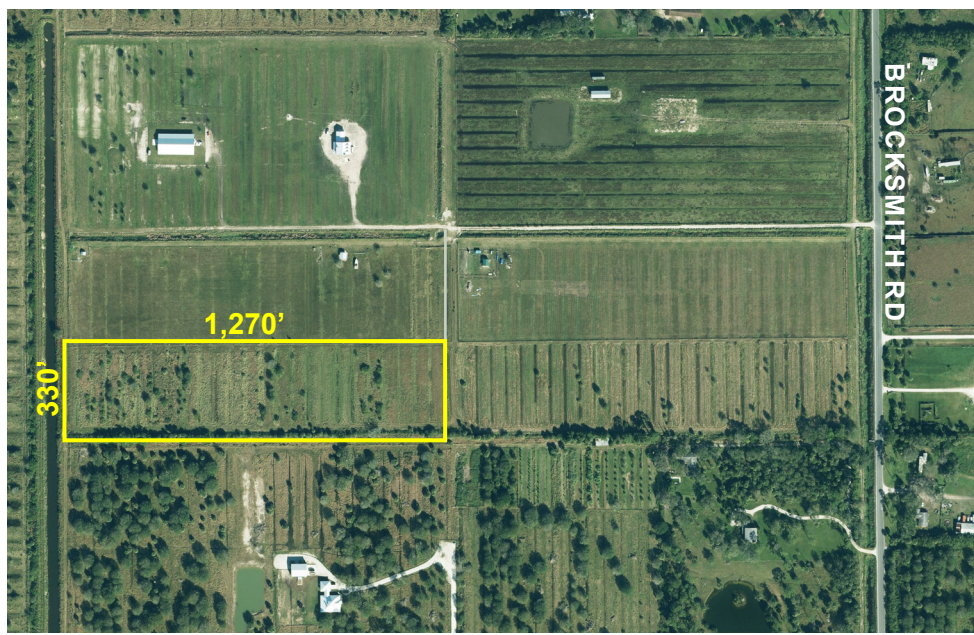




# 9.6± ac Tract

## Fenced Pasture

**South Brocksmith Rd**  
**Saint Lucie County, FL 34945**

*Desirable location in an area  
of Equestrian Estates  
and small Ranches.*

**NO Property Owners'  
Association or HOA Fees**



- Zoning: AG - 5 Agricultural; allows 1 dwelling unit plus a guest house
- Currently has Ag Tax Exemption Status; 2020 RE Taxes \$231.53
- Blk 2, Lot 7 McNurlen Farms Subdivision; PID # 2320-501-0023-000-4
- Access by Recorded Easement from Brocksmith Rd
- 1.6 mi South of SR68 / Orange Av & 1.75 mi North of SR70 / Okeechobee Rd
- Convenient, quick access to I-95 & FL Turnpike; 12 min to Downtown

**\$279,000.**

LEGAL DESCRIPTION  
FOR  
INGRESS/EGRESS AND  
DRAINAGE EASEMENT

LEGAL DESCRIPTION:

A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 OF BLOCK 2, PLAT OF MCNURLIN FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 56 IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THE SOUTH 50 FEET OF LOT 4, THE SOUTH 50 FEET OF LOT 3, THE EAST 20 FEET OF LOTS 2, 3, 6, AND 7, EXTENDING NORTH TO THE NORTH LINE OF SECTION 20, TOWNSHIP 35 SOUTH, RANGE 39 EAST, AND THE EAST 90 FEET OF THE SOUTH 75 FEET OF LOT 3, AND THE NORTH 20 FEET OF THE EAST 90 FEET OF LOT 6, ALL LYING AND BEING IN SAID BLOCK 2 THEREOF, CONTAINING: 155470.28 SQUARE FEET.

NOTES:

- 1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA STATUTES, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ROBERT BLOOMSTER JR.  
PROFESSIONAL LAND SURVEYOR  
NO. 4134 STATE OF FLORIDA

**BLOOMSTER**  
PROFESSIONAL LAND  
SURVEYORS, INC.  
FLORIDA L.B. # 608

791 NORTHEAST DIXIE HIGHWAY  
JENSEN BEACH, FLORIDA 34957  
PHONE 772-334-0868

NOT VALID WITHOUT SHEET 2 OF 2

|                                |
|--------------------------------|
| SHEET 1 OF 2                   |
| SCALE NOT TO SCALE             |
| DATE 03/21/08                  |
| F.B. SKETCH                    |
| JOB NO. 8417                   |
| PREPARED FOR: BLOOMSTER        |
| 1/27/08 AND 5/20/08 LOT 3      |
| 6/17/08 EXTEND TO SECTION LINE |

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
PREPARED FOR: MARK WALTERS & CO.  
SITE LOCATED:  
BROCKSMITH ROAD, ST. LUCIE COUNTY, FLORIDA

