

WAY WEST GROVE

VERO BEACH, FL | INDIAN RIVER COUNTY

76 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 76 ± acres

Sale Price: \$775,000

Price per Acre: \$10,200

Site Address: 102nd Ave, Vero Beach, FL 32967

County: Indian River

Road Frontage: 1/4 mile on 102nd Ave.

Soil Types: Pineda Fine Sand 36 AC, Riviera Fine Sand 25 AC, Wabasso Fine Sand 7 AC and Holopaw Fine Sand 6 AC

Uplands/Wetlands: All uplands

Irrigation & Wells: No wells on the property. The property shares a common ditch with the neighbor to the north and current owners have used the neighbor's well for irrigating.

Structures & Year Built: Pump house

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

Water Source: drainage is through the Indian River Farms Drainage District.

Way West Grove is offered below appraised value, and offers a conveniently located mix of cleared and bedded citrus lands as well as operating citrus grove acreage. There is an operating irrigation microjet irrigation system with a diesel pump. Located in Indian River County only 300 feet from the urban service line with utilities and 6 units per acre zoning. The I-95 interchange and outlet mall are conveniently only two miles away.

Potential Recreational Uses: Conveniently located yet remote enough for outdoor type uses such as recreational uses.

Nearest Points of Interest: Property is only 300 feet from the urban service line with utilities and 6 unit/ac zoning. The I-95 interchange and outlet mall are only two miles away.

Current Use: Operating citrus grove on approximately 50 acres with approximately 10 acres considered healthy

Land Cover: Citrus trees and native grasses



I-95 interchange and outlet mall is two miles away!

LOCATION & DRIVING DIRECTIONS

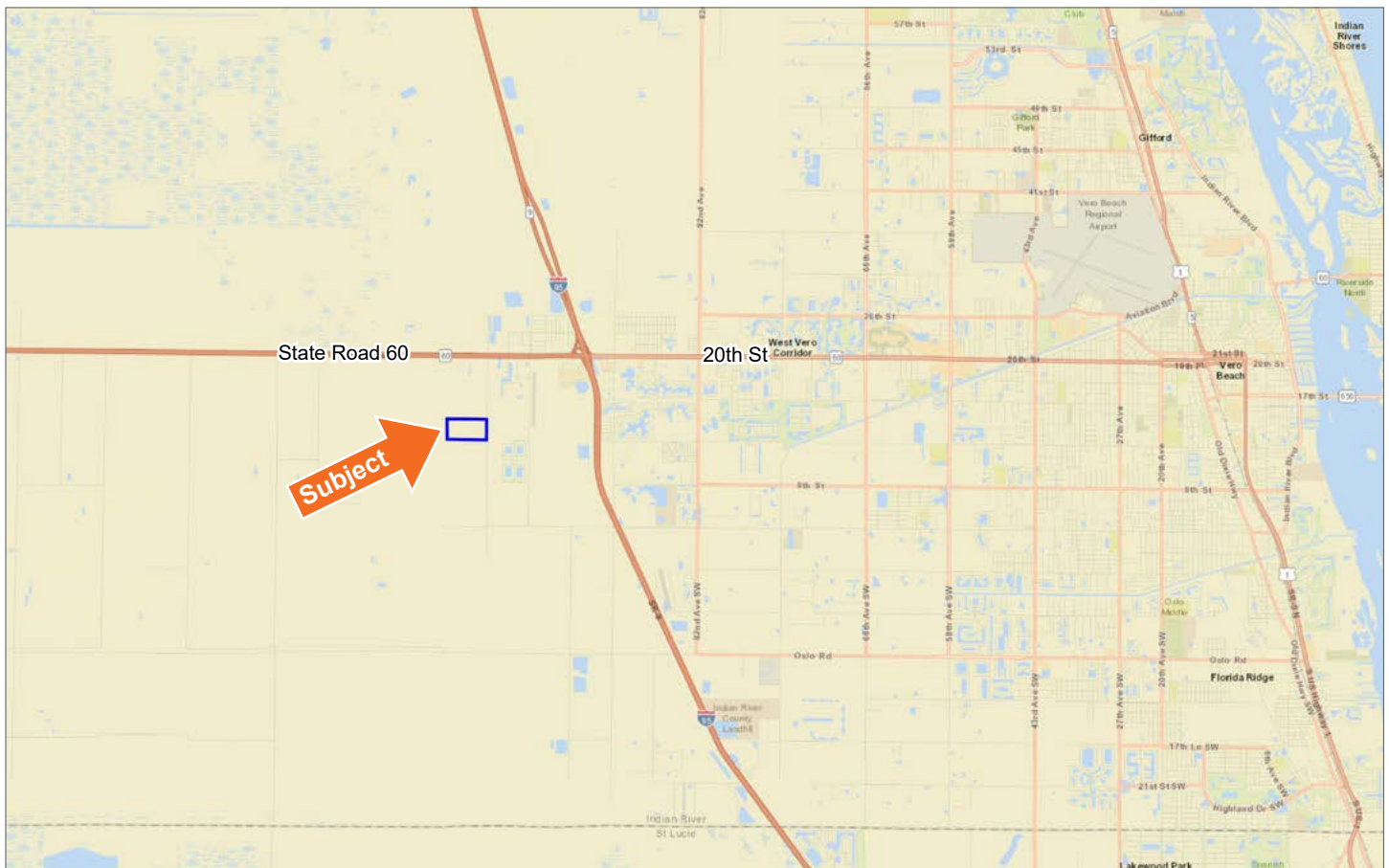
Parcel IDs: 33380900001005000001.0,
33380900001006000001.0

GPS Location: 27.626154, -80.537576

Driving Directions: From the intersection of SR60 and I-95 in Vero Beach

- Travel west on SR60 for 1.2 Miles to 102nd Ave.
- Turn left on 102nd Ave and travel south 8/10 mile to the property on the right.

Showing Instructions: Contact the listing agents Jeff Cusson, 772.332.9070 or Tom Jerkins, Grow Florida Land Realty, 772.473.9754 for more information.





SOILS MAP



Way West Grove

-  Streets MapWise
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines
-  Soils Boundaries

CODE	DESC	ACRES
16	Pineda Fine Sand	36
10	Riviera Fine Sand	25
13	Wabasso Fine Sand	7
47	Holopaw Fine Sand	6
24	Floridana Sand	0
TOTAL = 73.0978935779516 acres		







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



625 66th Ave SW
Vero Beach, FL 32968

76 ± Acres • Indian River Farms Drainage District
Zoned one unit per 10 acres
One mile west of I-95 and One mile South of SR60

Visit SVNsaunders.com and search for: **Way West**

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LAKELAND OFFICE:
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