

# FOR SALE

## 17 ACRE NURSERY SITE ON ST. LUCIE CANAL

3806 SW 96th Street, Palm City, FL 34990



- LOCATION:** 3806 SW 96th Street, Palm City, FL 34990
- COMMENTS:** LAND ONLY FOR SALE (DOES NOT INCLUDE BUSINESS). Fully functional nursery site with 351 feet on the St. Lucie Canal. Sale includes all SFWMD/ACOE drainage and water withdrawal permits. Site has in place irrigation and is set up for active nursery use including greenhouses and offices.
- SIZE:** 17 Acres
- R.E. TAXES:** \$1,456 with ag exemption
- ZONING :** A-2; Agricultural Ranchette, 1 unit per 5 acres.
- PRICE:** \$2,500,000.00
- Call listing agents for further details.

### For More Information:



**DREW POSTON**  
Vice President, Broker

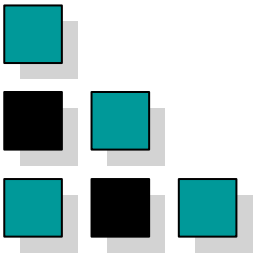
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dposton@slccommercial.com  
www.slccommercial.com

**PETER HARTMAN**  
Realtor

(772) 287-4690  
peter\_hartman@hotmail.com  
hartmanrealestateinc.com

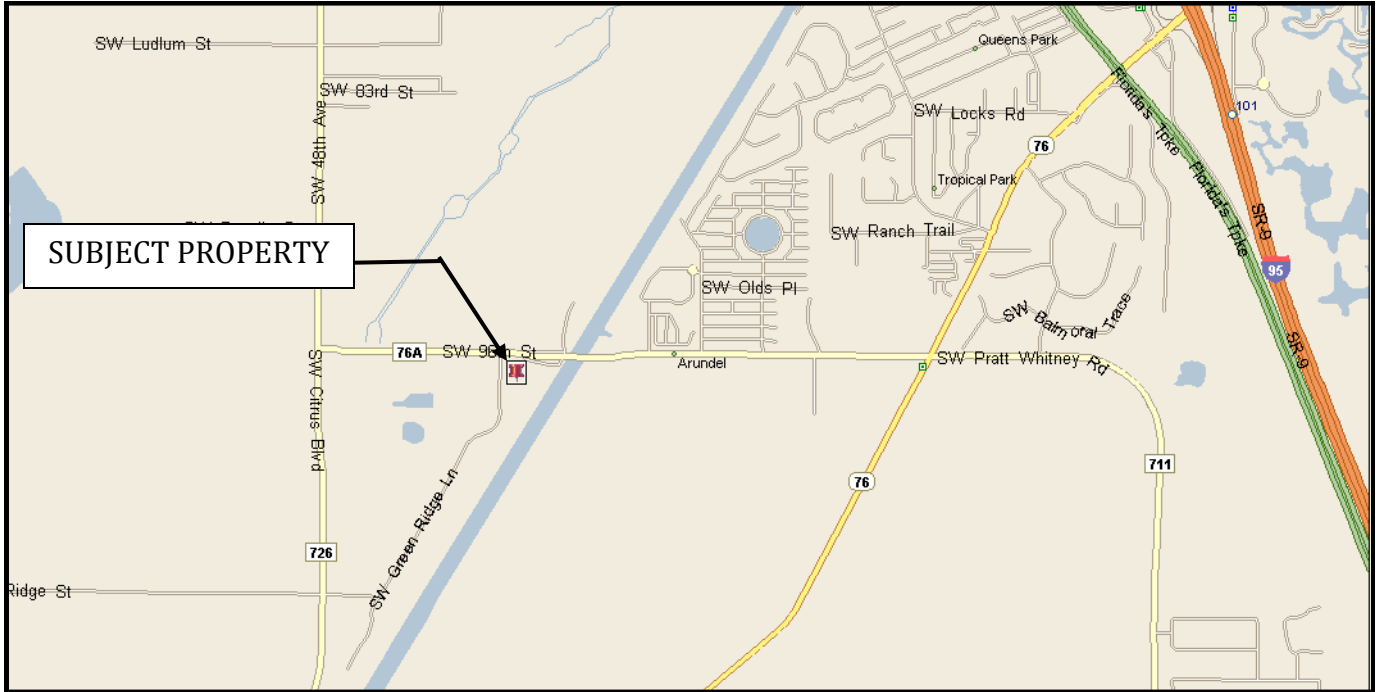


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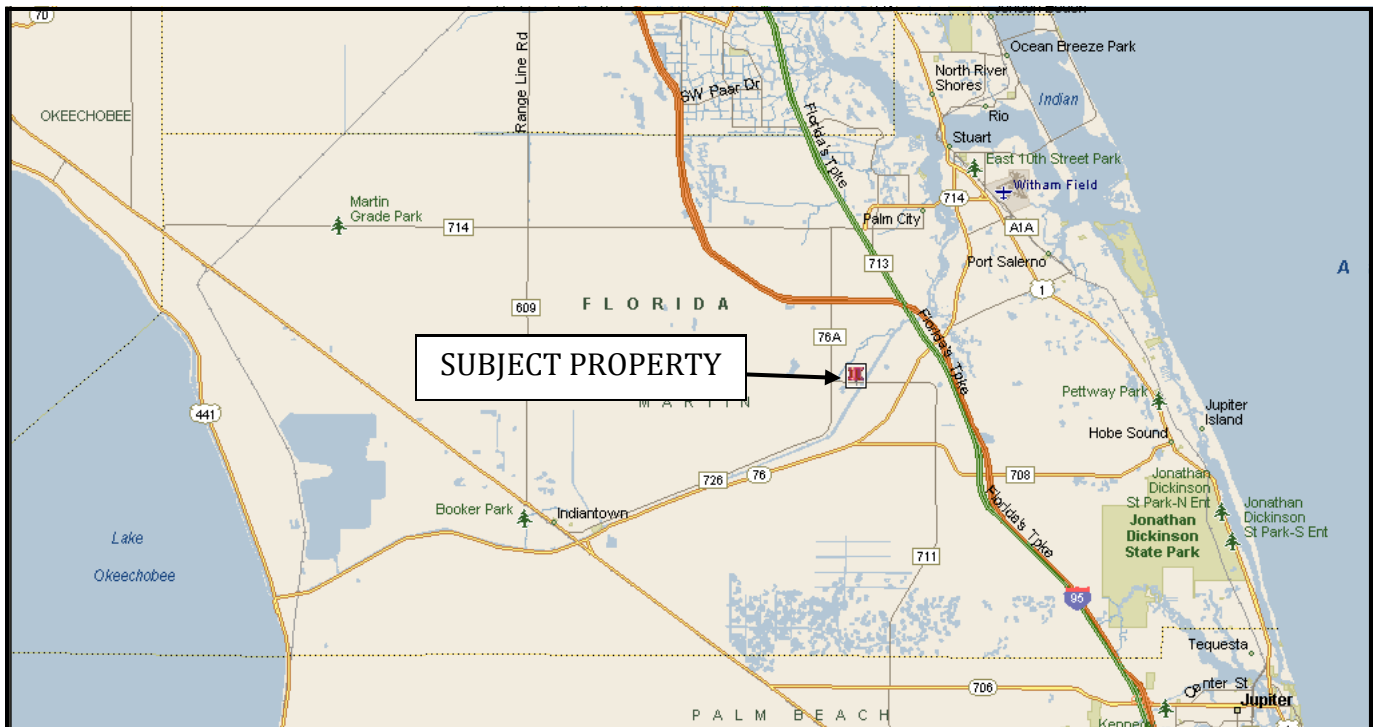


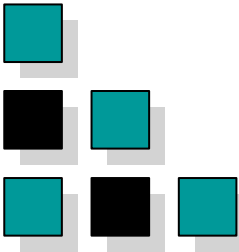
# MAP

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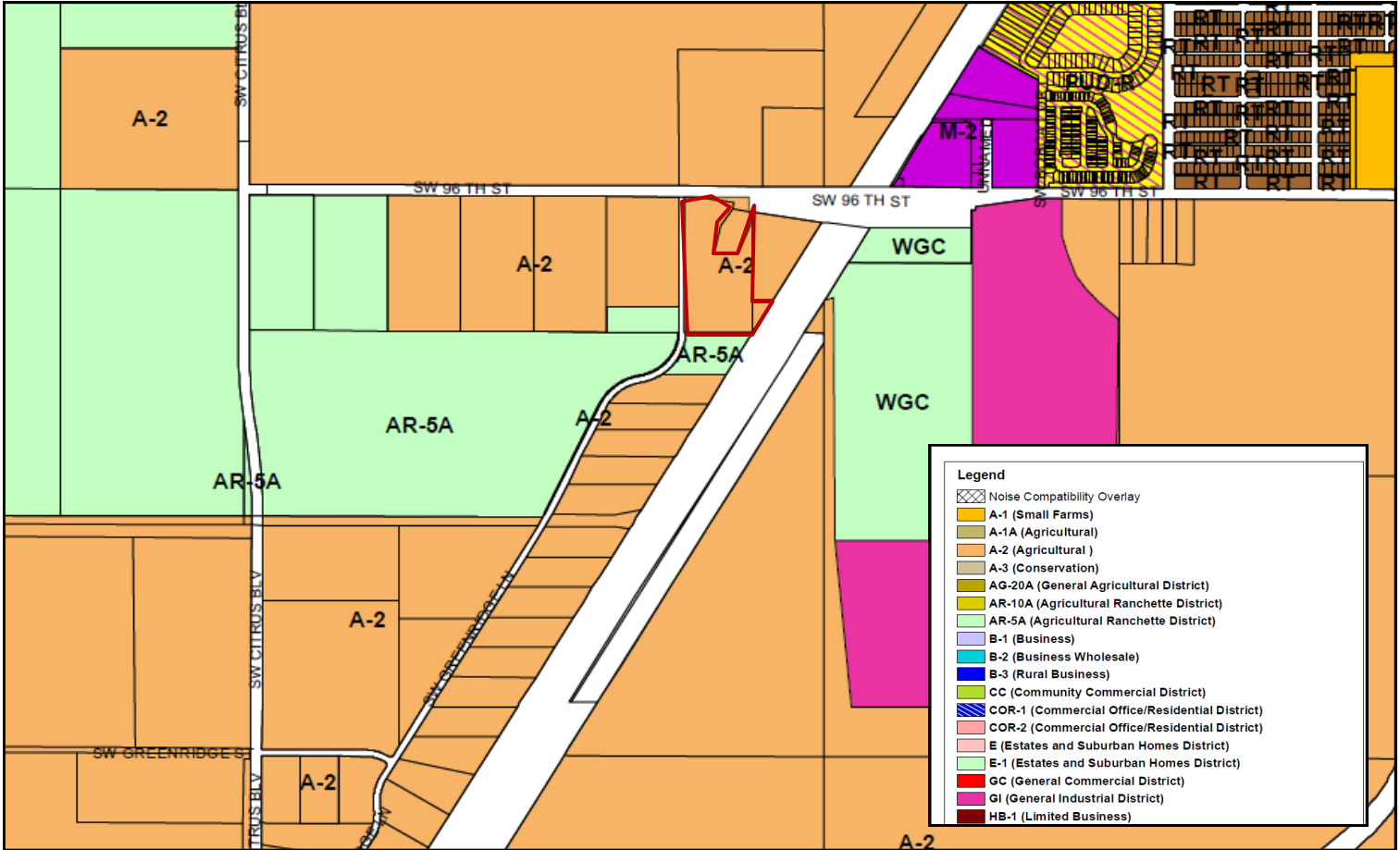
## REGIONAL MAP

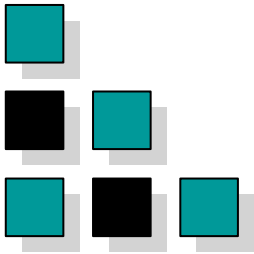




# ZONING

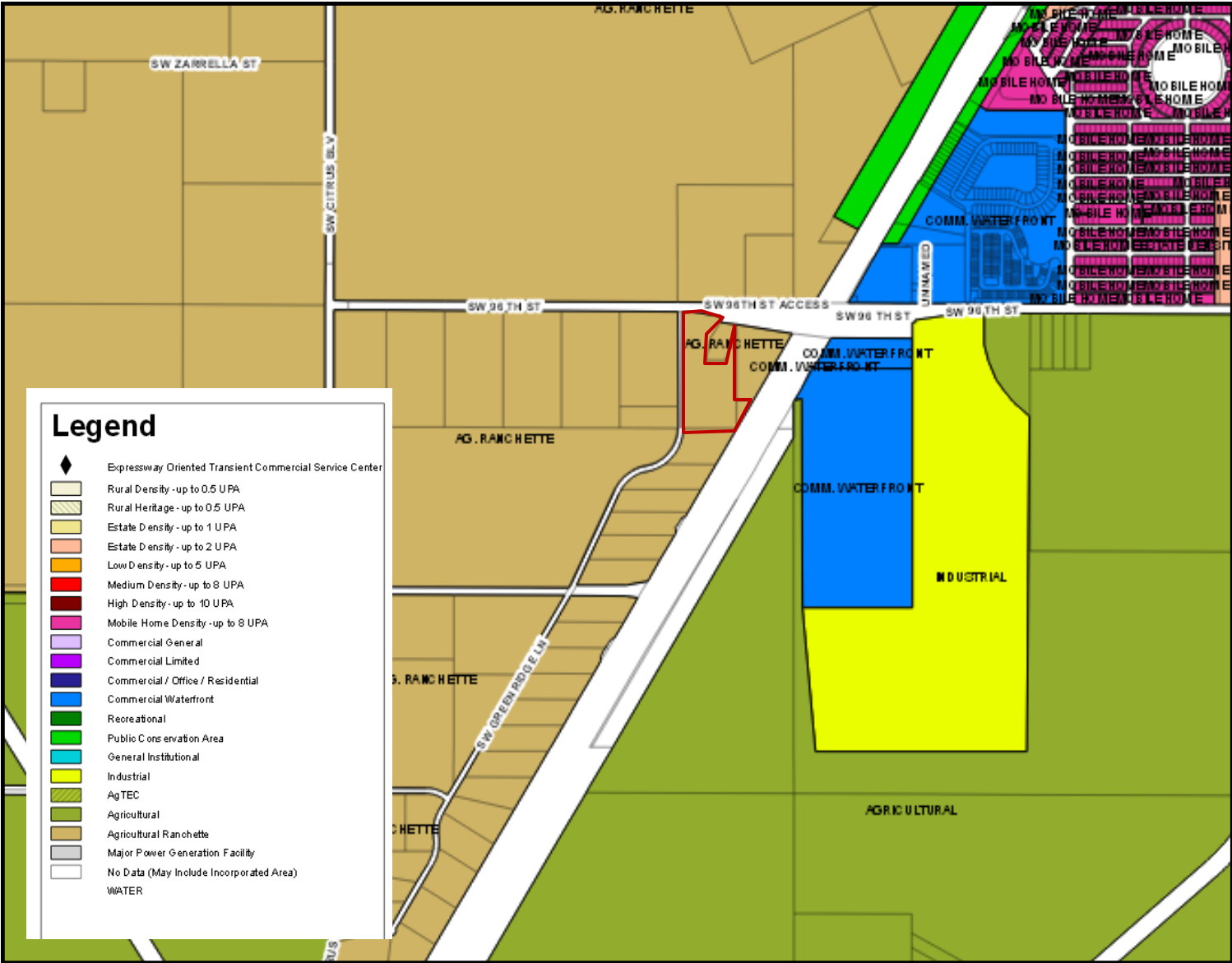
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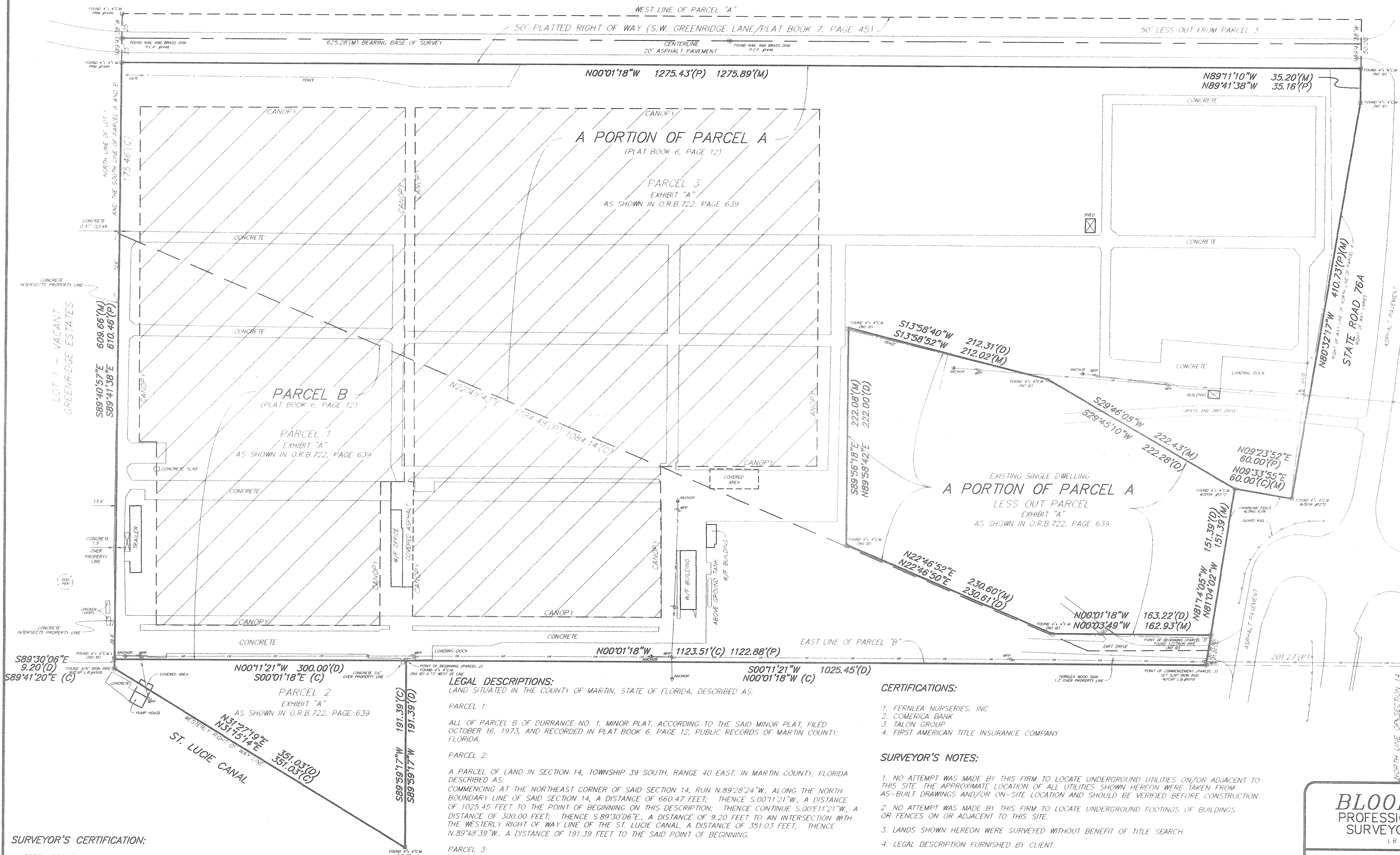
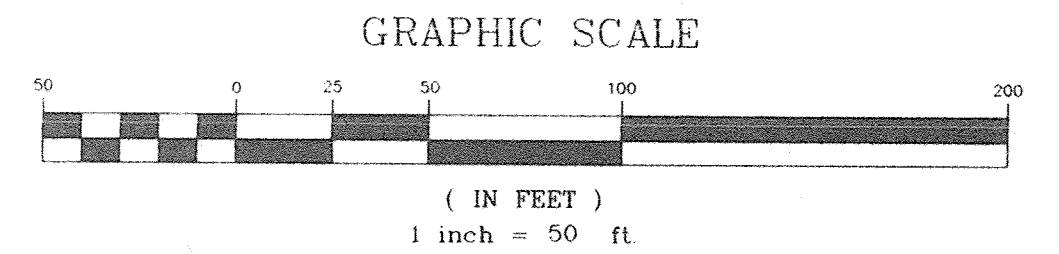


# LAND USE

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BOUNDARY SURVEY  
A PORTION OF DURRANCE NO.1 MINOR PLAT  
PLAT BOOK 6, PAGE 12  
AND  
A PORTION OF SECTION 14-39-40  
MARTIN COUNTY, FLORIDA.



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY 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 LICENSED FLORIDA SURVEYOR AND MAPPER.

Robert Bloomster Jr.  
PROFESSIONAL LAND SURVEYOR  
NO. 4134 STATE OF FLORIDA

LEGAL DESCRIPTIONS:

LAND SITUATED IN THE COUNTY OF MARTIN, STATE OF FLORIDA, DESCRIBED AS:

PARCEL 1:

ALL OF PARCEL B OF DURRANCE NO. 1, MINOR PLAT, ACCORDING TO THE SAID MINOR PLAT, FILED OCTOBER 16, 1973, AND RECORDED IN PLAT BOOK 6, PAGE 12, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 2:

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 39 SOUTH, RANGE 40 EAST, IN MARTIN COUNTY, FLORIDA DESCRIBED AS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, RUN N.89°28'24\"W., ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 14, A DISTANCE OF 660.47 FEET; THENCE S.00°11'21\"W., A DISTANCE OF 1025.45 FEET TO THE POINT OF BEGINNING ON THIS DESCRIPTION; THENCE CONTINUE S.00°11'21\"W., A DISTANCE OF 300.00 FEET; THENCE S.89°30'06\"E., A DISTANCE OF 9.20 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE ST. LUCIE CANAL, A DISTANCE OF 351.03 FEET, THENCE N.89°48'39\"W., A DISTANCE OF 191.39 FEET TO THE SAID POINT OF BEGINNING.

PARCEL 3:

PARCEL A OF DURRANCE NO. 1, MINOR PLAT, ACCORDING TO THE PLAT THEREOF, FILED OCTOBER 16, 1973, AND RECORDED IN PLAT BOOK 6, PAGE 12, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. LESS AND EXCEPT THE WEST 50 FEET THEREOF CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 422, PAGE 2404, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. AND LESS AND EXCEPT A PORTION OF LOT \"A\", DURRANCE NO. 1, MINOR PLAT AS RECORDED IN PLAT BOOK 6, PAGE 12, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT, BEAR N.81°14'05\"W., ALONG THE NORTHERLY LINE OF SAID PLAT A DISTANCE OF 30.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.81°14'05\"W., A DISTANCE OF 151.39 FEET; THENCE S.29°45'10\"W., A DISTANCE OF 222.28 FEET; THENCE S.13°58'40\"W., A DISTANCE OF 212.31 FEET; THENCE N.89°58'42\"E., A DISTANCE OF 222.00 FEET; THENCE N.22°46'50\"E., A DISTANCE OF 230.61 FEET; THENCE N.00°01'18\"W., A DISTANCE OF 163.22 FEET TO THE POINT OF BEGINNING.

CERTIFICATIONS:

1. FERNLEA NURSERIES, INC.
2. COMERICA BANK
3. TALON GROUP
4. FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE SURVEYED WITHOUT BENEFIT OF TITLE SEARCH.
4. LEGAL DESCRIPTION FURNISHED BY CLIENT.
5. SITE AREA: 684,436.52 SQUARE FEET OR 15.71 ACRES MORE OR LESS.
6. THIS SITE LIES IN FLOOD ZONE \"X\" AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO. 120161-0283-F, DATED: 10-4-02.
7. LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.

LEGEND

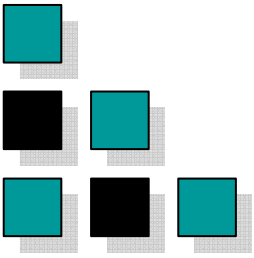
- PO. POWER POLE
- R/W. RIGHT OF WAY
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- D. DEED
- M. MEASURED
- P. PLAT
- C. CALCULATED
- H/F. WOOD FRAME
- W.P. WOOD POWER POLE
- C.M. CONCRETE MONUMENT

BLOOMSTER  
PROFESSIONAL LAND  
SURVEYORS, INC.  
L.B. #6018

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

PREPARED FOR: FERNLEA NURSERIES, INC.  
3806 S.W. 96TH STREET  
PALM CITY, FLORIDA 34990

|                       |              |     |
|-----------------------|--------------|-----|
| SHEET 1 OF 1          |              |     |
| DRAWN BY:             | CDW          |     |
| SCALE:                | 1\" = 50'    |     |
| FIELD WORK COMPLETED: | 5-30-2006    |     |
| FIELD BOOK:           | SKETCH       |     |
| JOB NO.               | 9670         |     |
| REVISIONS             |              |     |
| DATE:                 | DESCRIPTION: | BY: |
|                       |              |     |



## DISCLAIMERS

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.