

PECAN ROAD RANCHETTE

VERO BEACH, FL | INDIAN RIVER COUNTY

10 ± AC TOTAL





Located north of Vero Beach on 61st Street, Pecan Road Ranchette is in an area of quality homes with acreage. The recently expanded 66th Avenue provides easy access to the amenities of Vero Beach of Sebastian. The property has not been split previously, allowing it to be divided into two 5-acre homesites without platting. For more information, contact Jeff Cusson to schedule a showing time.

SPECIFICATIONS & FEATURES

Acreage: 10 ± AC

Sale Price: \$300,000

Price per Acre: \$30,000

Site Address: 6950 61st Street, Vero Beach, FL 32967

County: Indian River

Road Frontage: 450 ± FT on 61st Street

Predominant Soil Types: St. Augustine

Uplands/Wetlands: All uplands

Grass Types: Bermuda

Taxes: \$225 for 2019

Zoning/FLU: AG-1 allowing 1 unit/5 AC

Land Cover: Planted grasses

Current Use: Property is currently owned and utilized by a sod farmer

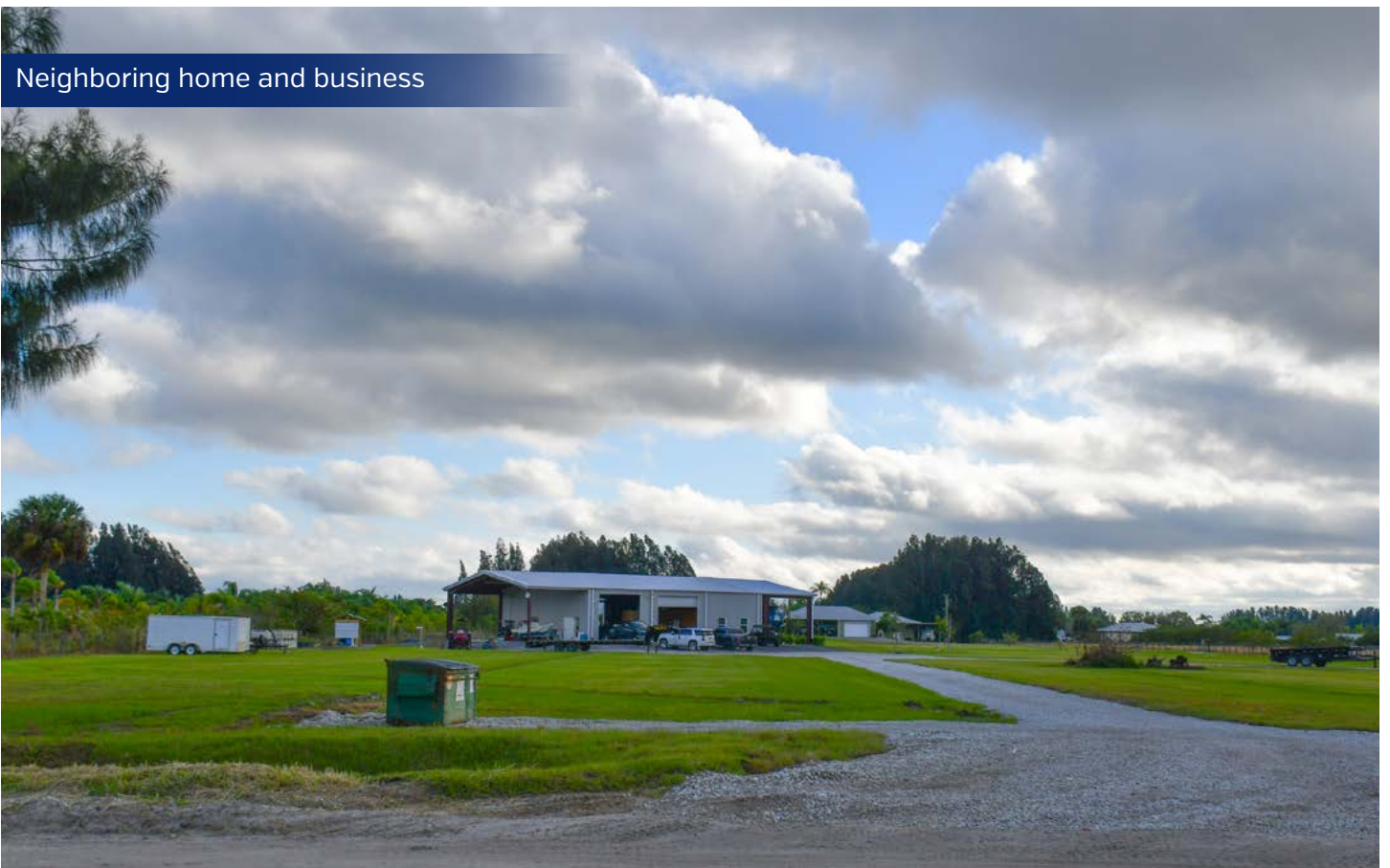
General Points of Interest: Property is located off of the recently expanded 66th Avenue, providing easy access to the amenities of Vero Beach of Sebastian.

Large neighboring home





Neighboring home and business



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 32390700001015000002.0

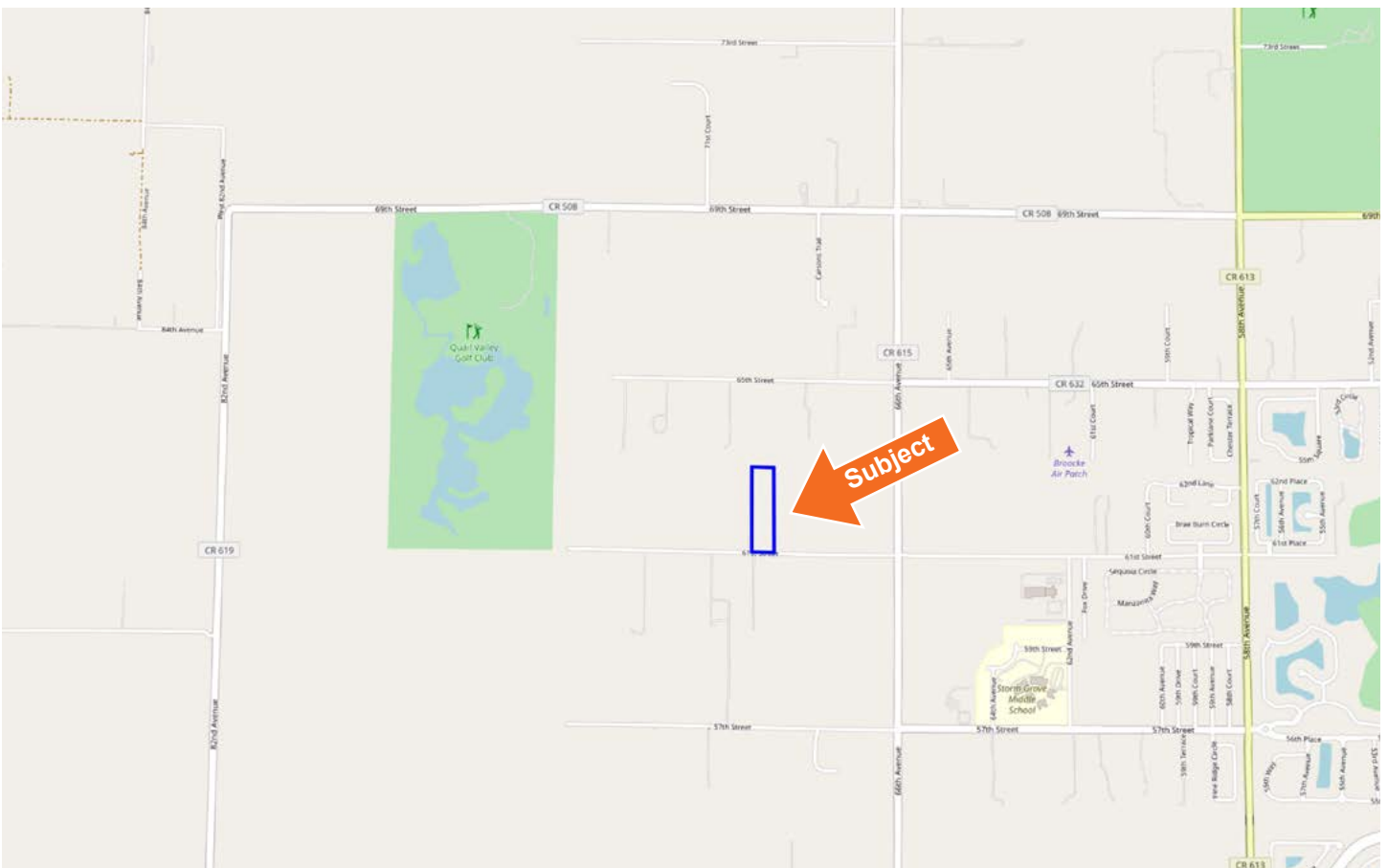
GPS Location: 27.705768, -80.468995

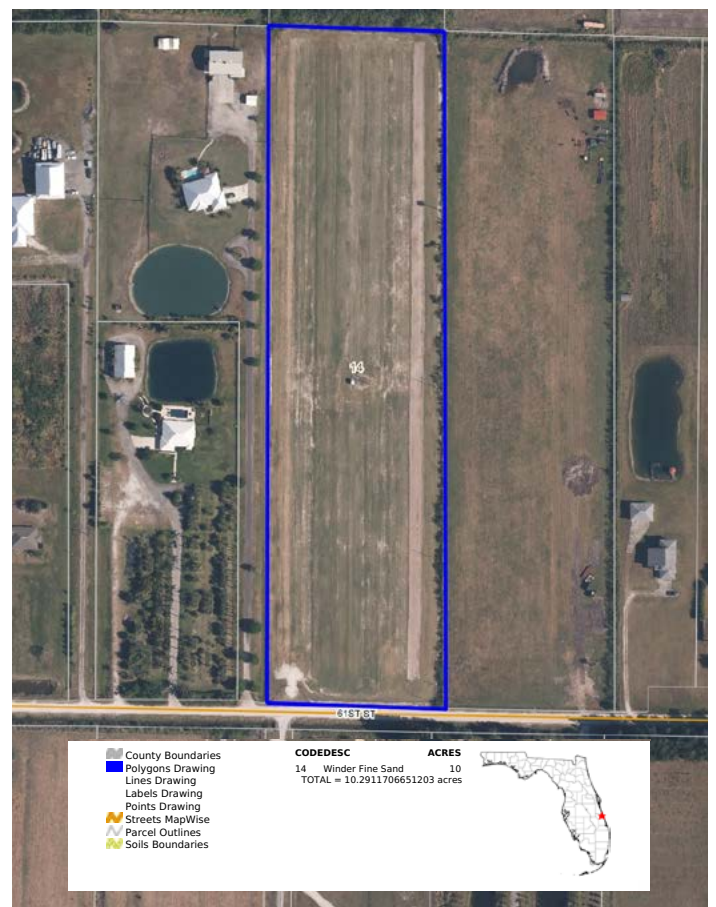
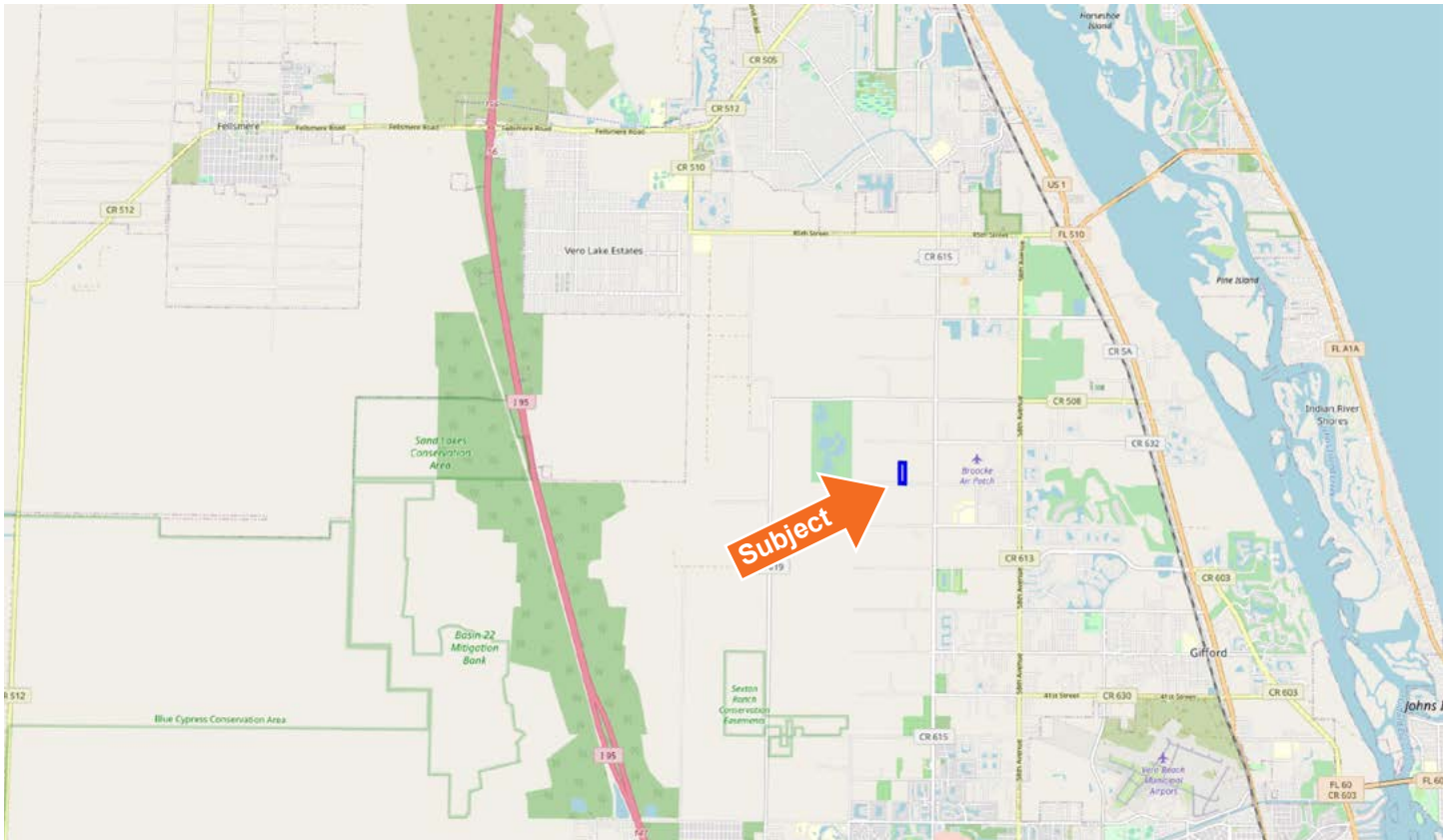
Driving Directions:

- From the intersection of I-95 and SR 60, travel east 3.4 miles on SR 60 to 66th Avenue.
- Turn left and travel north 4.5 miles to 61st Street.
- Turn left onto 61st Street and travel west 2,200 ± FT until you reach the gate. Property is on the right.

Showing Instructions: Contact Senior Advisor Jeff Cusson, CCIM at 772.473.8497 to learn more or schedule a showing.

Location Provides Easy
Access to Vero Beach
Amenities











1723 Bartow Rd
Lakeland, FL 33801-6553

10 ± AC • Operational sod farm
Could be divided into two 5-acre home sites
100% uplands

Visit SVNsaunders.com and Search For: Pecan Road

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



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