

LAND FOR SALE

VERO BEACH 10 ACRE RANCHETTE

8573 19TH SQ. S.W.

Vero Beach, FL 32966

LISTED BY:

JEFF CUSSON

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SALE PRICE	\$275,000
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OFFERING SUMMARY

ACREAGE:	9.87 Acres
PRICE / ACRE:	\$27,862
CITY:	Vero Beach
COUNTY:	Indian River
PROPERTY TYPE:	Acreage, Acreage & HomeSite

PROPERTY OVERVIEW

The property is a desirable vacant 10-acre ranchette located in southern Indian River County. The area offers great rural privacy while being located within 10 minutes of Publix, CVS, Walgreens, banking, and restaurants. The property is cleared with an 8/10th of an acre pond and is ready for construction of your country estate.

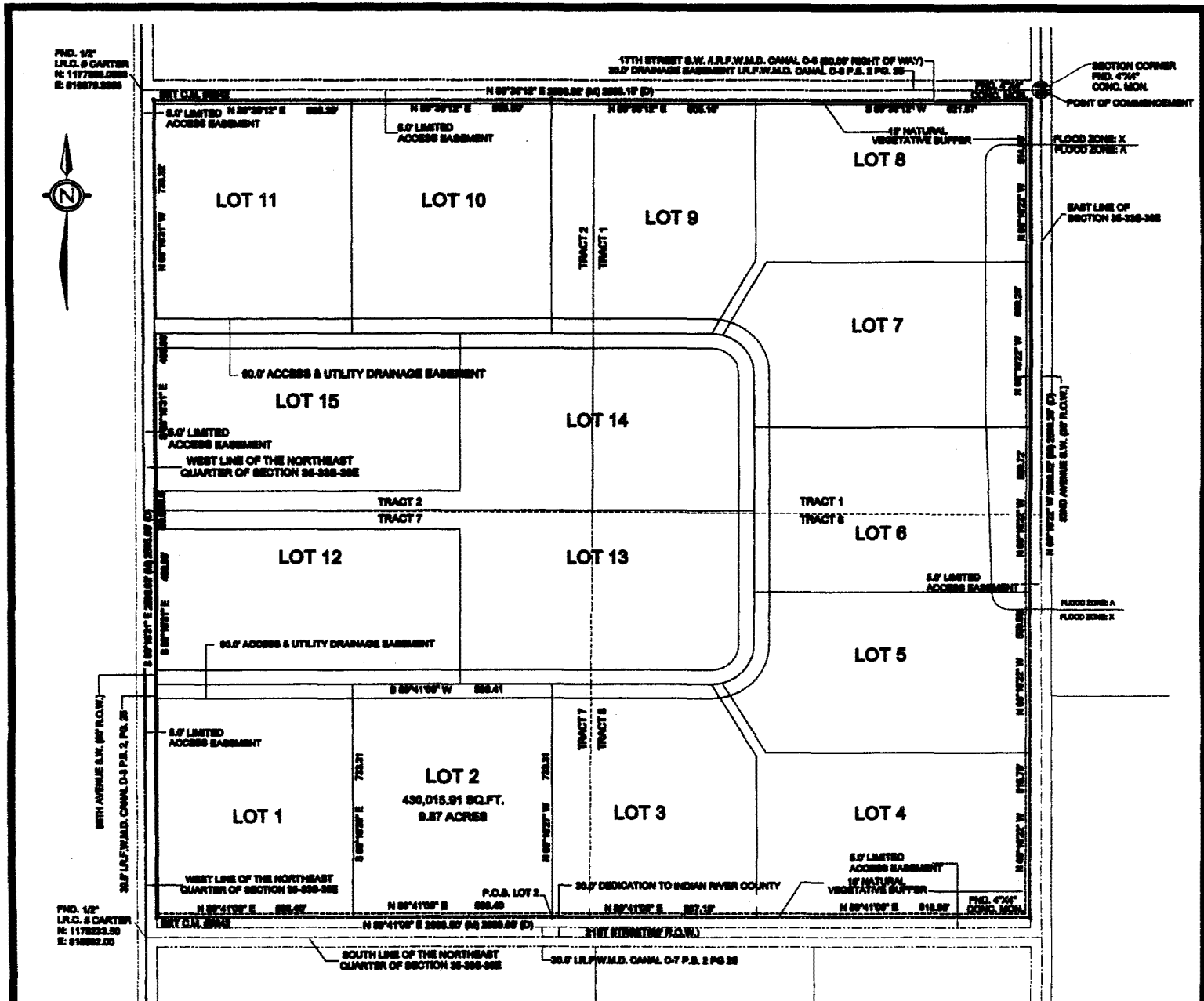
The lot is located in a development called Indian River Acres which includes some basic restrictions, such as a minimum home size of 2300 sq feet. Horses, cows, ponies, and pets are allowed as well as campers and boats, provided they are not visible from the road or neighbors.



SPECIFICATIONS & FEATURES

UPLANDS / WETLANDS:	8/10th of an acre designated as "reservoir" wetlands over the area of the pond.
SOIL TYPES:	6 acres of Wabasso Fine Sand and 4 acres of Pinda Fine Sand
TAXES & TAX YEAR:	\$233.73 in 2021
ZONING / FLU:	Ag-2 or 1 unit per 10 acres
LAKE FRONTAGE / WATER FEATURES:	0.75 ± acre pond
FENCING:	Property is fenced in conjunction with the neighbouring property.
CURRENT USE:	Investment / Cattle Grazing
LAND COVER:	Property is a cleared former citrus grove that has a few scattered oaks and palms.



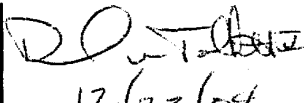


LOT #2:
SITUATED IN THE STATE OF FLORIDA, COUNTY OF INDIAN RIVER, AND BEING A PART OF TRACTS "1, 2, 7, & 8 SECTION 36, TOWNSHIP 33 SOUTH, RANGE 38 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25; SAID LANDS SITUATED AND BEING IN INDIAN RIVER COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36, TOWNSHIP 33 SOUTH, RANGE 38 EAST; THENCE S 00°16'22" E ALONG THE EAST LINE OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 38 EAST, A DISTANCE OF 2658.86 FEET TO A POINT; THENCE S 89°41'08" W ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, TOWNSHIP 33 SOUTH, RANGE 38 EAST, A DISTANCE OF 1456.10 FEET TO A POINT; THENCE N 00°16'27" W A DISTANCE OF 60.00 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE N 00°16'27" W A DISTANCE OF 733.31 FEET TO A POINT; THENCE S 89°41'08" W A DISTANCE OF 586.41 FEET TO A POINT; THENCE S 00°16'29" E A DISTANCE OF 733.31 TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF 21ST STREET S.W.; THENCE N 89°41'08" E A DISTANCE OF 586.40 FEET ALONG THE NORTH RIGHT OF WAY LINE OF 21ST STREET S.W. TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 430,015.91 SQUARE FEET OR 9.87 ACRES, MORE OR LESS.
SUBJECT TO THE SOUTH 45 FEET OF THE 90 FOOT ACCESS, UTILITY, AND DRAINAGE EASEMENT. TOGETHER WITH A 5 FEET LIMITED ACCESS EASEMENT ALONG THE SOUTH PROPERTY LINE OF SUBJECT PROPERTY.

NOTE: THIS IS A SKETCH NOT A SURVEY (NOT TO SCALE)

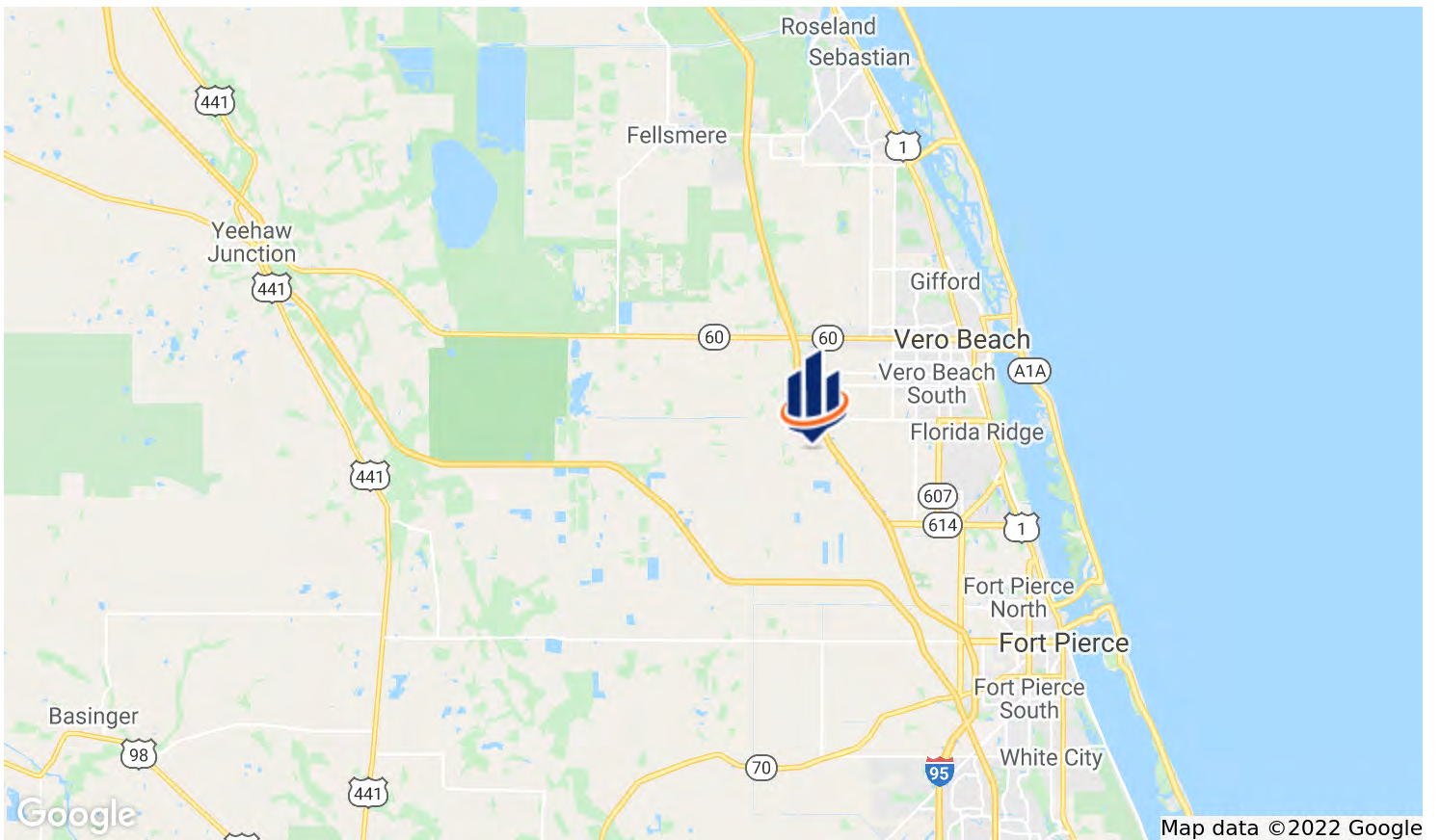
TALBOTT V P.S.M. INC. PROFESSIONAL SURVEYOR AND MAPPER 1360 S.W. OLD DIXIE HWY. SUITE 101 VERO BEACH FLORIDA 32902 (772) 569-8884 FAX (772) 564-2071	SKETCH OF PROPERTY & LEGAL DESCRIPTION LOT 2 INDIAN RIVER ACRES	EXHIBIT 'A'		
		FILE LEGAL & SKETCH		
		DATE	DRAWN BY	CHKD BY
		11/30/04	DWT	DWT


12/22/04
DANIEL W. TALBOTT V #6642



LOCATION & DRIVING DIRECTIONS

PARCEL:	333835000050000000002.0
GPS:	27.566827, -80.501962
DRIVING DIRECTIONS:	From the intersection of I-95 and SR 60 travel east on SR 60 1.2 miles to 82nd Ave; Turn right onto 82nd ave and travel south 3.5 miles to Oslo Road; Turn right on to Oslo Road and travel west 1.5 miles to 86th ave; Turn left and travel south 1.4 miles to 19th SQ SW; Turn left and travel east 650 feet; The property is on your right
SHOWING INSTRUCTIONS:	Call Jeff Cusson





JEFF CUSSON

Senior Advisor

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PROFESSIONAL BACKGROUND

Jeff Cusson, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate working out of Vero Beach.

Jeff specializes in agricultural, transition, industrial, and general commercial real estate properties. Since joining the team in 2009, Jeff has been involved in over \$150 million in real estate transactions.

He received a Bachelor of Science degree in agriculture/fruit crops and a Master of Science degree in business/ entrepreneurship from the University of Florida, earning induction into the Beta Gamma Sigma Honor Society.

With over 25 years in the agricultural and real estate industries, Jeff served as grove manager, general manager/executive vice president, and ultimately a president/director, diversifying the company into commercial real estate and establishing one of the state's largest nursery/tree farms.

He is currently a member of the Agricultural Advisory Committee for Indian River State College, the Board of Directors for the Judge Foundation, and Chairman of the Church Council for the First United Methodist Church. He has served on the Hobe St. Lucie Conservancy District Board of Supervisors, Florida Citrus Production Managers Association, the Board of Directors for Becker Holding Corp and more than a dozen international mission trips.

Jeff's personal interests include working on his personal farm, photography, travel, hunting, and reading, along with participating in church leadership and mission trips.

EDUCATION

Agricultural land
Transition land
Industrial properties
General commercial real estate

SVN | Saunders Ralston Dantzler

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