

# MARSH RANCH - RANGELAND RESERVE

VERO BEACH, FL | INDIAN RIVER COUNTY

781 ± ACRES TOTAL

746 acres Encumbered by Wetland Reserve Program Easement





## SPECIFICATIONS & FEATURES

**Acreage:** 781 ± acres

**Sale Price:** \$987,920

**Price per Acre:** \$1,264

**Site Address:** 1970 122ND AV, Vero Beach, FL 32966

**County:** Indian River

**Road Frontage:** 1/2 mile of frontage on SR 60

**Predominant Soil Types:** Riviera Fine Sand 600 acres, Manatee Loamy Fine Sand 81 acres, Wabasso Fine Sand 64 acres, Pits 4 acres, Riviera Fine Sand, Depressional 2 acres, Water 1 acres

**Uplands/Wetlands:** 100% uplands WRP easement in place

**General Points of Interest:** 3 miles west of the intersection of SR 60 and I-95

**Current Use:** Cattle grazing

**Taxes:** \$129,782.03 for 2023

**Zoning/FLU:** Ag-2 WRP easement in place on 746 acres

**Fencing:** Cleared, fenced and planted in Bahia for Cattle



Marsh Ranch - Rangeland Reserve is located in Vero Beach and is encumbered by a Wetland Reserve Program Conservation Easement on 746 acres of the 781 acres. This restrictive easement permanently limits drainage and prohibits the construction of any permanent structures on the property. Agricultural uses are limited to cattle and potentially hay production as well as most recreational uses. Property is a former citrus grove that is cleared and fenced for cattle. The listing has been split into two fenced pastures of 390 acre on both the east and west side. The property is 3 miles west of the intersection of SR 60 and I-95.

## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 33380700000100000001.0,  
33380700000100000001.1,  
33380700000300000001.0, 33380600000500000004

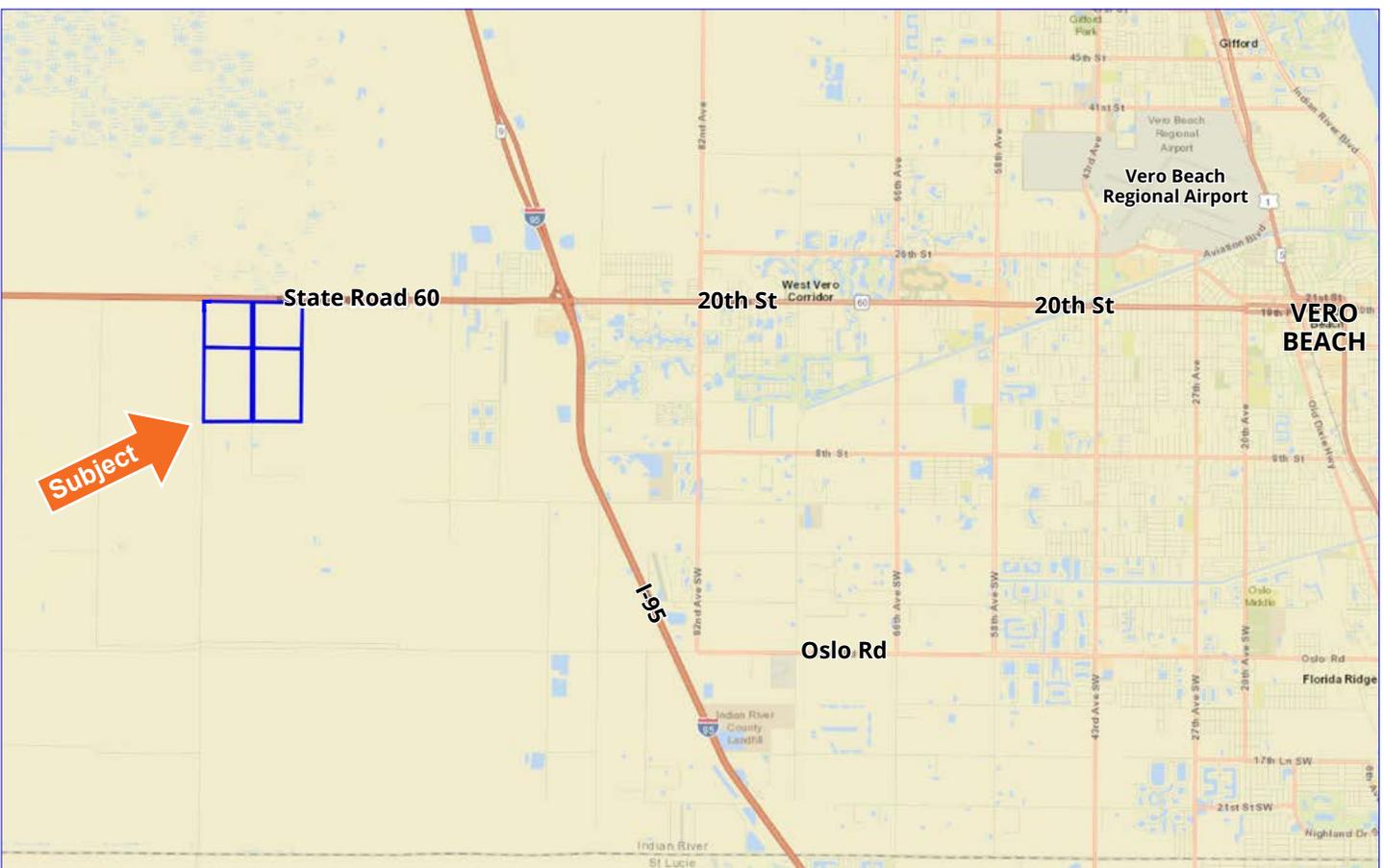
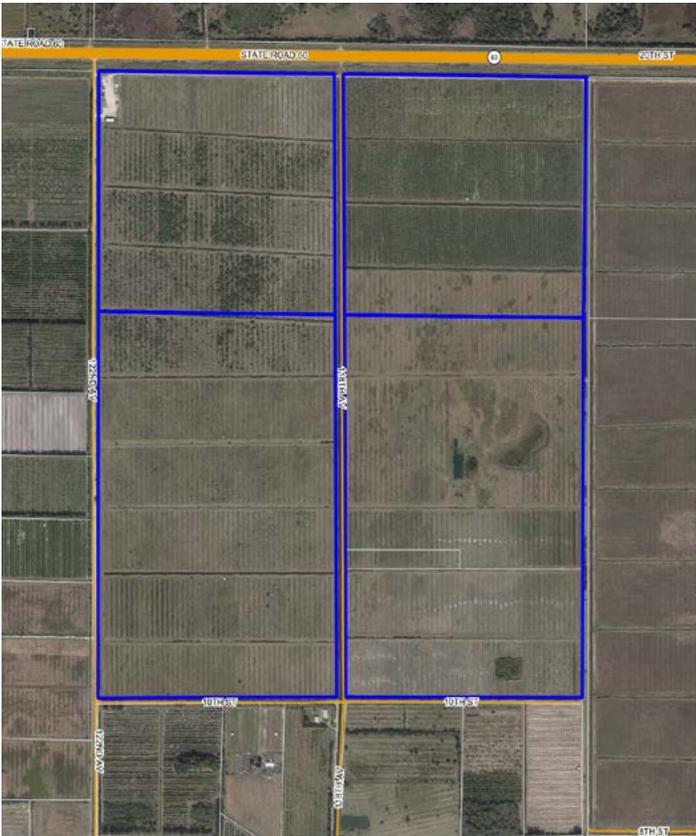
**GPS Location:** 27.632361, -80.561731

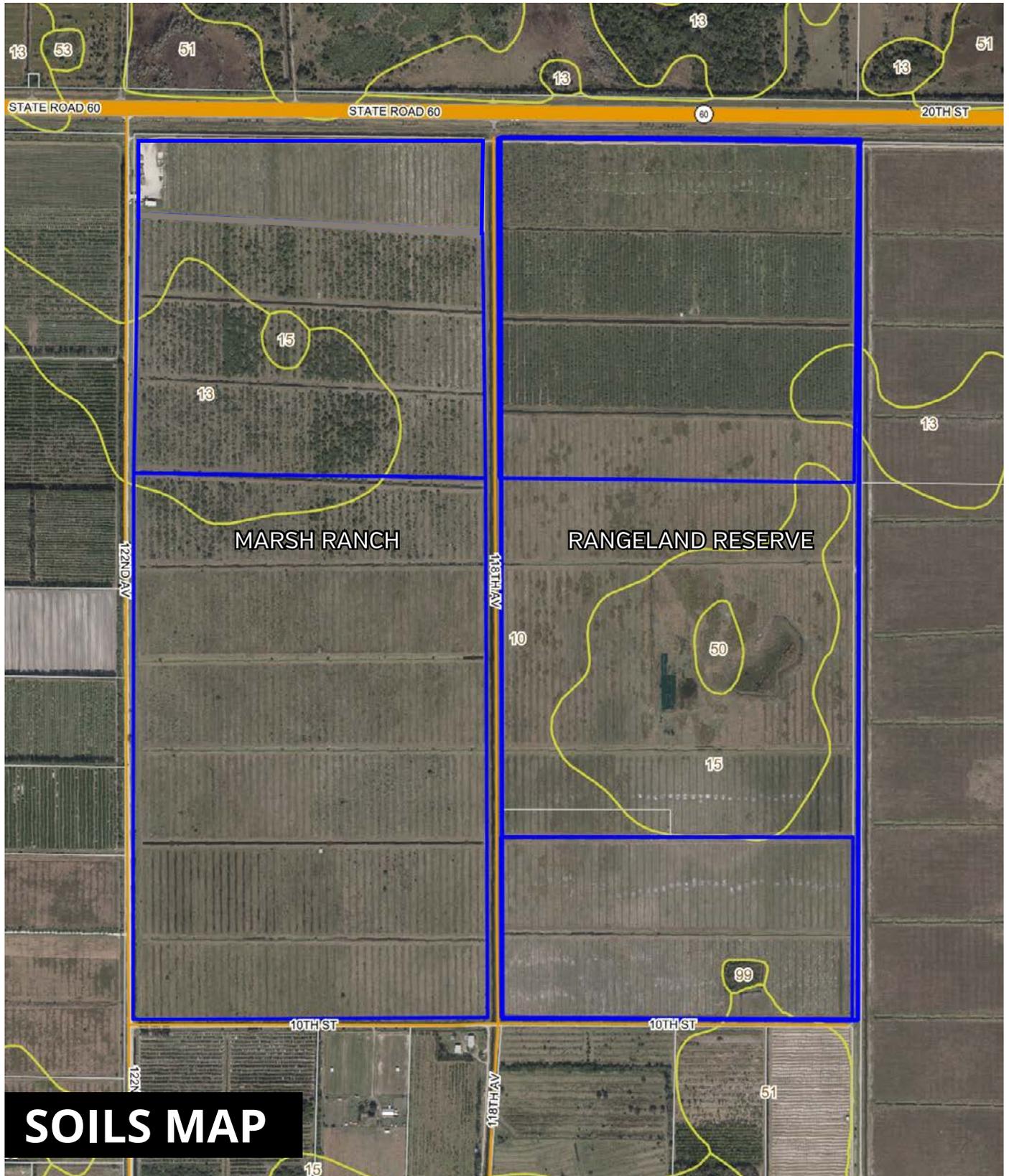
### Driving Directions:

- From the intersection of S.R. 60 and I-95 travel 3.7 miles to 122nd Ave.
- Turn left on 122nd ave. Property is on the left.

**Showing Instructions:** Contact the listing agents Jeff Cusson, 772.473.8497 or Tom Jerkins, Grow Florida Land Realty, 772.473.9754 for more information.

3 miles west of the  
intersection of SR60 and I-95



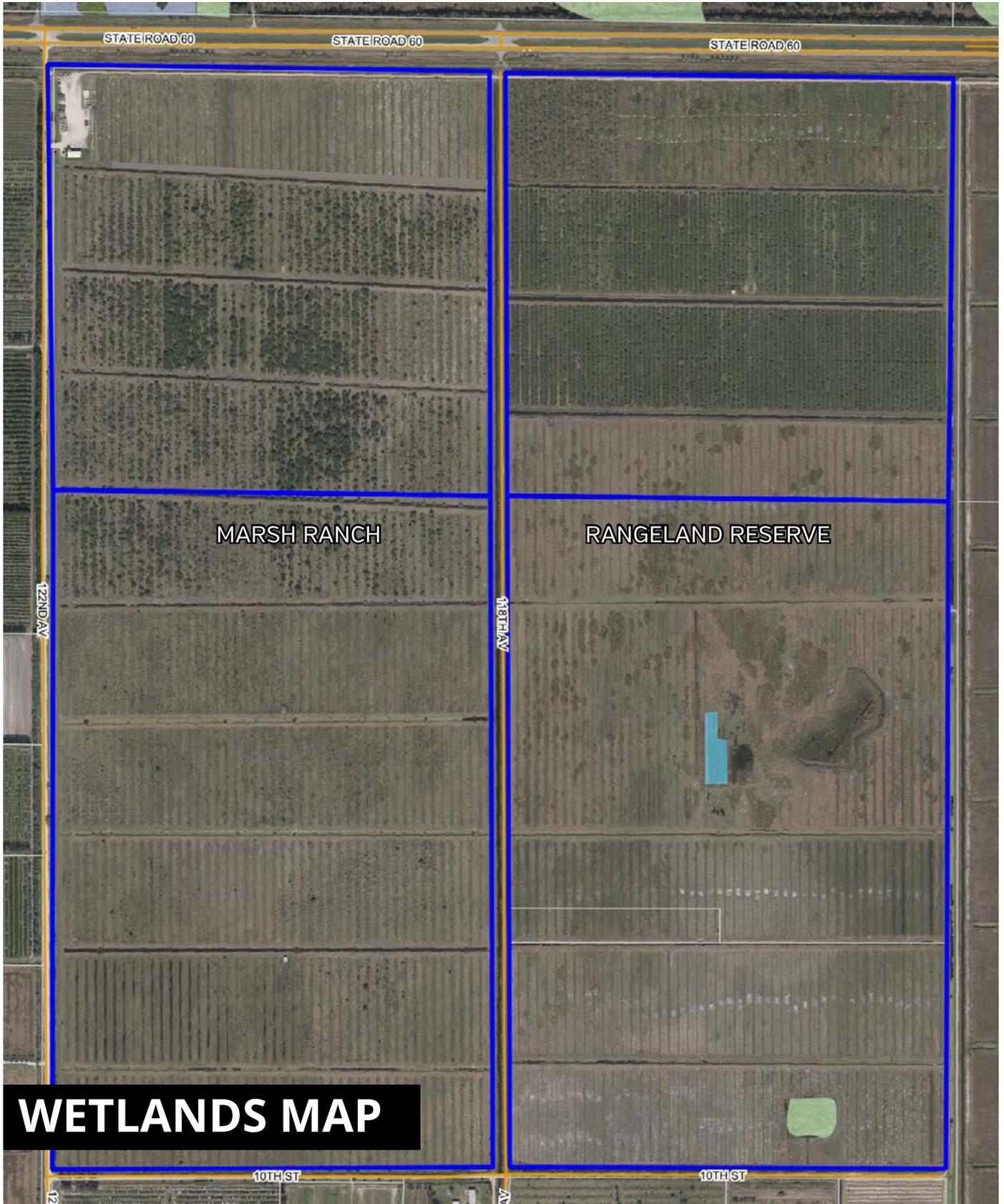


# SOILS MAP

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads

CODEDESC	ACRES	
10	Riviera Fine Sand	567
15	Manatee Loamy Fine Sand	81
13	Wabasso Fine Sand	64
50	Pits	4
51	Riviera Fine Sand, Depressional	2
99	Water	1
<b>TOTAL = 943.141659512356 acres</b>		





# WETLANDS MAP

CODEDESC	ACRES
6460: Mixed Scrub-Shrub Wetland	1.4
5300: Reservoirs	1.1
TOTAL WETLANDS	2.6
TOTAL UPLANDS	752.5
TOTAL ACRES	755.1







1723 Bartow Rd | Lakeland, Florida 33801



625 66th Ave SW | Vero Beach, FL 32968

**781 ± Acres • 1 mile of SR60 Frontage**  
Rangeland Reserve-WRP Conservation Easement  
Fenced for cattle

Visit [SVNsaunders.com](http://SVNsaunders.com) and search for: Marsh Ranch

Jeff Cusson, CCIM, 772.473.8497 | [jeffcusson@svn.com](mailto:jeffcusson@svn.com)

Tom Jerkins, Grow Florida Land Realty, 772.473.9754 | [tom@premiercitrus.com](mailto:tom@premiercitrus.com)



**HEADQUARTERS**

1723 Bartow Rd  
Lakeland, Florida 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

**NORTH FLORIDA**

356 NW Lake City Ave  
Lake City, Florida 32055  
386.438.5896

**GEORGIA**

203 E Monroe Street  
Thomasville, Georgia 31792  
229.299.8600

