



SOUTHERN COMFORT 215

FORT PIERCE, FL 34945

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Property Overview



Sale Price

\$1,507,800

OFFERING SUMMARY

Acreage:	215 ± Acres
Price / Acre:	\$7000
City:	Fort Pierce
County:	Saint Lucie
Property Type:	Citrus Grove

PROPERTY OVERVIEW

The property is an active citrus grove with approximately 60 ± acres cleared and the rest in production. Located in the Orange Avenue Citrus Grower Association, the former citrus grove property is bedded and irrigated for citrus or other tree crops. An additional 180 acres adjacent is available by the same owner providing the potential for a total of 395 ± acres. The Orange Avenue Citrus Growers Assoc. provides irrigation and drainage to the property, through their network of canals, reservoirs, roads, and pumps. The property is ideally situated for replanting citrus or other tree crops and could be easily converted to other uses for numerous other agricultural type uses.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Citrus
- Land Investment

Uplands / Wetlands:

Property is 100% Uplands

Soil Types:

Pineda Sand [91 acres]; Riviera Fine Sand [44 acres]; Wabasso Sand [31 acres]; Chobee Loamy Sand; Depressional [20 acres]; Riviera Sand; Depressional [14 acres]; Hilolo Loamy Sand [9 acres]; Hallandale Sand [3 acres]; 212 ± Total Acres

Taxes & Tax Year:

Approx. \$3,156.10 in 2022

Zoning / FLU:

AG

Current Use:

Active citrus grove

Water Use Permits:

Irrigation and drainage through the Orange Avenue Citrus Grower Association

Irrigation:

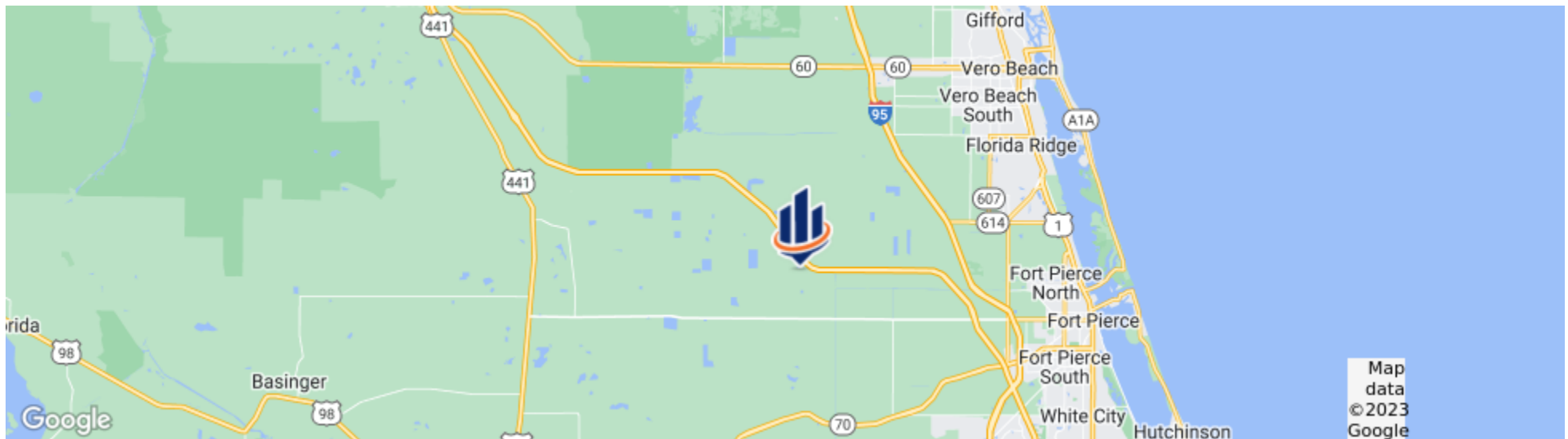
Microjet

Location



LOCATION & DRIVING DIRECTIONS

Parcel:	1231-211-0001-000-8
GPS:	27.4828041, -80.5755446
Driving Directions:	From Orange Ave and I-95 travel west on Orange Ave for 11.4 miles turn right and enter The Orange Avenue Citrus Grower Association travel east for 2 miles and turn north 2 miles; The property is on your right
Showing Instructions:	Contact Listing Agent









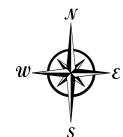
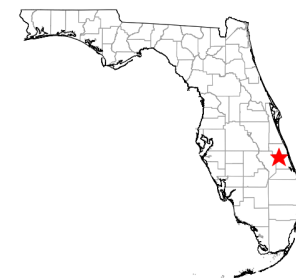
Additional Photos





Aerial










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

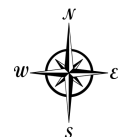
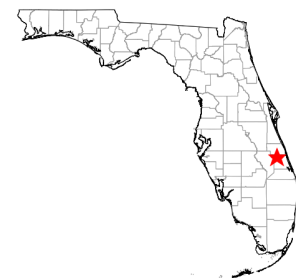


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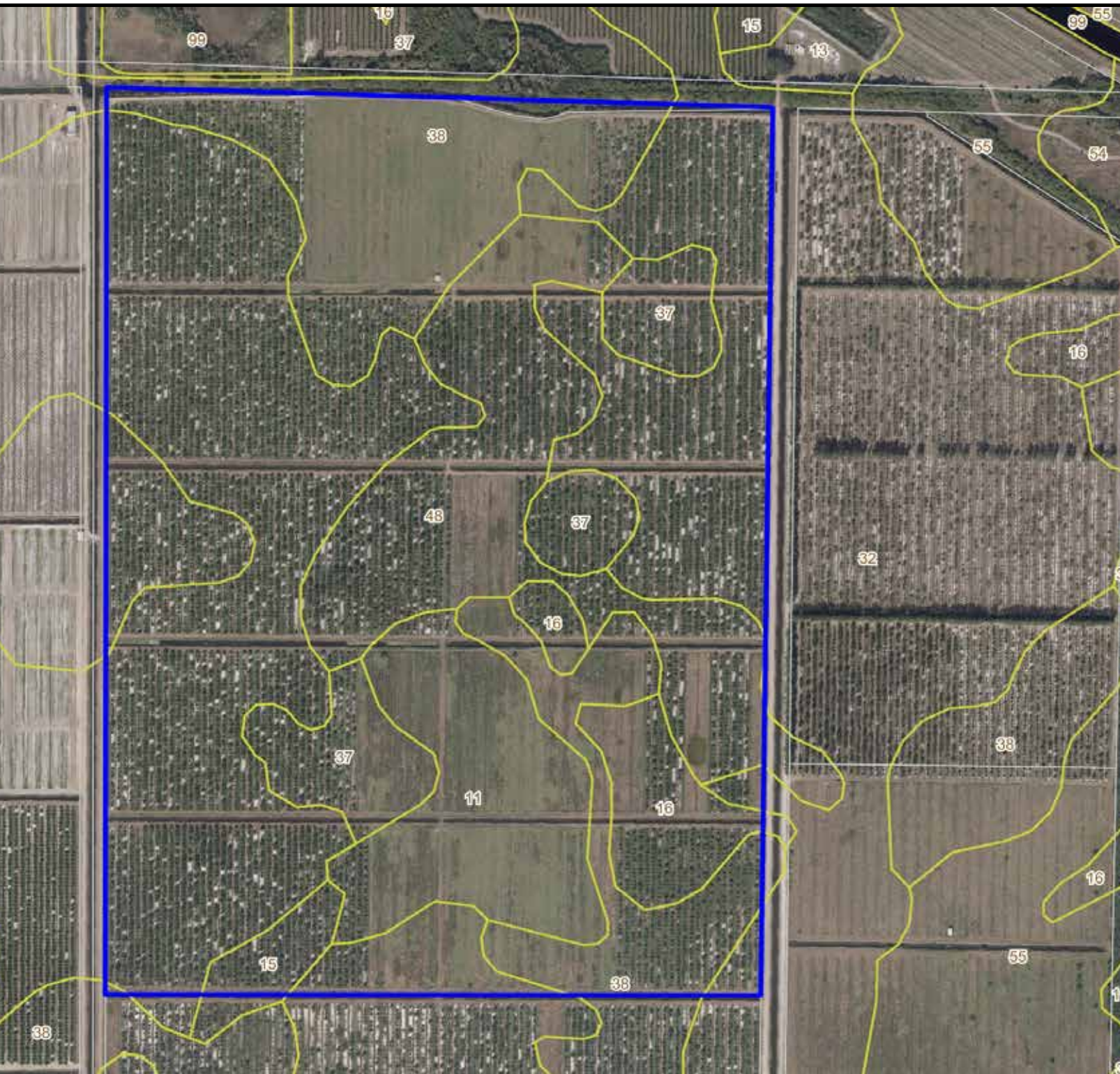


Contour

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



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

CODE	DESC	ACRES
32	Pineda Sand	91
38	Riviera Fine Sand	44
48	Wabasso Sand	31
11	Chobee Loamy Sand, Depressional	20
37	Riviera Sand, Depressional	14
16	Hilolo Loamy Sand	9
15	Hallandale Sand	3
TOTAL =		211.961344951709 acres



0 330 660 990 ft

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