

ST. LUCIE RANCH

FORT PIERCE, FL | ST. LUCIE COUNTY

153.36 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 153.36 ± acres

Sale Price: \$1,200,000

Price per Acre: \$7,824

Site Address: Koblebard Rd, Fort Pierce, FL 32951

County: St. Lucie

Road Frontage: 1,300 FT on Koblebard Rd

Predominant Soil Types: Winder Loamy Sand 105 acres, Hilolo Loamy Sand 47 acres & Wabasso Sand negligible amounts

Uplands/Wetlands: 100% uplands

Grass Types: native grasses

Irrigation/Wells: 7 - 5 inch wells

Water Source: Florida Power and Light

Taxes: \$4,090.23 (2020)

Zoning/FLU: TVC allowing one housing unit per acre

Fencing: Property is perimeter and cross fenced with barbed wire

General Points of Interest: Property is located just one of a mile north of the recently expanded Indrio Rd-I-95 interchange.

Current Use: Property is currently used for grazing cattle maintaining the agricultural exemption.

St. Lucie Ranch is 153.36 acres located in Fort Pierce in St. Lucie County. The property is a former citrus grove that has been cleared and fenced for cattle. Located just one of a mile north of the recently expanded Indrio Rd-I-95 interchange, St. Lucie Ranch has 1,300 FT on Koblebard Rd. The property benefits from 100% uplands and native grasses. St. Lucie Ranch features seven 5" wells and utilizes Florida Power and Light. This site can continue to hold cattle and is zoned TVC.





LOCATION & DRIVING DIRECTIONS

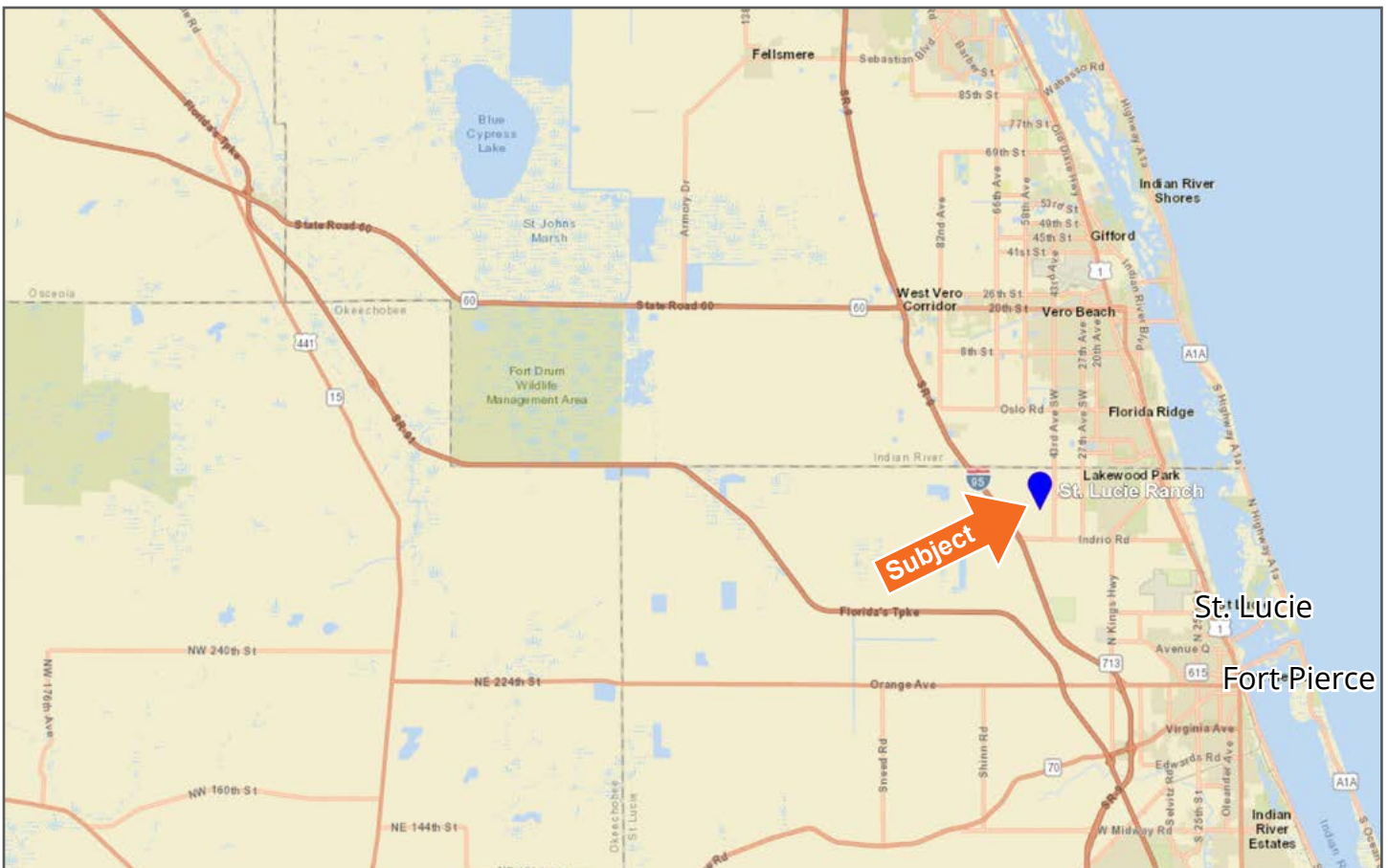
Parcel IDs:1309-131-0001-000-1

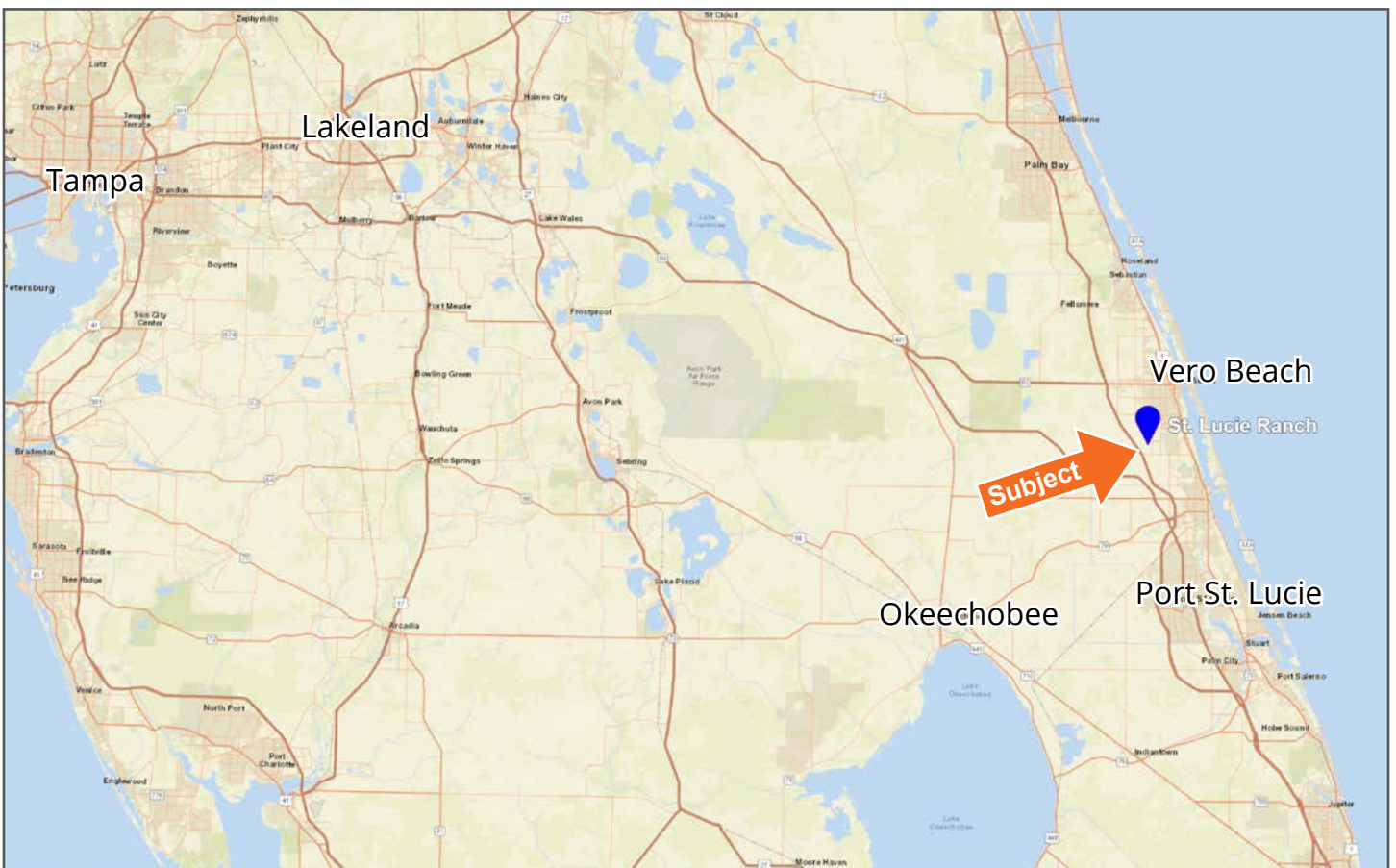
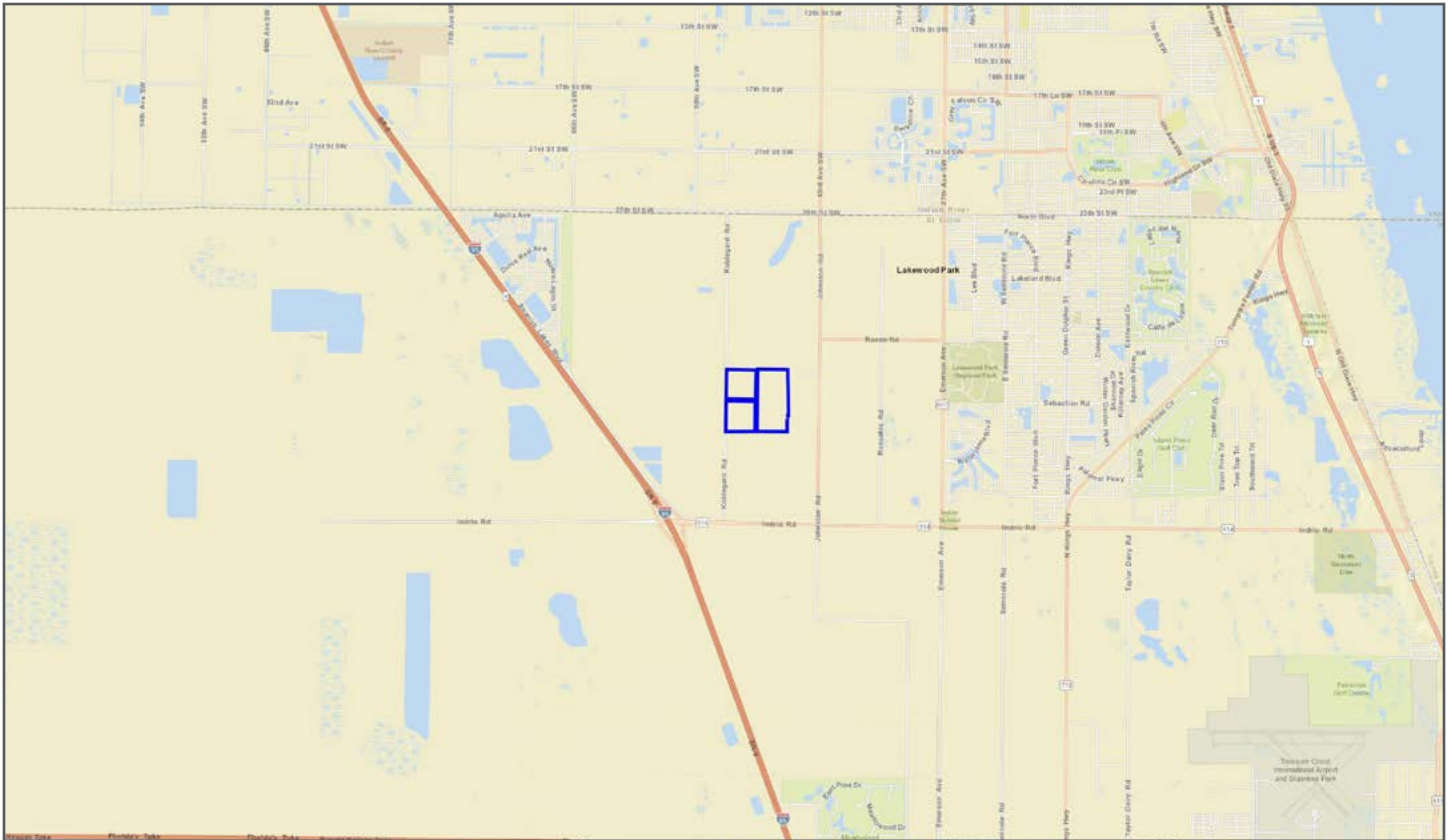
GPS Location: 27.535970, -80.439424

Driving Directions:

- From the intersection of I-95 and Indrio Rd travel east 1/4 a mile to Spanish Lakes Blvd/Koblegard Rd.
- Turn Left and travel north on Koblegard Rd. 3/4 mile to the property on the right.
- There are power lines that cross Koblegard Rd and run along the south boundary of the property.

Showing Instructions: Contact the listing agents Jeff Cusson, 772.473.8497 or Tom Jerkins, Grow Florida Land Realty, 772.473.9754 for more information.













FLU MAP



St. Lucie Ranch

-  Streets MapWise
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines
-  Future Land Use Outlines
-  Future Land Use Outlines
-  Future Land Use Outlines

TOPO MAP



St. Lucie Ranch

-  Streets MapWise
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-  Points Drawing
-  Parcel Outlines
-  Five Foot Contours
-  Five Foot Contours2



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



625 66th Ave SW
Vero Beach, FL 32968

153.36 ± Acres • Easily accessible east of I-95 on Koblebard Rd in St. Lucie County
Zoning allows up to one unit per acre
Fenced for cattle

Visit SVNsaunders.com and search for: **St Lucie Ranch**

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