

# POWER UP RANCH

*VERO BEACH, FL | INDIAN RIVER COUNTY*

148.77 ± ACRES TOTAL





## SPECIFICATIONS & FEATURES

**Acreage:** 148.77 ± acres

**Sale Price:** \$1,550,000

**Price per Acre:** \$10,400

**Site Address:** 600 98TH Ave., Vero Beach, FL 32966

**County:** St. Lucie

**Road Frontage:** 1/2 mile on 98th ave, 8th st and 4th st.

**Predominant Soil Types:** Pineda Fine Sand 93 acres, Riviera Fine Sand 31 acres, Oldsmar Fine Sand 18 acres, Floridana Sand 4 acres, Manatee Loamy Fine Sand 2 acres

**Uplands/Wetlands:** Property is 100% uplands

**Grass Types:** Native Florida grasses

**Irrigation/Wells:** 2 x 8 inch wells, 1 x 6 in well, 1 x 5 in well

**Structures & Year Built:** Cow pens located on the western boundary of the property

**Water Source:** Indian River Farms Water District. Florida Power and Light to the property. County water and sewer are across the road.

**General Points of Interest:** "Vero Outlets" outlet mall located 1.5 miles to the north

**Current Use:** Cattle grazing for tax purposes

**Taxes:** \$3,446.36

**Zoning/FLU:** Ag 2, allowing 1 unit to 10 acres

**Fencing:** Property is perimeter fenced in barber wire

Power Up Ranch is a former citrus grove that has been cleared and fenced for cattle. Power lines cut through the property to a solar field located on the south side. Power Up Ranch is adjacent to the urban service line (with 8 units/acre density). A paved road leads to the property and allows for easy access to I-95 just two miles away.



## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 33381500001003000001.0

**GPS Location:** 27.613622, -80.524735

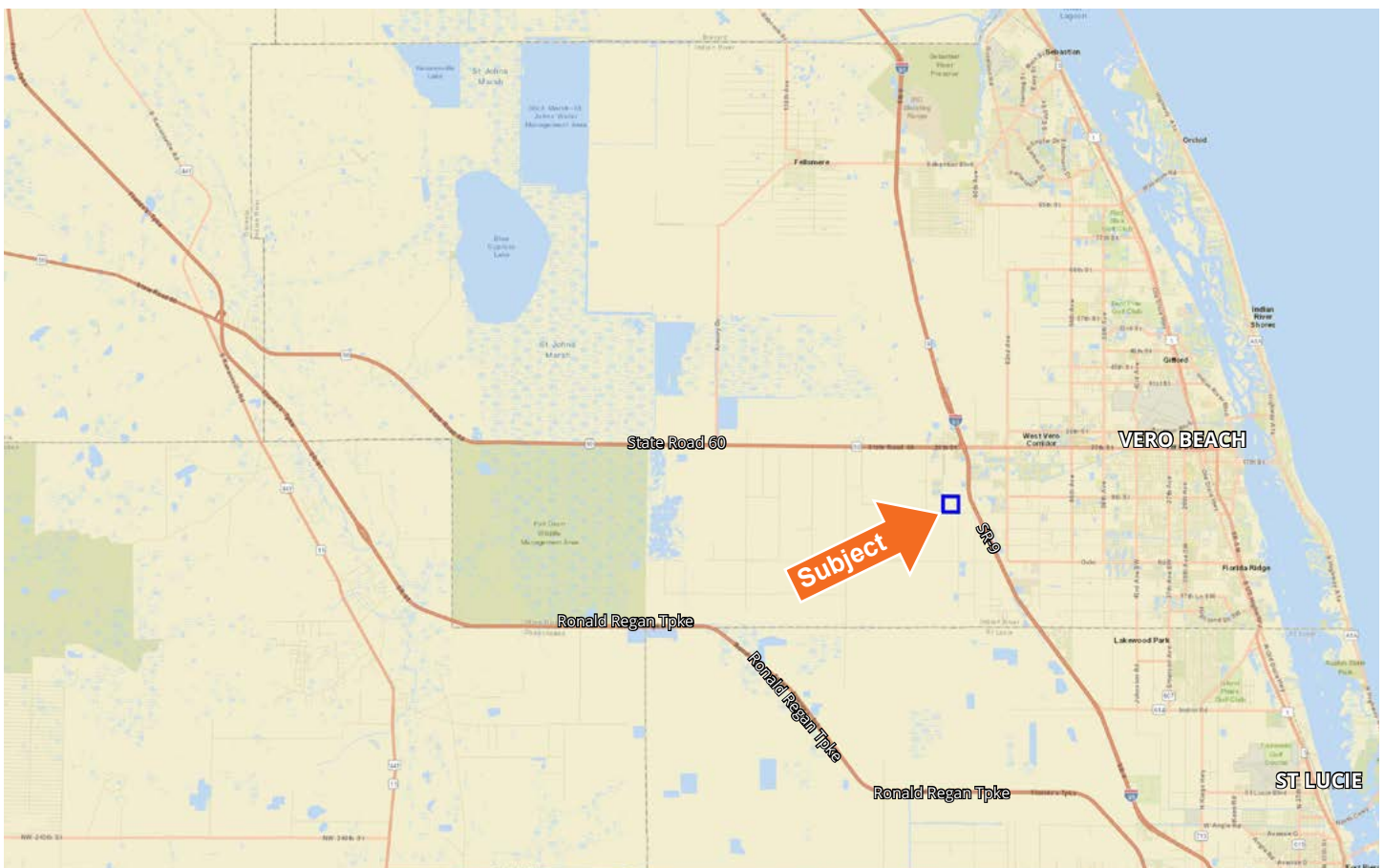
**Driving Directions:**

- From I-95 and SR 60 travel west 2/3rds of a mile to 98th Ave.
- Turn left on 98th and travel south 1.5 miles to the intersection with 8th St.
- Turn left across the canal and take the right hand curve. The locked gate is straight ahead.

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



Located 20 Minutes to Vero Beach



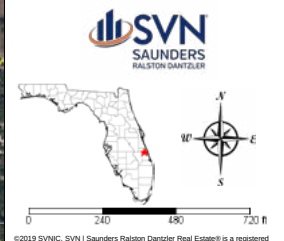




Power Up Ranch

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

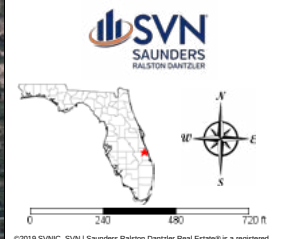
| CODE                           | DESC                    | ACRES |
|--------------------------------|-------------------------|-------|
| 16                             | Pineda Fine Sand        | 93    |
| 10                             | Riviera Fine Sand       | 31    |
| 6                              | Oldsmar Fine Sand       | 18    |
| 24                             | Florida Sand            | 4     |
| 15                             | Manatee Loamy Fine Sand | 2     |
| TOTAL = 148.058044498715 acres |                         |       |



Power Up Ranch

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- Parcel Outlines
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

| CODE           | DESC | ACRES |
|----------------|------|-------|
| TOTAL WETLANDS |      | 0.0   |
| TOTAL UPLANDS  |      | 148.1 |
| TOTAL ACRES    |      | 148.1 |



















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

625 66th Ave SW  
Vero Beach, FL 32968

**148.77 ± Acres • Easy access to I-95 just two miles away**  
Paved road to the property  
Adjacent to the urban Service line

Visit [SVNsaunders.com](http://SVNsaunders.com) and search for: Power Up Ranch

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Tom Jerkins, Grow Florida Land Realty, 772.473.9754 | [tom@premiercitrus.com](mailto:tom@premiercitrus.com)



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

**LAKE CITY OFFICE:**  
356 NW Lake City Avenue  
Lake City, FL 32055  
386.438.5896



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