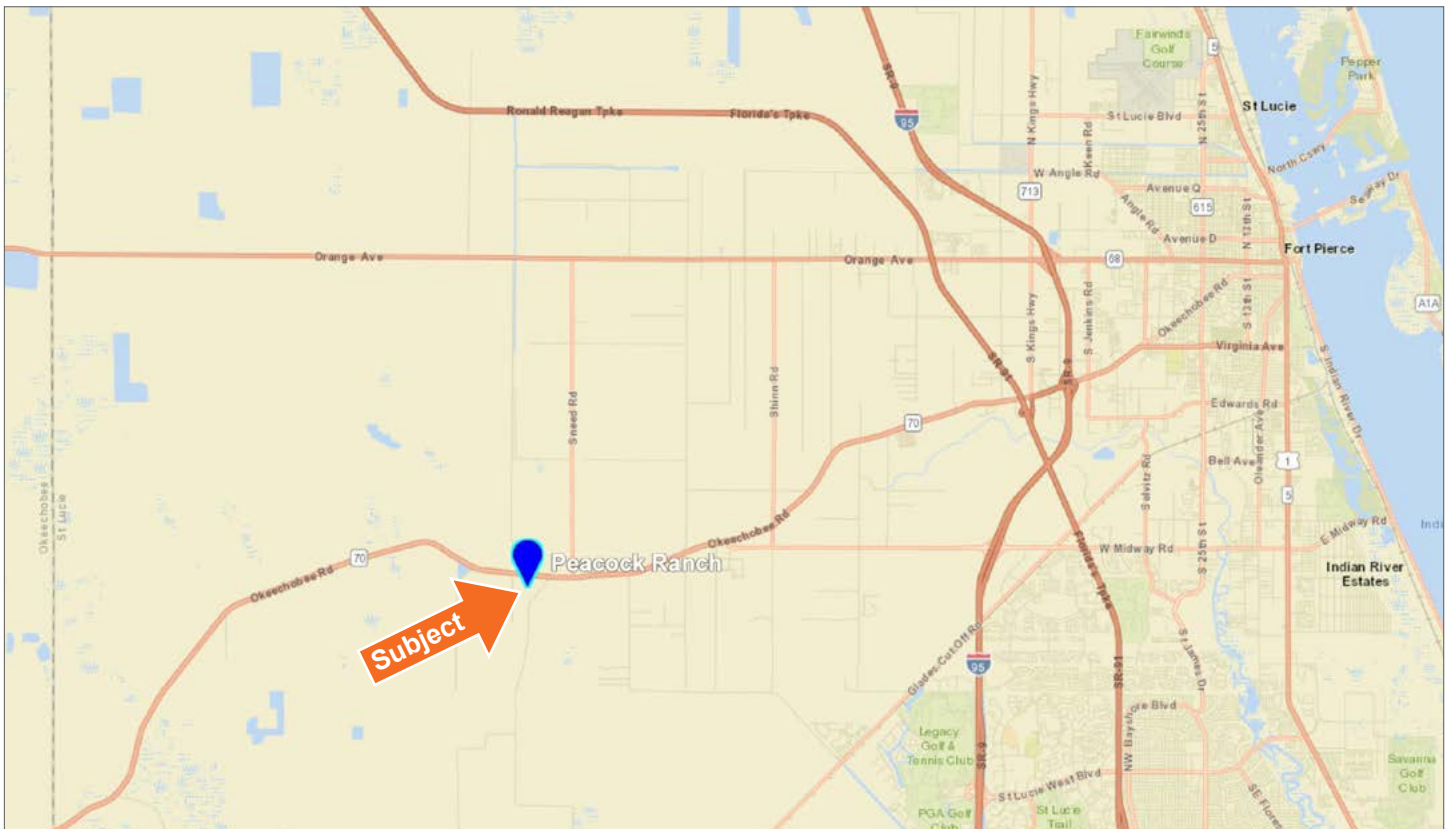
Parcel IDs: 3209-122-0016-000-0

GPS Location: 27.363646, -80.542634

Driving Directions:

- From the intersection of I-95 and S.R. 70 travel west 10 miles to the intersection of S.R. 70 and Carlton Rd.
- Turn left. Property is on the south west corner of the intersection.

Showing Instructions: Contact the listing agents Jeff Cusson, 772.332.9070 or Tom Jerkins, Grow Florida Land Realty, 772.473.9754 for more information.







- Streets MapWise
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands







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

625 66th Ave SW
Vero Beach, FL 32968

119.03 ± Acres • Property
Located at the intersection of SR70 (Okeechobee Rd) and Carlton Rd
AG-5 Zoning allows one unit per five acres

Visit SVNsaunders.com and search for: **Peacock Ranch**

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