

287.5±ac Ag Land in 3 Tracts

Germany Canal Road, Port St Lucie, St Lucie County, Florida 34987



- AG-5 Agricultural Zoning, Ag-Exempt Taxes
- 3 Tracts: each 95.82ac & approx. 1,427' x 2,922'
- Fenced Pasture with Cattle Working Pens
- Saint Lucie County PID #s: 4207-212-0050-000-3, 4207-122-0050-000-7 & 4207-112-0050-000-6

**PLEASE CALL FOR APPOINTMENT
TO VIEW PROPERTY**

Mark: (772) 201-5650

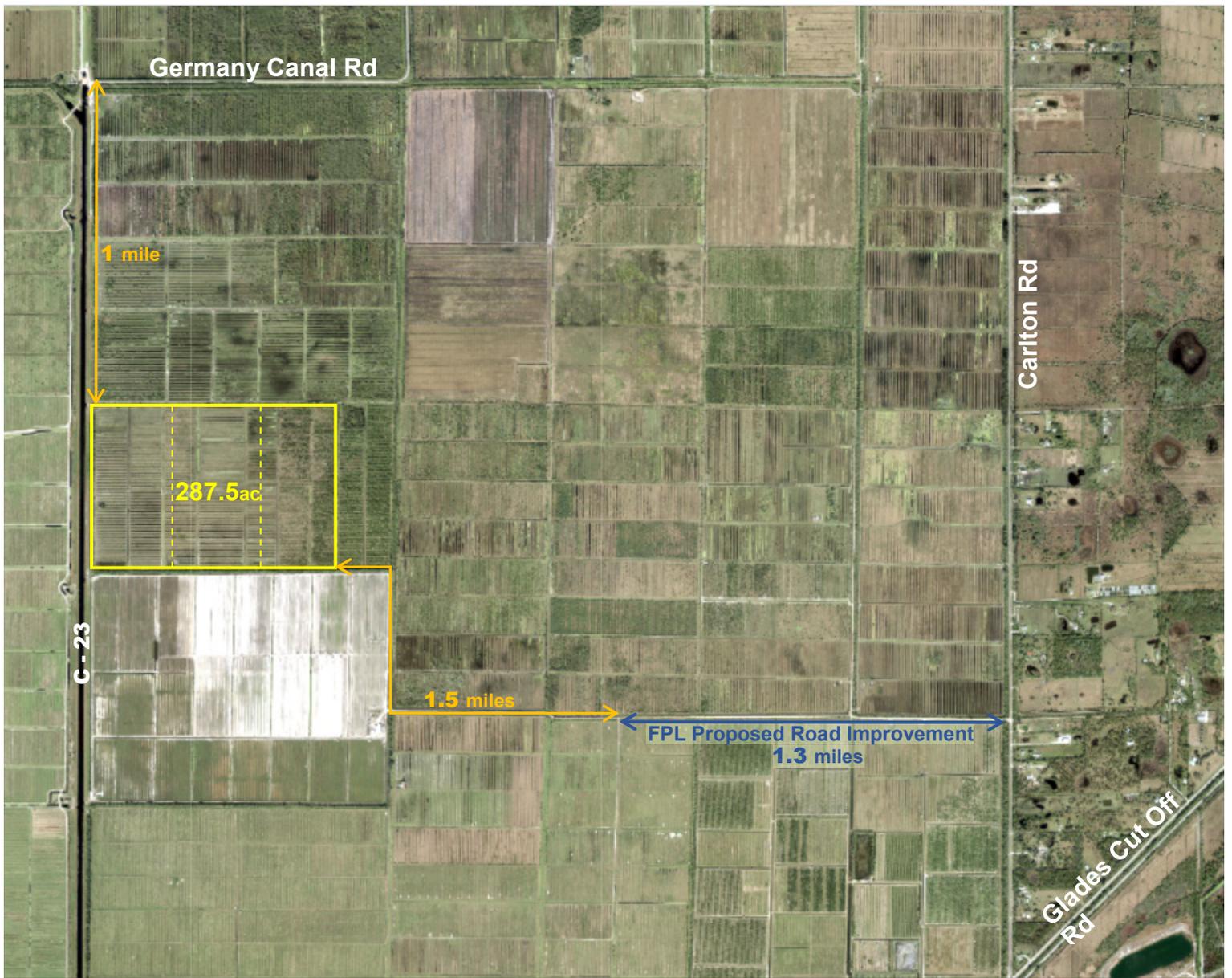


Mark's Cell: (772) 201-5650 • mark@waltersco.com

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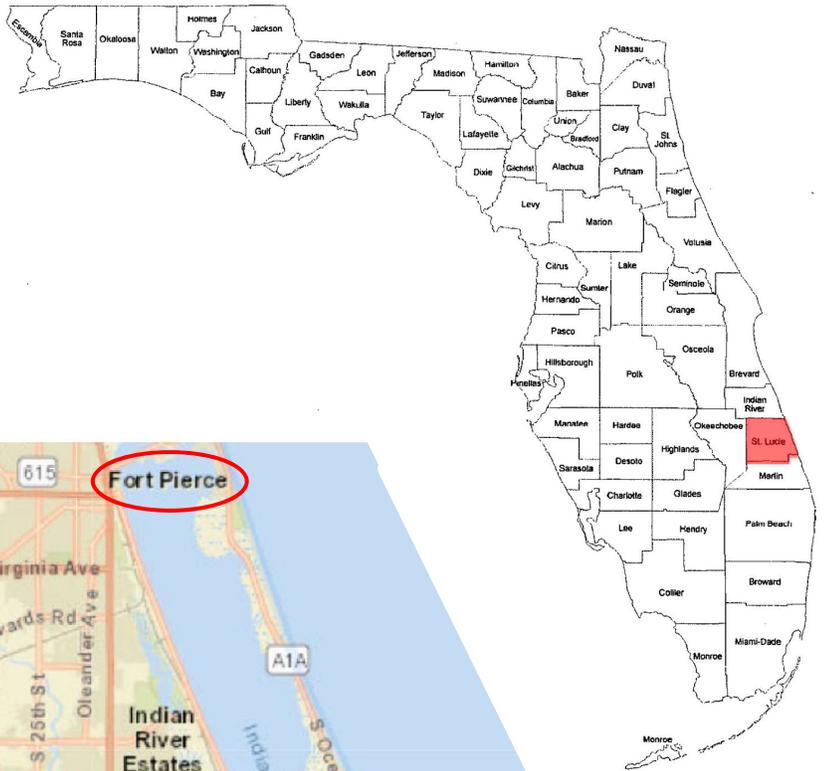
Office (772) 468-8306 • Fax (772) 497-5096

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Location Maps



Demographics:

County Population (2019 estimated).... 309,359

Housing Units..... 108,523

Median Age..... 43.4

Median HH Income..... \$58,022.

Per Capita Income..... \$39,374.

Cost of Living Index..... 90 (US Average = 100)

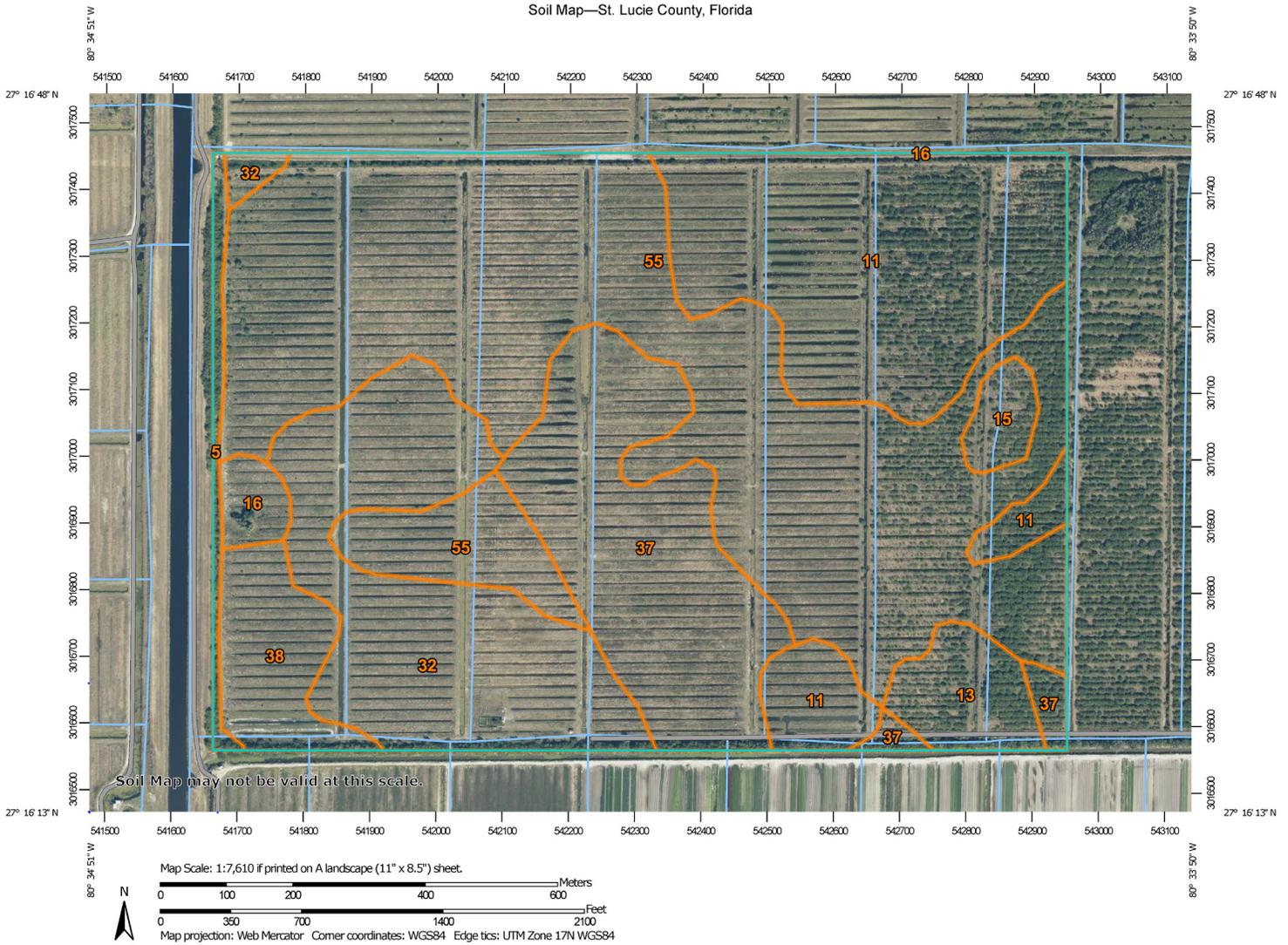
Median Home Value (Port St Lucie).....\$241,347.

Site is in FEMA Flood Zone X - Minimal Flood Hazard



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Soil Map—St. Lucie County, Florida



MAP LEGEND

- Area of Interest (AOI)
 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points
- Special Point Features**
- Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Spoil Area
 - Stony Spot
 - Very Stony Spot
 - Wet Spot
 - Other
 - Special Line Features
- Water Features**
- Streams and Canals
- Transportation**
- Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
 Survey Area Data: Version 14, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 25, 2019—Jan 29, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5 Canal Berms	Arents, 45 to 65 percent slopes	3.4	1.2%
11	Chobee loamy sand, frequently ponded, 0 to 1 percent slopes	54.4	19.0%
13	Floridana sand, frequently ponded, 0 to 2 percent slopes	8.2	2.8%
15	Hallandale sand	3.5	1.2%
16	Hilolo loamy sand	3.1	1.1%
32	Pineda sand, 0 to 2 percent slopes	42.6	14.9%
37	Riviera sand, frequently ponded, 0 to 1 percent slopes	38.9	13.6%
38	Riviera fine sand, 0 to 2 percent slopes	11.6	4.0%
55	Winder loamy sand	121.0	42.2%
Totals for Area of Interest		286.7	100.0%

Crop Potential *			
Map Unit Symbol	Vegetable Crops	Citrus	Pasture / Hay
5 Excavated materials	N/A	N/A	N/A
11	High	High	High
13	High	High	High
15	Medium	Medium	High
16	High	High	High
32	High	High	High
37	High	High	High
38	High	High	High
55	High	High	High
* If a well-designed and maintained water control system that provides rapid removal of excess water during heavy rains is installed.			
This information is from the National Cooperative Soil Survey, a joint effort of United States Department of Agriculture and other federal agencies.			