

HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

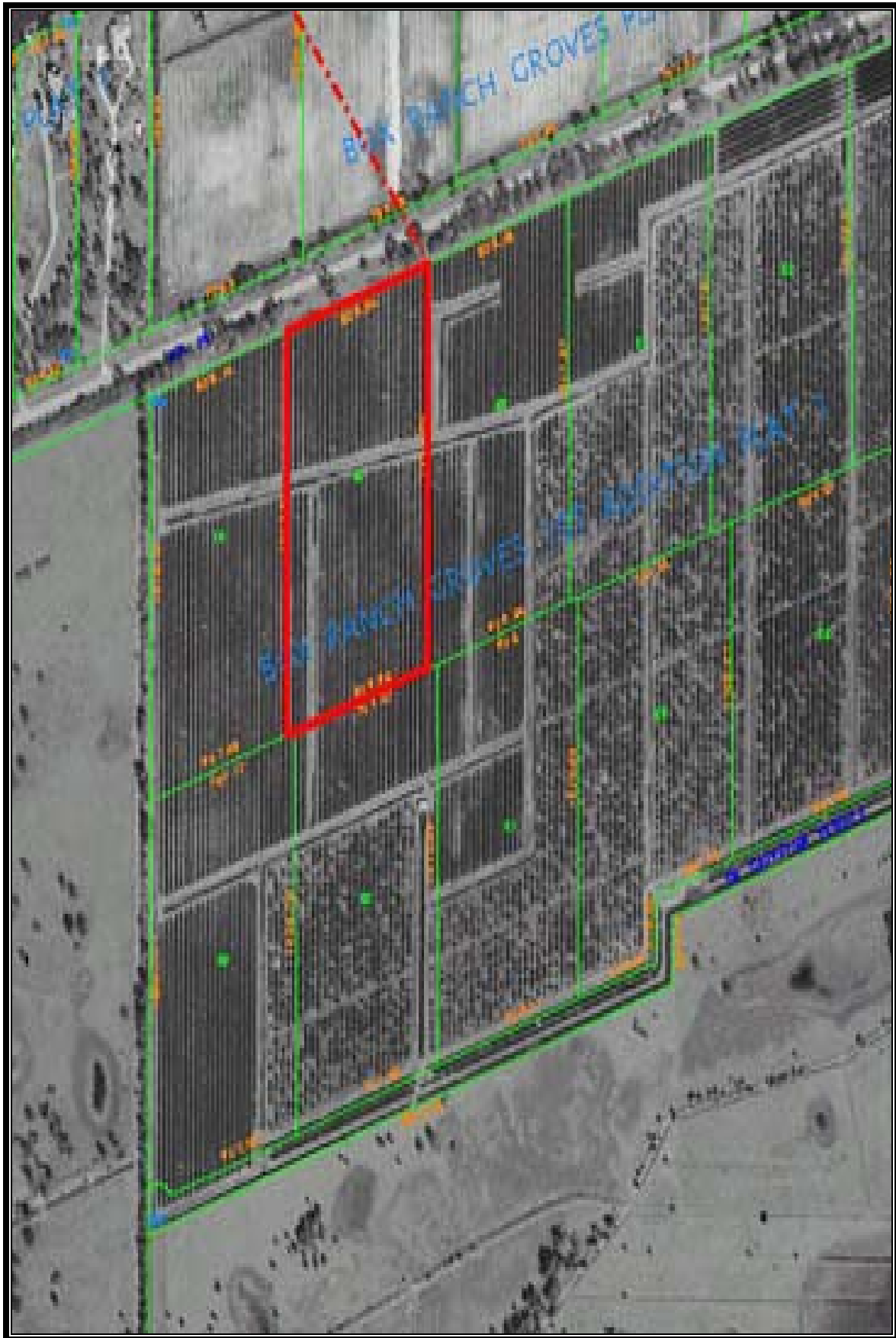
4209 SW HIGH MEADOWS AVE., PALM CITY, FL 34990
(772) 287-4690 • FAX (772) 219-8206

20.007± ACRE
RANCHETTE
INDIANTOWN, FL

PROPERTY INFORMATION

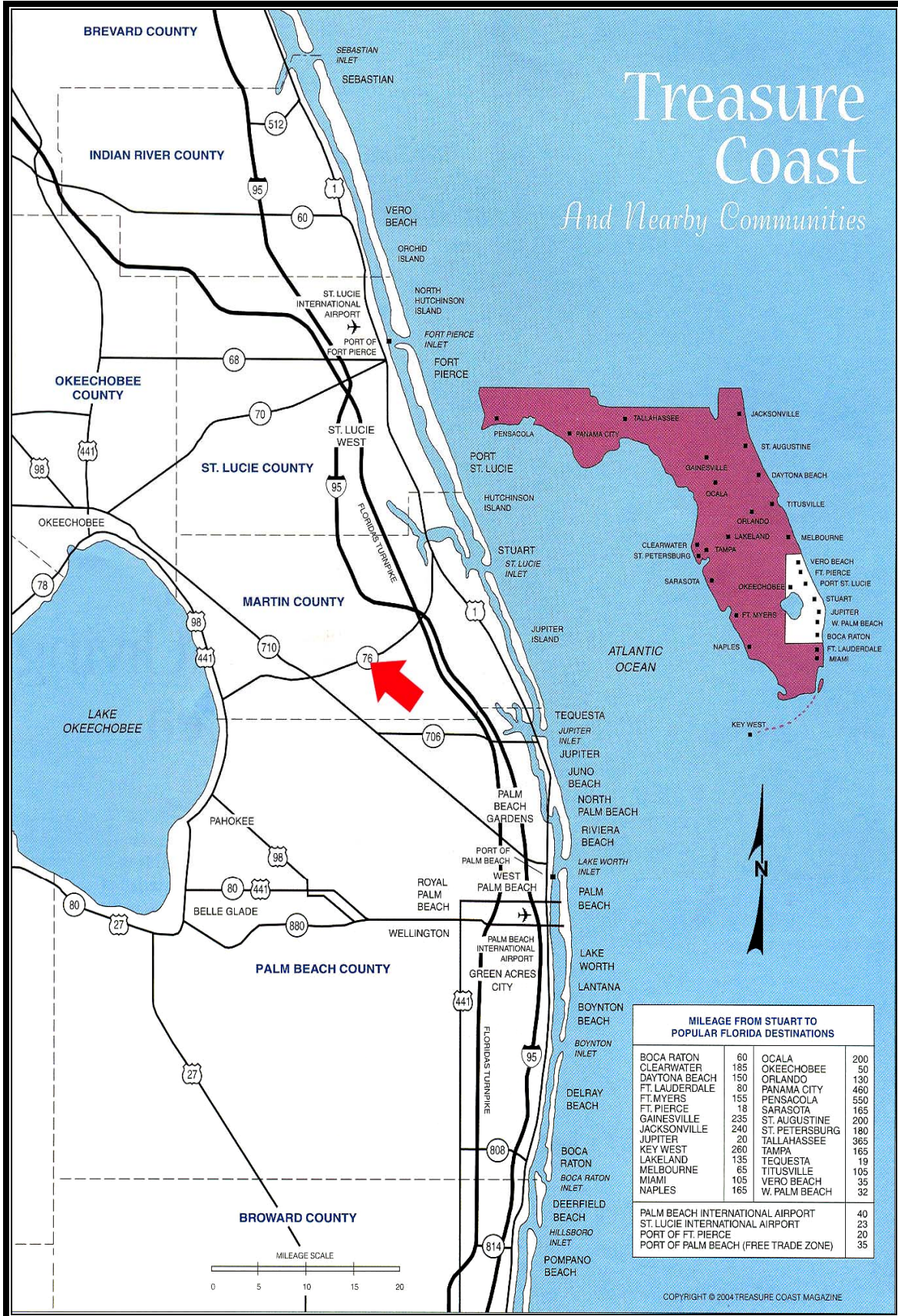
LOCATION:	8206 S.W. Kanner Hwy. Indiantown, Florida 34956 7½ Miles West of the I-95 Interchange 6½ Miles East of Indiantown
FRONTAGE:	696.64± feet on S.W. Kanner Hwy.
SIZE:	20.007± Acres
ZONING:	A-2, Agricultural
LAND USE:	Agricultural
UTILITIES:	Well & Septic Tank required
TAXES:	\$242.38 (2008)
PRICE:	\$760,000.00
COMMENTS:	Beautiful producing citrus grove with no wetlands. This site is perfect for your country retreat.

The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal, or change in price or terms and conditions without notice.



Treasure Coast

And Nearby Communities



Sec. 3.412. A-2 Agricultural District.

3.412.A. *Uses permitted.* In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the A-1 and A-1A Districts.
2. Airports and landing fields. Airplane landing fields and accessory facilities for private or public use, including flight strips, provided runways and flight patterns are so oriented as not to constitute a nuisance to any established or planned residential areas as delineated in the comprehensive plan of the County.
3. Cemeteries, crematories and mausoleums. Graves shall not be closer than 25 feet from the property line.
4. Stock raising, stables and dog kennels; provided stables, kennels and dog runways are not less than 50 feet to the property line.
5. Agricultural packinghouses, sawmills and planing mills, turpentine stills and other operations utilizing the natural resources of the region; provided, however, no such operation shall be established or conducted within 600 feet of the nearest highway right-of-way or within 50 feet of the property line.
6. Public works and public utility facilities and service facilities.
7. Fishing camps, including boat docks and service facilities generally used in connection with sport fishing, and boat slips, piers and boathouses for the docking of private boats.
8. Public structures owned and operated by governmental agencies and used for public purposes.
9. Trailers. The minimum lot size for a trailer shall be 20 acres and there shall be no more than one trailer on any lot. The trailer shall not be located within 100 feet of any property line. The trailer shall be permitted to remain only so long as the principal use of the property is agricultural. The trailer shall only be used as a residence. The trailer shall be screened from view of abutting lots and public streets to a height of six feet, for example, by means of an opaque fence or landscape buffer.

3.412.B. *Required lot area.* The required lot area shall not be less than five acres; provided, however, that in the old recorded subdivisions known as Palm City Farms (Plat Book 6, page 42, Palm Beach County), St. Lucie Inlet Farms (Plat Book 1, page 98, Palm Beach County), and St. Lucie Gardens (Plat Book 1, page 35, St. Lucie County), each full (as opposed to fractional) tract shown on said plats shall for purposes of lot area requirements be considered to be ten acres, and one-half of any such tract shall for purposes of lot area requirements be considered to be five acres; and provided further, however, that the existence of road rights-of-way and road easements (other than that of the Sunshine State Parkway, also known as Florida Turnpike) shall be disregarded for purposes of lot area requirements.

3.412.C. *Minimum yards required.*

1. *Front:* 25 feet.
 2. *Rear and side:* 25 feet.
 3. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
 4. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.
 5. No setback or yard shall be required adjacent to water frontage.
- (Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 633, pt. 1, 9-2-2003)

**LAND USE CATEGORIES
MARTIN COUNTY**

TABLE INSET:

CODE	CATEGORY	SUBCATEGORIES (Intensity of Use)	
SFR	Single-Family Residential	Single-Family	Single-Family Lots (0--4 du/acre)
MFR	Multifamily Residential	Multifamily CooperativeMultifamily	Condominium Miscellaneous Residential (5--12 du/acre)
MHR	Mobile Home Residential	Mobile Homes	Mobile Home Lots (6--8 du/acre)
COM	Commercial	Stores, One-Story Department Store Shopping Centers Restaurants and Cafeterias Service Shops Auto Sales, Repair and Storage Parking Lots Florists Night Clubs Tourist Attractions Hotels, Motels Mortuaries, Cemeteries, Crematoriums	Stores and Offices Supermarkets Airports, Private Drive-In and Standard Restaurants Service Station Wholesale Outlet Theaters Bowling Alley Race Tracks Clubs, Public
OFF	Office	Office Buildings Insurance Co./ Financial Institutions	Prof./Medical
INST	Institutional	Retirement Home Schools Sanitariums, Convalescent Cultural Organizations Colleges Federal Utilities	Churches Orphanages Rest Homes Military Hospital Municipal Rights-of-Way
INST-CTY	Institutional-County Owned	County	
REC	Recreation	Parks and Clubhouses Golf Courses, Driving Ranges Forest Parks	Camps
AGR	Agricultural	Improved Agriculture Timberland Orchard Groves Poultry, Bees, Tropical Fish Dairies, Feedlots	Cropland Grazing Land Ornamentals
IND	Industrial	Light Manufacturing Lumberyards Canneries Mineral Processing Open Storage Petroleum	Heavy Industries Packing Plants Other Food Plants Warehousing Mining