



Cardinal Grove Vero Beach

Vero Beach, FL • Indian River County

34.28 +/- Acres

Young Navel Orange Grove! • Located In The *Indian River Farms Drainage District* Providing Reasonable Taxes



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Planted in 2011, this young navel orange grove has the potential to continue producing this highly desirable fresh fruit variety for many years.

The property's excellent location near the planned I-95/Oslo Road interchange provides potential for future development.

The grove is covered by a microjet irrigation system and wind breaks are in place. The property is located in the Indian River Farms Drainage District, providing very reasonable taxes.

Acreage: 34.28 +/- acres

Sale Price: \$411,000

Price per Acre: \$12,000

County: Indian River

Site Address: 9705 9th Street SW, Vero Beach, FL 32966

Road Frontage: 1,200 +/- feet on Oslo Road

Wells: (1) 8-inch well

Water Use Permits: In place

Soil Types: Winder Fine Sand

Uplands/Wetlands: 100% Uplands

Zoning/FLU: A-2, allowing one housing unit per ten acres

Structures: Microjet pump station

Class of Grove: Strong young grove in good condition

Annual Taxes: 2016 \$1283.11 (located in the Indian River Farms Drainage District providing very reasonable taxes).

Parcel ID: 33382700001004000001.0

GPS: 27.58609467, -80.52696637

Directions:

- From the intersection of Oslo Road (9th St. SW) and 82nd Ave. in Vero Beach, travel west on Oslo Road using the I-95 overpass
- Go 1.8 miles to the grove on the left

Showing Instructions:

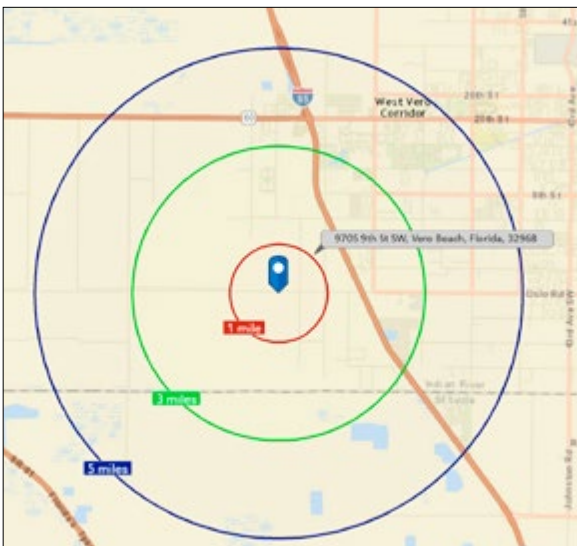
There is a locked gate; please call listing agent for showing instructions.

Great Location Near the Planned I-95 Interchange!
Microjet Irrigation System with Wind Breaks In Place
Located in the Indian River Farms Drainage District

Boxes				
Variety	2014	2015	2016	3-Yr Avg
Navel Oranges	1,822	3,453	2,386	2,554
Total	1,822	3,453	2,386	2,554

Grove Table	
Variety	Root Stock
Navel Oranges	Sour

1, 3, 5 Miles Distance Rings



Nice Young Navel Orange Grove Planted in 2011

SREland.com/CardinalGrove



LAKELAND OFFICE
 114 N. Tennessee Ave., 3rd Fl
 Lakeland, FL 33801
 863.648.1528 - Main Office

HIGH SPRINGS OFFICE
 P.O. Box 809 (32655)
 18622 NW US 441
 High Springs, FL 32643

Jeff Cusson, CCIM
 772.332.9070
 Jeff@SREland.com

SREland.com