

COVENANT RANCH 38 AC HOME

FORT PIERCE, FL | ST. LUCIE COUNTY

37.86 ± AC





SPECIFICATIONS & FEATURES

Acreage: 37.86 ± AC

Sale Price: \$769,500

Site Address: 5425 Koblebard Rd, Fort Pierce, FL 34951

County: St. Lucie

Predominant Soil Types:

- Pineda Sand - 32 AC
- Wabasso Sand - 4 AC
- Riviera Fine Sand - 3 AC

Uplands/Wetlands: No designated wetlands identified

Lake Frontage/Water Features: Property includes a small pond of about .5 AC

Irrigation/Wells: 2" well for the house

Water Source: Well and septic

Structures:

- 2,072 SF - home with a pool
- 5,313 SF Total - barn with 900 SF extended slab

Taxes: \$3,451 in 2019

Fencing: The property is fenced and cross fenced

Zoning: TVC allowing one unit per AC

Potential Recreational Uses: Ideal home site with plenty of acreage for horses, dirt bikes, and other recreational uses

Game Populations: Great place to build a dove field in the back yard

General Points of Interest: The property is less than five minutes to the Indrio Rd-I-95 interchange with access to everything.

Current Use: Single-family home with cattle

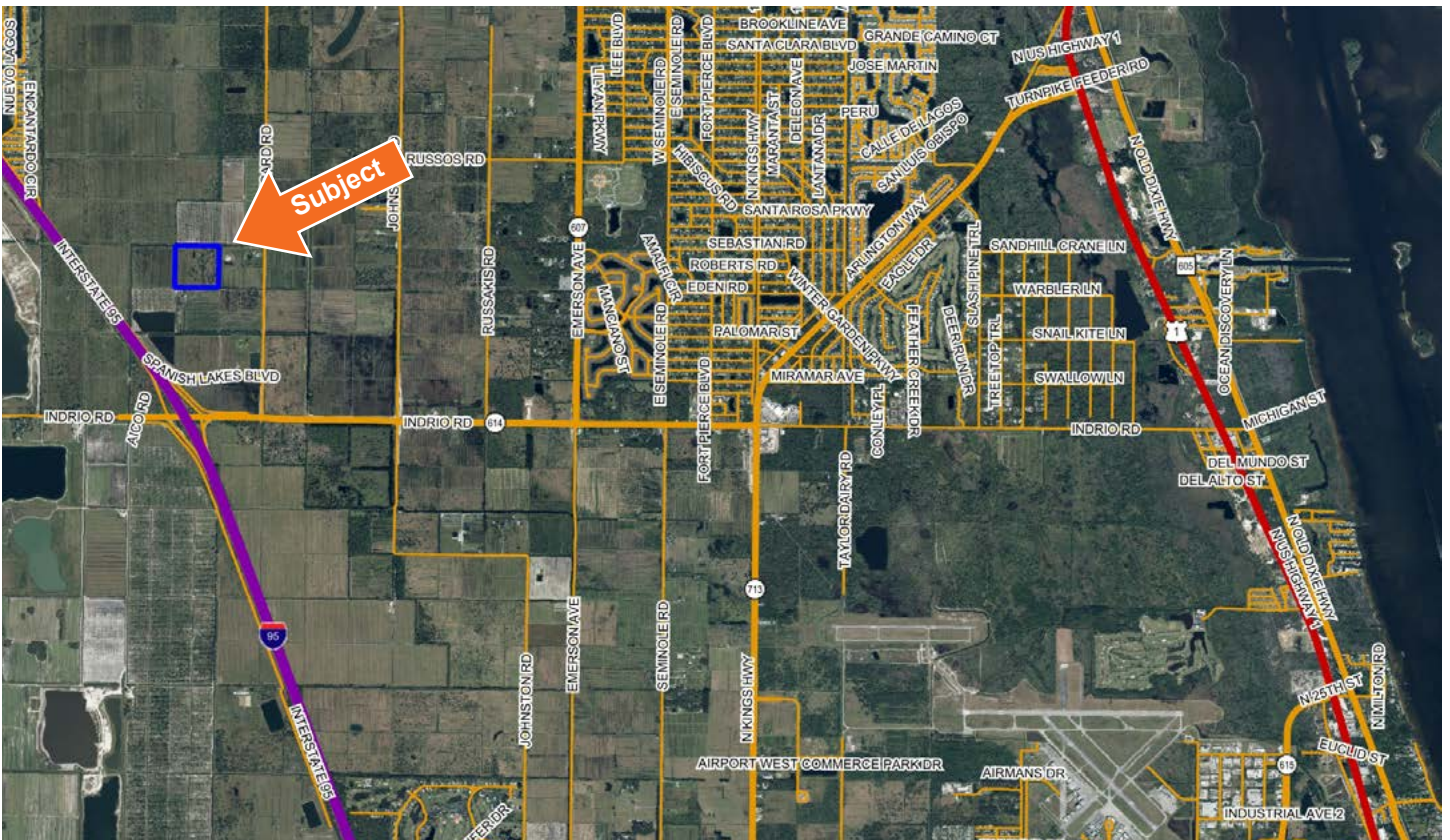
Land Cover: Grass with scattered oak trees

Income Features: The property is leased for cattle

Covenant Ranch 38 AC Home is conveniently located in northern St. Lucie County and equipped with multiple amenities. A beautiful tree-lined drive leads to the home with three bedrooms, three bathrooms, and two master suites with an open kitchen and breakfast bar, breakfast nook, gas fireplace, and vaulted ceilings. The second master bedroom is wheelchair-accessible with a private entrance and could provide an ideal mother-in-law suite. The spacious covered back porch includes a pool and hot tub to enjoy the surrounding acreage. The front porch is also screened in and provides a private entrance into the home.

This property is in an outstanding location with plenty of land for recreational hobbies. This site is currently leased for cattle and can include horses, race dirt bikes, or other recreational uses. A small pond provides light fishing and could be a great place to build a dove field in the back yard. This home has a 900 SF aluminum shop that stores equipment and could also sustain a small business or nursery. It is located less than five minutes from the Indrio Rd-I-95 interchange with access to multiple major roadways and is just 2.5 miles from a planned Publix Supermarket..





LOCATION & DRIVING DIRECTIONS

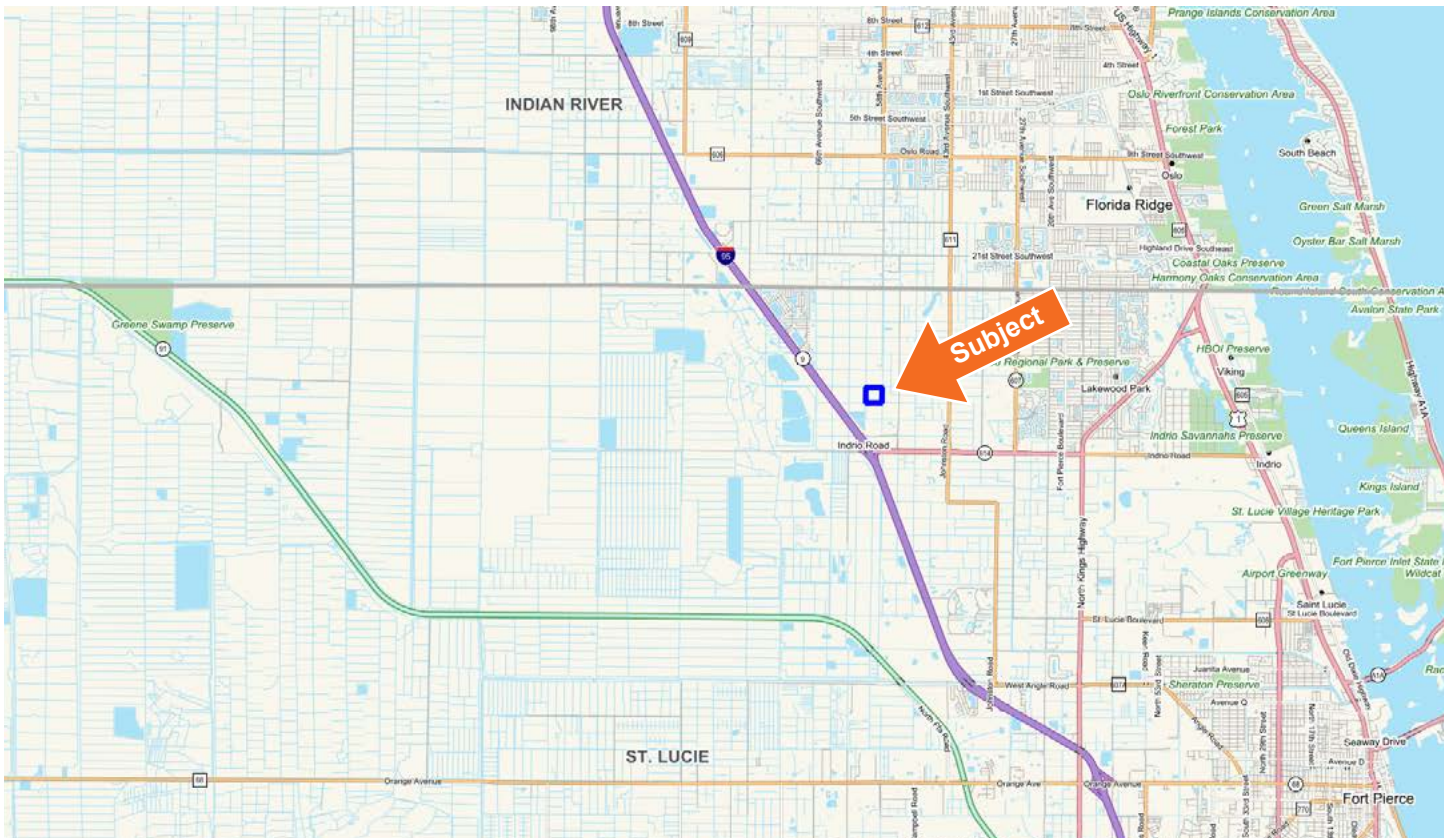
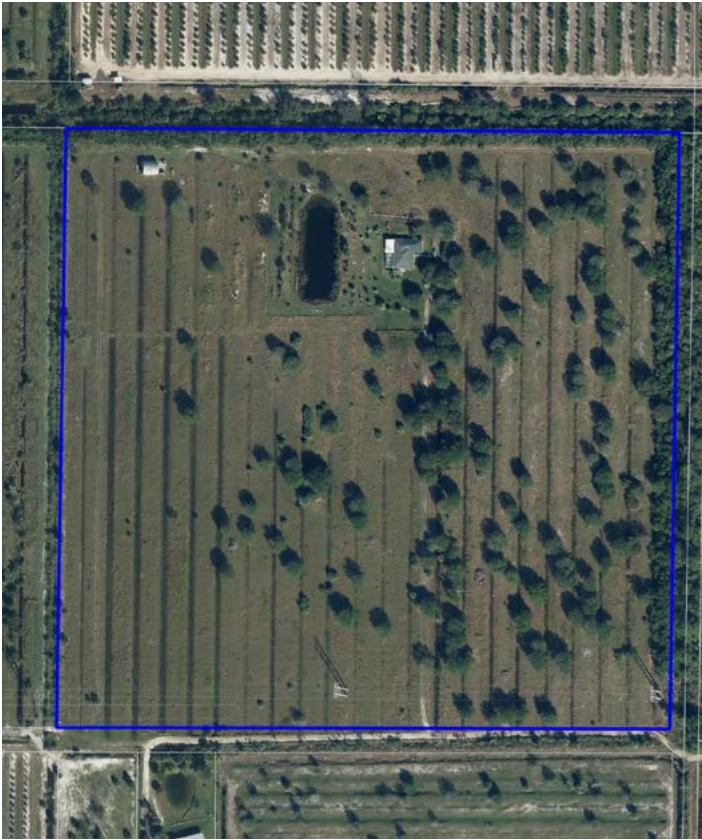
Parcel IDs: 1308-411-0001-000-7

GPS Location: 27°32'5.20"N, 80°26'56.59"W

Driving Directions:

- From the intersection of I-95 and Indrio Rd travel east on Indrio Rd 4/10 mile to the first traffic light
- Turn left on to Koblegard Rd and travel north 7/10 mile
- Turn left at mailbox 5425 (just before powerlines) and travel west 1/3 mile to the driveway. Please do not enter property without calling agent in advance.

Showing Instructions: Contact the listing agent, Jeff Cusson, CCIM, 772.332.9070 for more information.









114 N. Tennessee Ave.
Third Floor
Lakeland, FL 33801

37.86 ± Acres • 3 BR/3BA • Two master suites with an open kitchen and pool

Plenty of land for recreational hobbies

Five minutes from the Indrio Rd-I-95 interchange with access to multiple major roadways

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

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



LAKELAND OFFICE:
114 N. Tennessee Ave.
Third Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Ave.
Lake City, FL 32055
386.438.5896

©2020 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated

SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.



101620-A