



# MORTON GROVE FELLSMERE

*FELLSMERE, FL | INDIAN RIVER COUNTY*

50 +/- ACRES





## SPECIFICATIONS & FEATURES

**Acreage:** 50 +/- acres

**Sale Price:** \$375,000

**Price per Acre:** \$7,500

**County:** Indian River

**Site Address:** 14955 113th Street, Fellsmere, FL 32948

**Road Frontage:**

- 2,050 +/- feet on 111th Street
- 1,360 +/- feet on 113th Street

**Soil Types:** Predominately Wabasso, Riviera, and Chobee Loamy Fine Sands

**Wetlands/Uplands:** 100 % uplands

**Class of Grove:** Operating grove in overall good condition

**FLU/Zoning:** A-2

**Current Use:** Citrus Grove

**Taxes:** \$1,478.04 (2016)

Income-producing citrus grove under professional management, located in the heart of the Indian River citrus industry.

The property includes a good mix of varieties including: Navel Oranges, Valencia Oranges, and Red Grapefruit.

The property is strategically located just 1.7 miles to Babcock Street, 4 miles to the City of Fellsmere, and 5.5 miles to the Palm Bay City limits.

The grove has been divided into 7 separate land parcels, allowing for future subdivision.





## LOCATION & DRIVING DIRECTIONS

### Parcel ID:

- 31370000001 071900001.0, 31370000001 072000001.0
- 31370000001 077400003.0, 31370000001 077400002.0
- 31370000001 077500001.0, 31370000001 077400001.0
- 31370000001 077400001.0

**GPS:** 27.799518, -80.632767

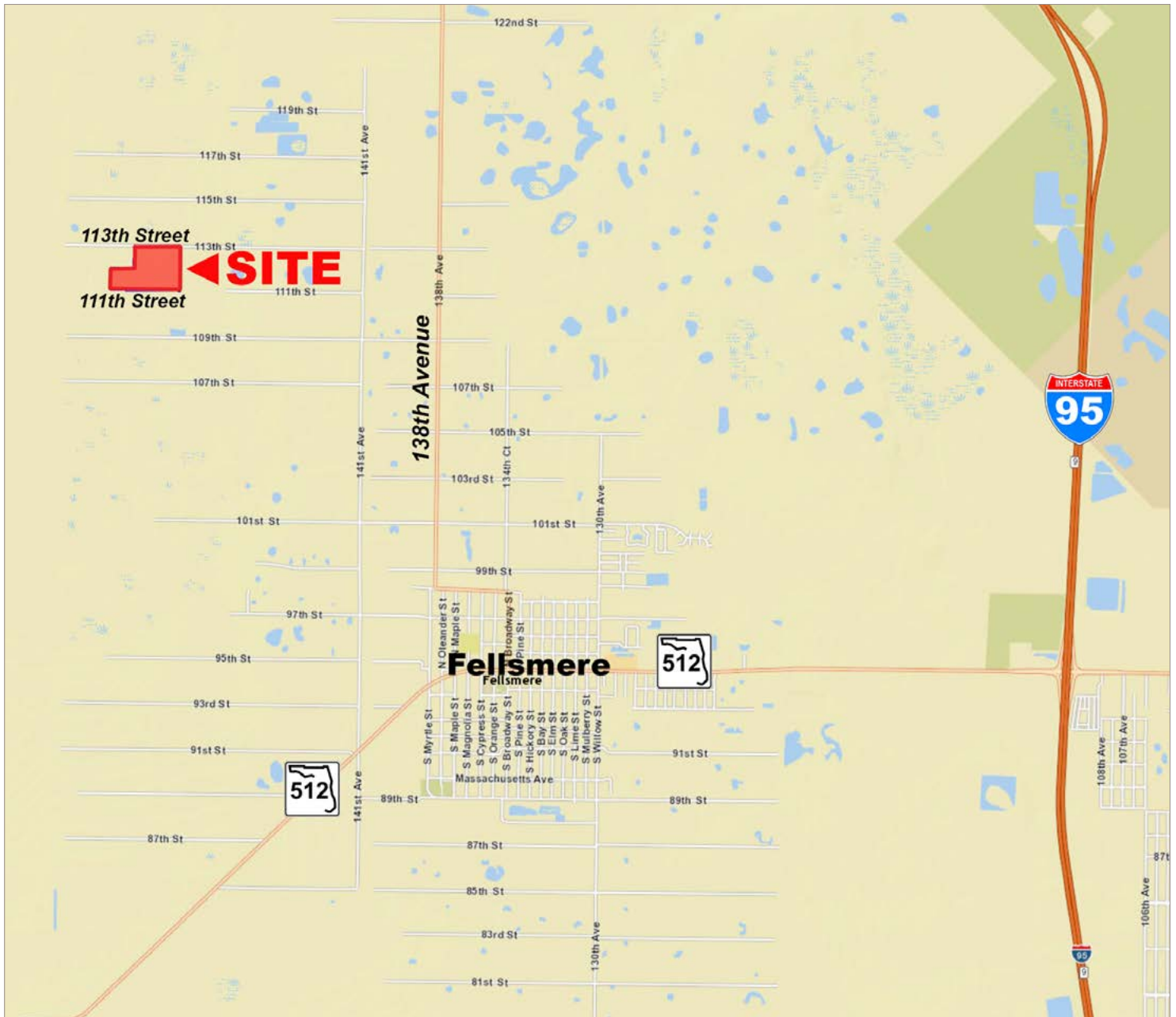
### Driving Directions:

- From I-95, take exit 156 for CR 512 (Fellsmere Road)
- Travel west on CR 512 (Fellsmere Road) for 3.1 miles and turn right on N Broadway Street
- After 0.4 miles, N Broadway Street turns left and becomes S Carolina Avenue. Continue on S Carolina Avenue for 0.4 miles and turn right on CR 507 (Babcock St.)
- Travel north on Babcock St for 1.4 miles to 109th St.
- Turn left on 109th St and travel west 0.4 miles, crossing Park Lateral Canal.
- After crossing the bridge, immediately turn right on 141st Ave and travel north 1/4 mile to 111th St.
- Travel west on 111th St one mile the property on the right



Acreage Breakdown	
Variety	Acres
Navel Oranges	5
Valencia Oranges	15
Ruby Red Grapefruit	30

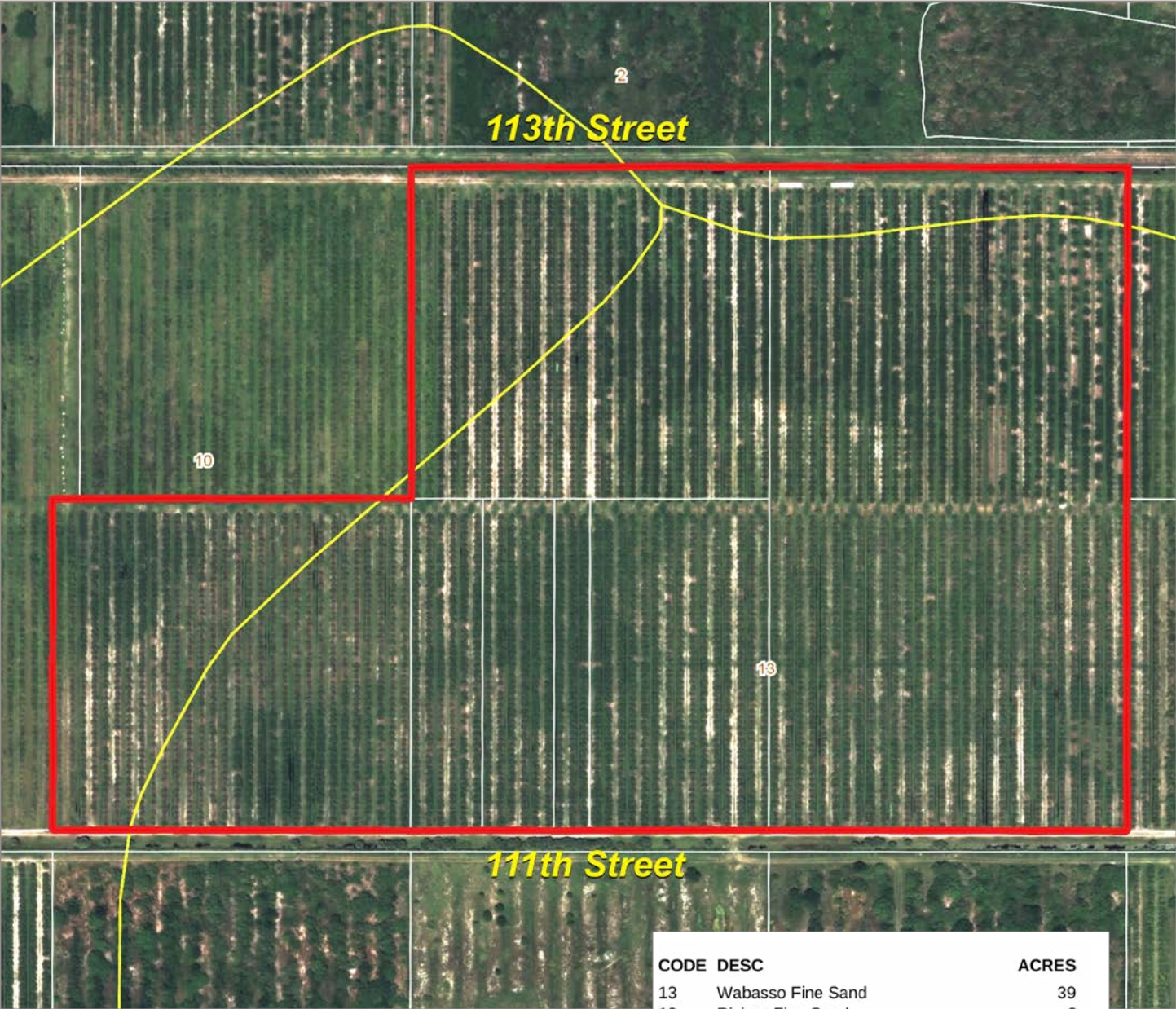
Production Boxes				
Variety	2013/2014	2014/2015	2015/2016	3-Yr Avg
Navel Oranges	1,401	1,002	762	1,055
Valencia Oranges	4,160	2,710	2,440	3,103
Red Grapefruit	11,772	8,515	6,921	9,069











Morton Grove Fellsmere  
SOILS





Morton Grove Fellsmere  
AERIAL





114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**50 +/- Acres Income-producing Citrus Grove**  
Navel Oranges, Valencia Oranges, Red Grapefruit

**SREland.com/Morton**

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