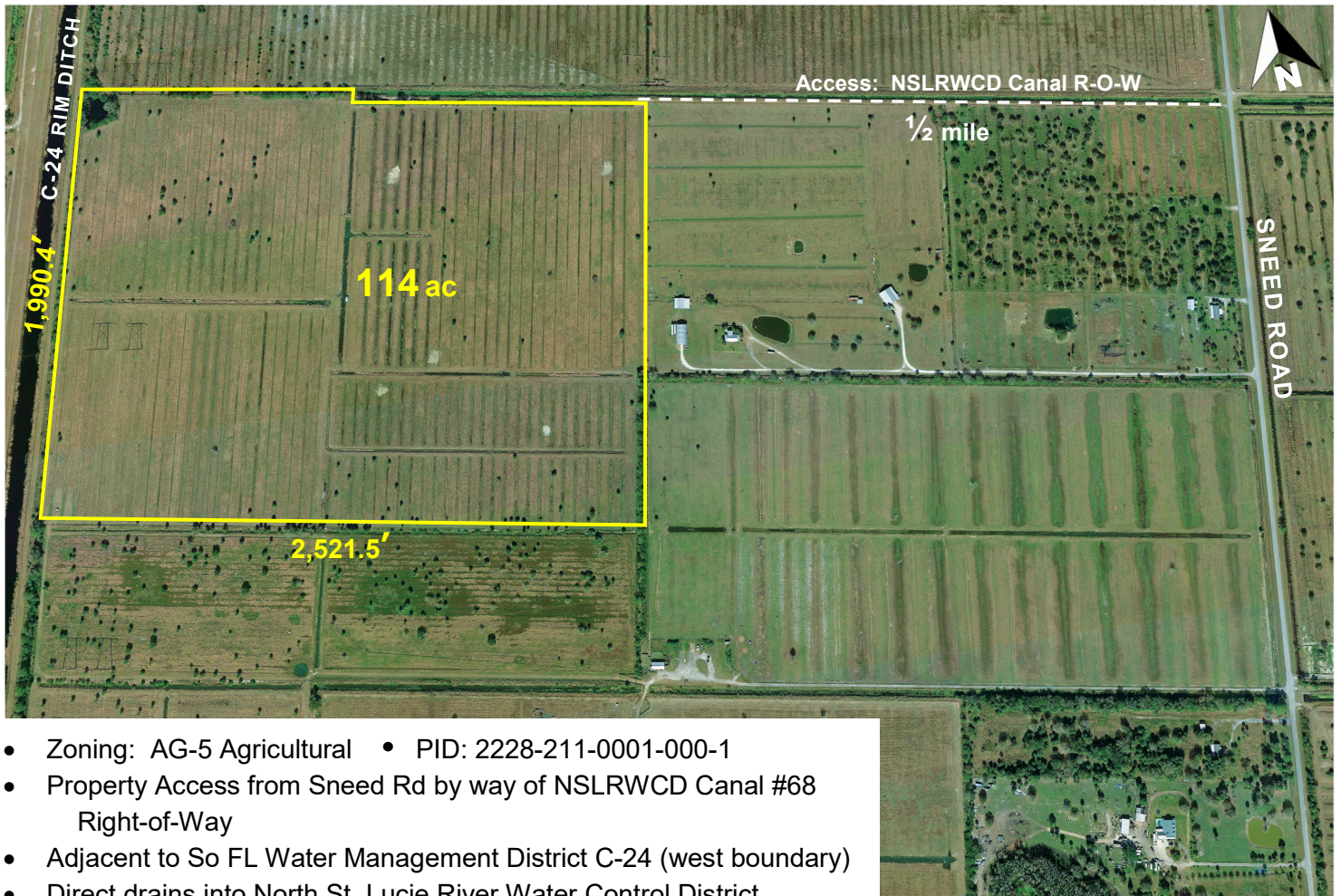


FOR SALE

114ac Fenced Pasture

Sneed Road, Saint Lucie County, FL



- Zoning: AG-5 Agricultural • PID: 2228-211-0001-000-1
- Property Access from Sneed Rd by way of NSLRWCD Canal #68 Right-of-Way
- Adjacent to So FL Water Management District C-24 (west boundary)
- Direct drains into North St. Lucie River Water Control District Canal 68 (north boundary)
- Former citrus grove drainage infrastructure
- PTO Pump connection to C-24 • Three artesian wells
- Perimeter fenced with Cattle Lease for Ag exempt taxes
- Electric Lines within site at NE corner
- FPL Transmission Line easement (N/S) through western portion
- 2022 Real Estate Taxes: \$3,143.

Directions: From I-95 Exit 131 / Orange Ave, go W 8 miles to Sneed Rd, then go S 2.5mi to sign & property entrance on right / west side of road.

~ Showings by APPOINTMENT ONLY ~



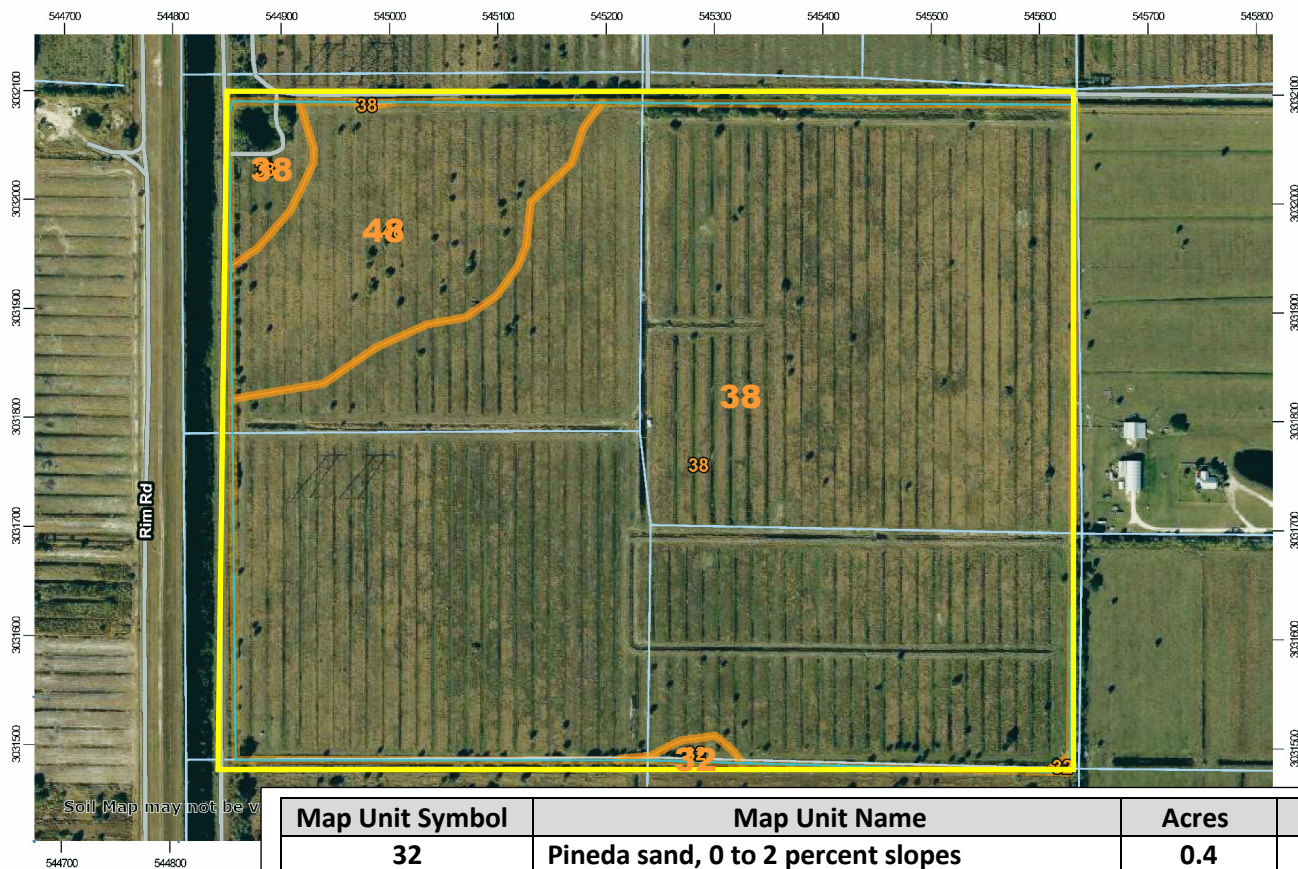
mark walters
& company
real estate brokers & auctioneers

\$1,027,000.

Office: (772) 468-8306
Mark's Cell: (772) 201-5650
Email: mark@waltersco.com
www.WaltersCo.com

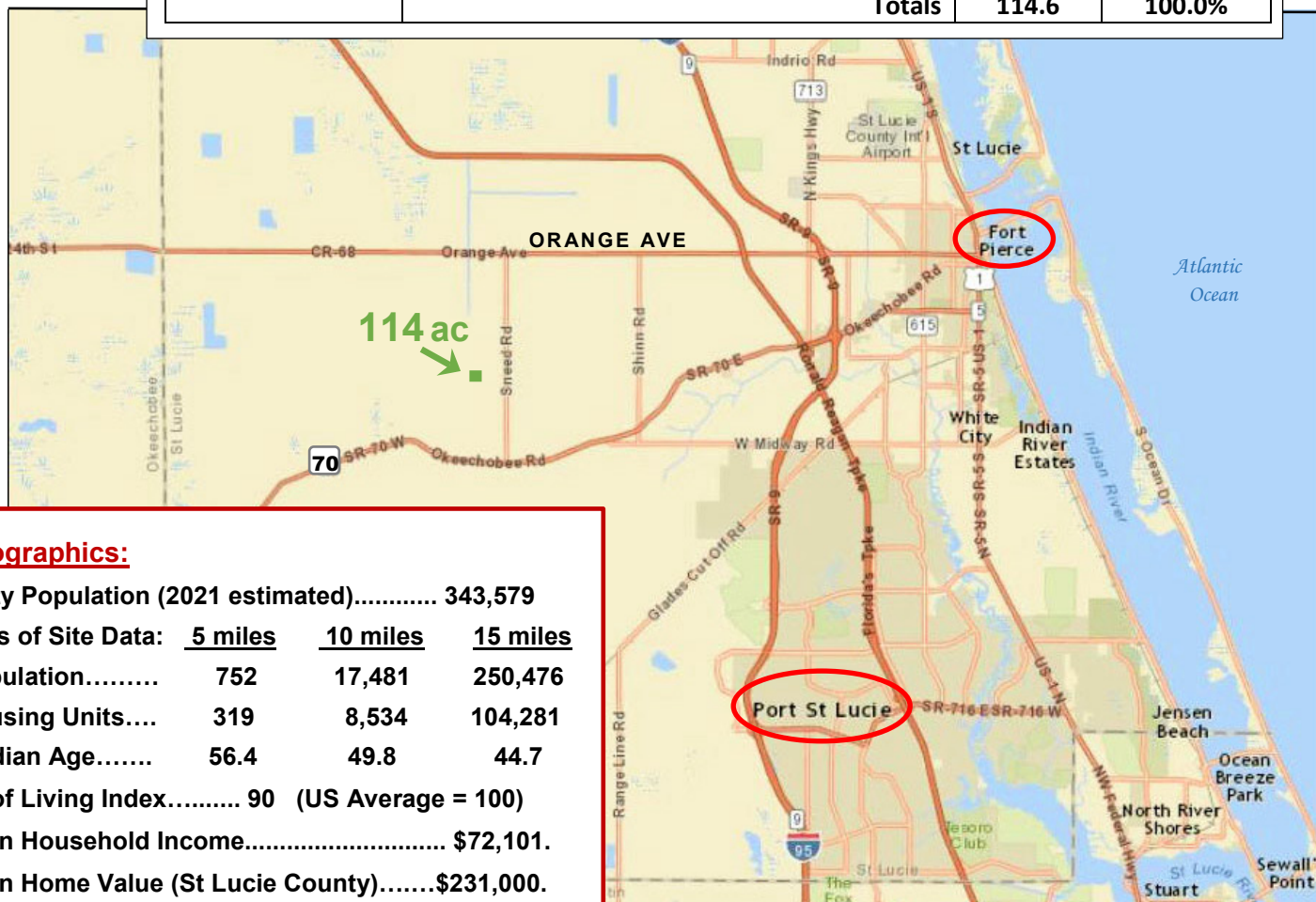


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Soil Map

Map Unit Symbol	Map Unit Name	Acres	% of Acres
32	Pineda sand, 0 to 2 percent slopes	0.4	0.3%
38	Riviera fine sand, 0 to 2 percent slopes	100.2	87.6%
48	Wabasso sand, 0 to 2 percent slopes	14.1	12.0%
Totals		114.6	100.0%



Demographics:

County Population (2021 estimated)..... 343,579

Radius of Site Data: 5 miles 10 miles 15 miles

Population..... 752 17,481 250,476

Housing Units.... 319 8,534 104,281

Median Age..... 56.4 49.8 44.7

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

Median Household Income..... \$72,101.

Median Home Value (St Lucie County).....\$231,000.

Site is in FEMA Flood Zone X - Minimal Flood Hazard

Mark Walters & Company

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