



SOUTHERN COMFORT 180

FORT PIERCE, FL 34945

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Property Overview



Sale Price **\$1,260,000**

OFFERING SUMMARY

Acreage:	180 Acres
Price / Acre:	\$7,000
City:	Fort Pierce
County:	Saint Lucie
Property Type:	Citrus Grove

PROPERTY OVERVIEW

This property is a former Citrus grove located in the Orange Avenue Citrus Grower Association, west of Fort Pierce, FL. The property has a good drainage and irrigation infrastructure for replanting citrus or other tree crops. The Association provides irrigation water, drainage, and an infrastructure of canals, roads, reservoirs and pumps sufficient for a variety of agricultural uses. Approximately 15 ± acres of the property remain in its natural state with the balanced improved. This is a great opportunity to invest in well located and improved Florida agricultural land.

An adjacent 215 ± acres is also available providing a total of 395 contiguous acres.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	• Citrus • Farms & Nurseries Properties
Uplands / Wetlands:	171.9 ± Uplands Acres / 11.6 ± Wetland Acres
Soil Types:	Pineda Sand 117 acres; Riviera Fine Sand 22 acres; Hallandale Sand 15 acres; Water 12 acres; Winder Sand; Depressional 12 acres; Chobee Loamy Sand; Depressional 4 acres; Riviera Sand; Depressional 2 acres; TOTAL = 183.45 acres
Taxes & Tax Year:	Approx. \$2,718.76 in 2022
Zoning / FLU:	AG-5
Water Source & Utilities:	Water and drainage provided by the Orange Avenue Citrus Grower Association
Current Use:	Citrus
Irrigation:	Microjet

Location



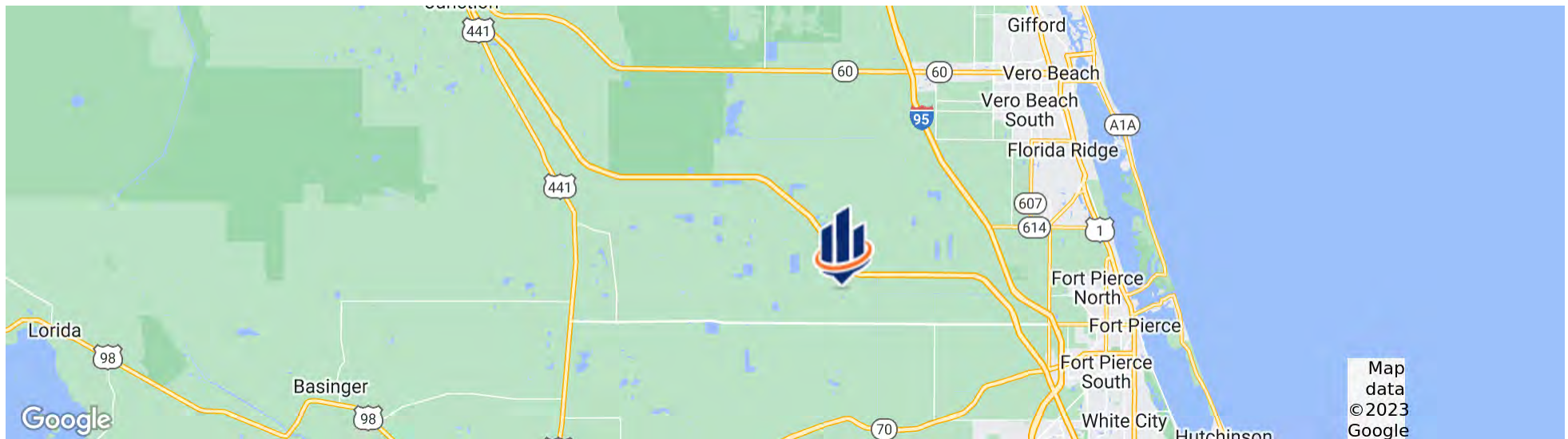
LOCATION & DRIVING DIRECTIONS

Parcel: 1231-211-0001-000-8

GPS: 27.4721053, -80.5757163

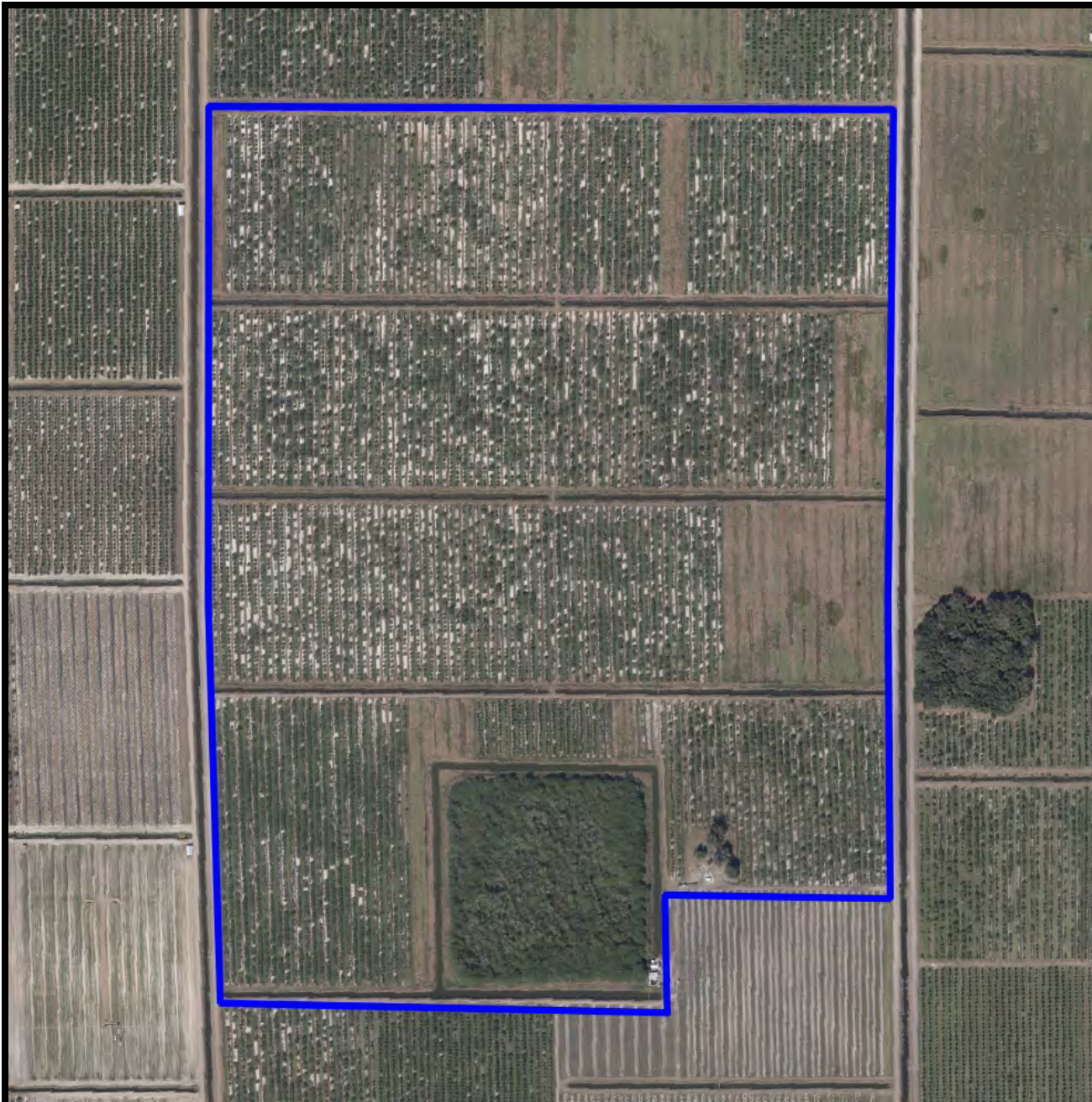
Driving Directions: From Orange Ave & I-95 go west on Orange Ave for 11.4 miles turn right & enter The Orange Avenue Citrus Grower Association; Go east for 2 miles & turn north & go 1.6 miles; Property is on the right.

Showing Instructions: Contact Listing Agent



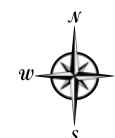
Additional Photos





Aerial

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Managed Lands FNAI



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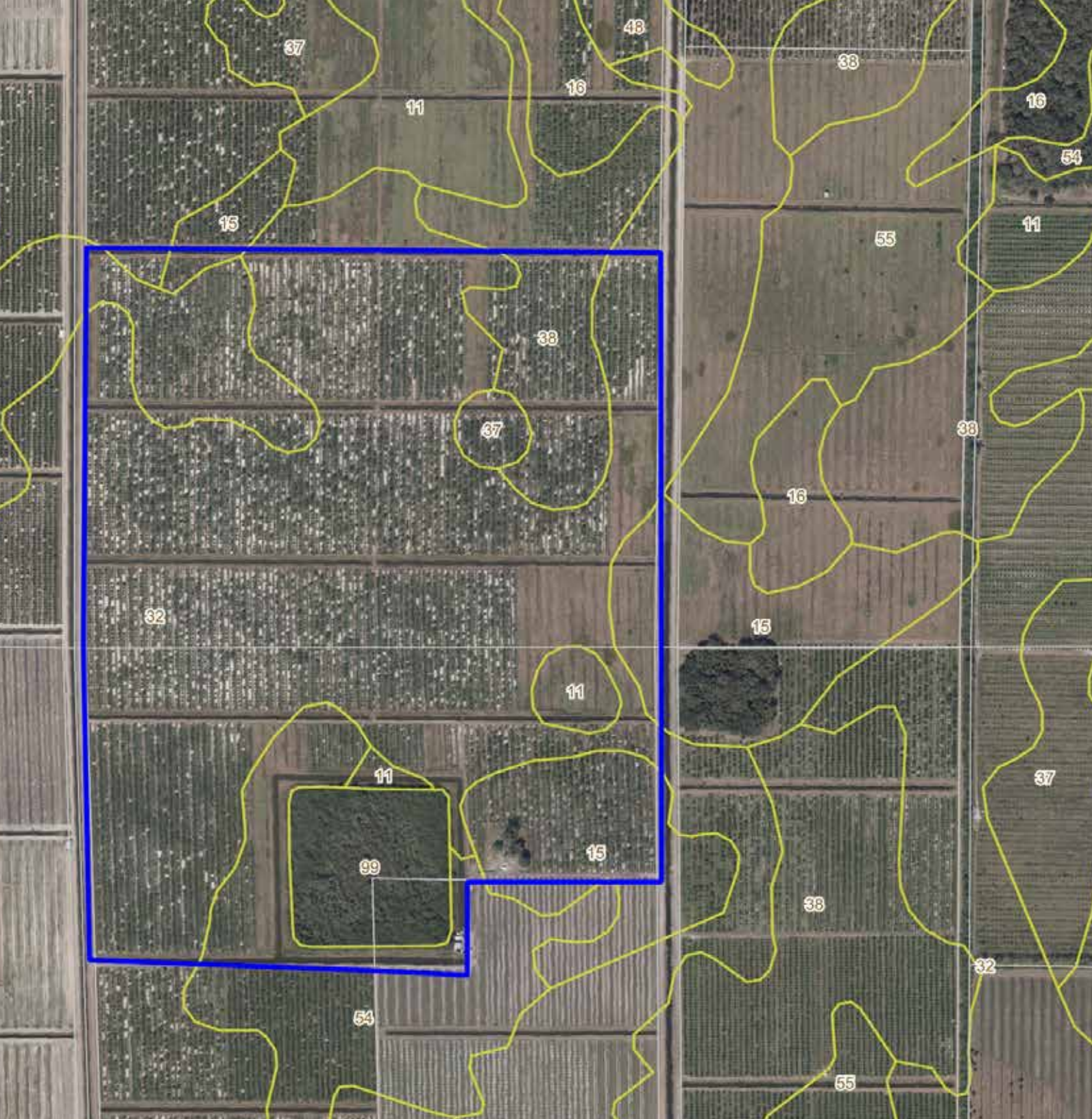


Wetlands

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Managed Lands FNAI
- Five Foot Contours
- Five Foot Contours2
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine



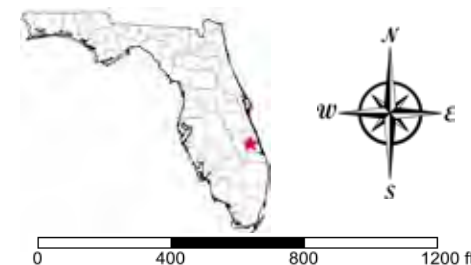
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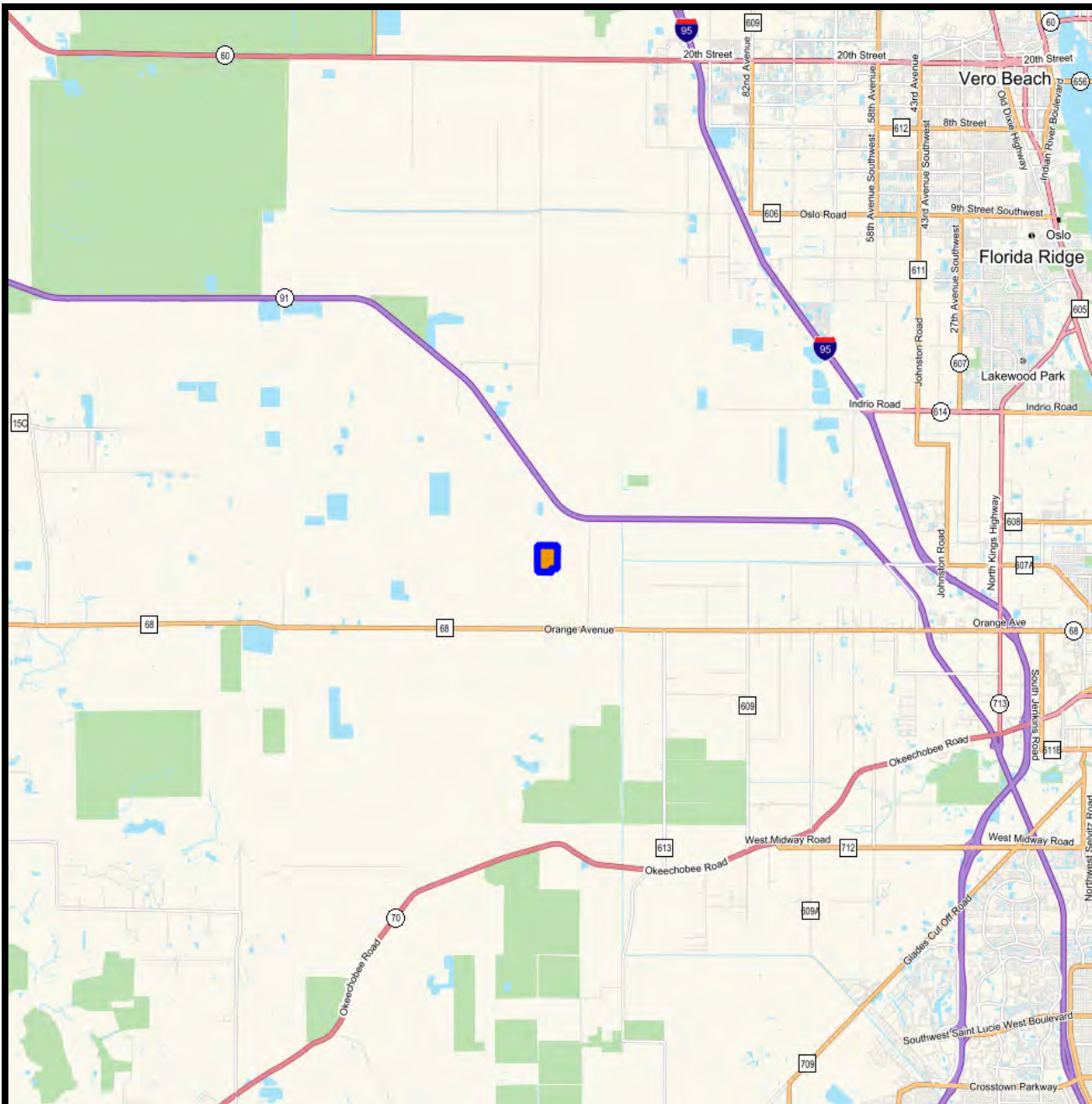
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Soils Boundaries

CODE	DESC	ACRES
32	Pineda Sand	117
38	Riviera Fine Sand	22
15	Hallandale Sand	15
99	Water	12
54	Winder Sand, Depressional	12
11	Chobee Loamy Sand, Depressional	4
37	Riviera Sand, Depressional	2
TOTAL = 183.452314614055 acres		

Soils Map



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Vicinity

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



0 3 6 9 mi

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Advisor & Office **LOCATIONS**

Our company includes over 70 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 11 Certified Commercial Investment Member (CCIM) designees and 9 Accredited Land Consultant (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.



★ HEADQUARTERS

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★ GEORGIA

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Thomasville, Georgia 31792
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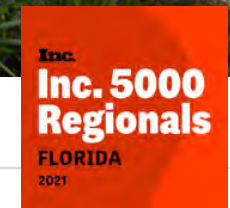
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