

SUNBREAK FARMS

FOR SALE OR LEASE

FORT PIERCE, FL | ST. LUCIE COUNTY
10,330 ± ACRES TOTAL



Sunbreak Farms is 10,330 acres in St. Lucie County situated outside of Vero Beach and Fort Pierce on the east coast of Florida. This is an exceptional opportunity to purchase a fully improved farm that has been laser leveled and improved for farming. The property includes office building, maintenance facility, pumps reservoirs, shell based road system and holds valid permits through 2025. Sunbreak Farms has tremendous potential for a variety of very viable uses including: farming, water farming or storage, residential development, conservation.





SPECIFICATIONS & FEATURES

Acreage: 10,330.96 ± acres

Pricing: \$79,500,000 for sale or lease

Address: 5101 Minute Maid Rd, Fort Pierce, FL 34945

County: St. Lucie

Irrigation: Linear system and seepage irrigation

Soil Types Primarily: Winder Loamy Sand 6,533 AC. Winder Fine Sand 1,315 AC, Chobee Loamy Sand Depressional 908 AC Riviera Fine Sand 378 AC, Winder Sand 91 AC

Wetlands/Uplands: Property includes 905 AC of reservoirs, canals and wetlands, 9,314 AC of uplands.

FLU/Zoning: Future Land Use and zoning are Ag-5 allowing one unit per 5 acres.

Current Use: Property is currently in operation for the production of corn silage.

Utilities: FP&L

Wells Information: One 10" well and one 4" well

Water Use Permits: Permits in place with SFWMD and SJRWMD allowing consumption of over 7.8 billion gallons annually.

Taxes & Tax Year: \$151,296- 2018

Structures & Year Built: 1,440 SQ FT office build 2004 and a 4,400 SQ FT barn facility built in 2016

Income Features: Property is suitable for owner operated farm or lease to outside farmer.

Equipment: Complete inventory of equipment is available for sale.

LOCATION & DRIVING DIRECTIONS

GPS Location: 27 degrees 29'13"N, 80 degrees 33'33" W

Driving Directions:

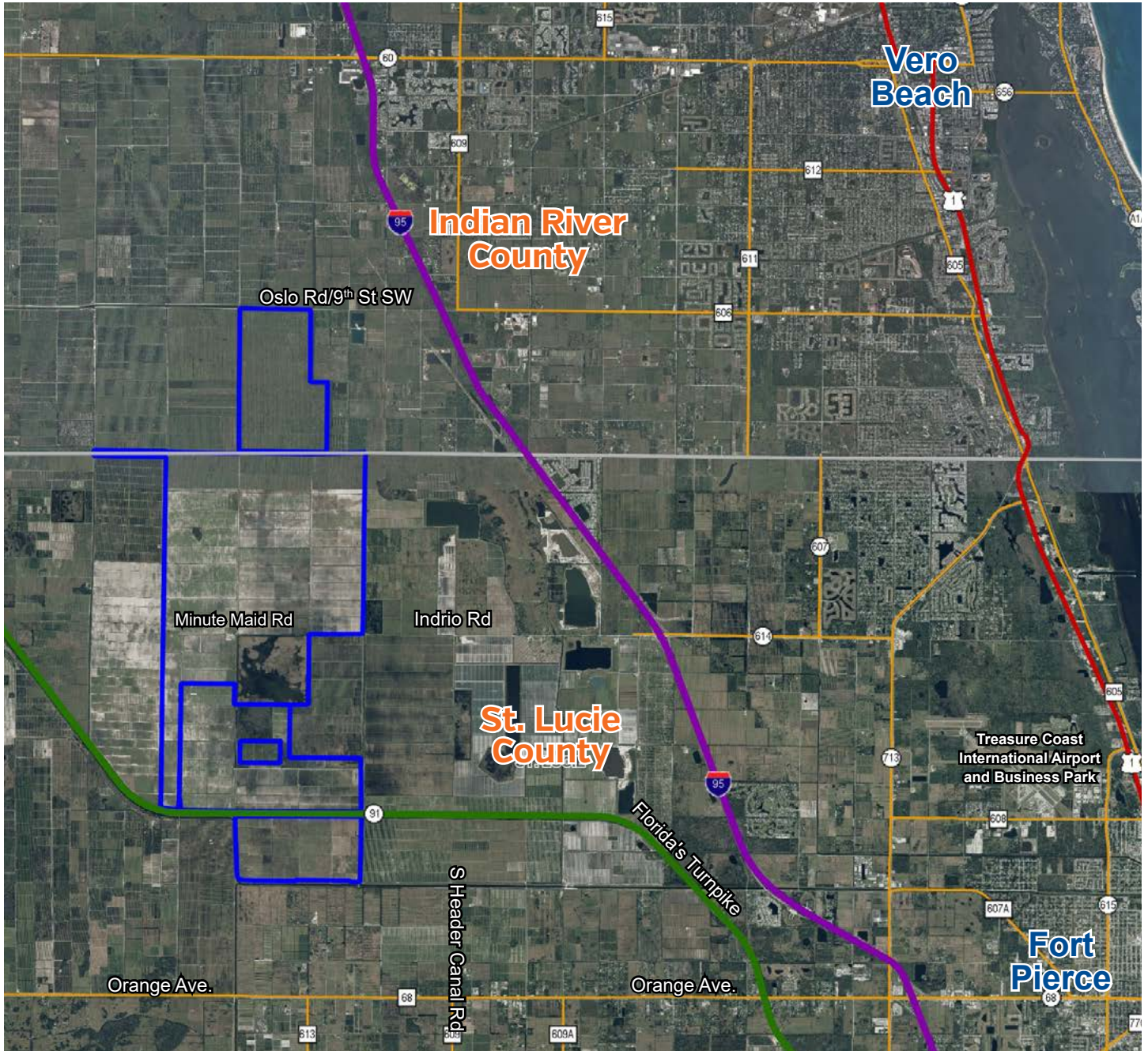
- Traveling from the south: From the intersection of Orange Ave (SR68) and I-95 in Fort Pierce
- Travel west on Orange Ave approximately 10 miles to Minute Maid Rd.
- Turn right and travel north on Minute Maid Rd approximately 2.5 miles to the Turnpike overpass
- Continue on past the overpass the property immediately adjacent to the Turnpike.
- Traveling from the north: From the intersection of I-95 and SR 60 travel east on SR60 .3 miles to 90th Ave.
- Turn right on 90th Ave and travel south 2 miles to Oslo Rd.
- Turn right on Oslo and travel west one mile to the property on the left (south).

Parcel IDs: 1220-131-0001-000-9, 1221-311-0001-000-4, 1227-131-0001-000-0, 1227-133-0001-000-6, 1228-121-0001-000-2, 1228-133-0001-000-9, 1229-111-0001-000-4, 33382800000100000001.0, 33383300000100000001.0, 33383400000300000001.0, 1233-122-0015-000-2, 1233-433-0026-000-7, 1233-501-0001-000-4, 1233-501-0004-000-5, 1233-501-0007-000-6, 1233-501-0007-010-9, 1233-501-0009-000-0, 1233-501-0021-000-0, 1233-502-0001-000-7, 1233-502-0004-000-8, 1233-502-0005-000-5, 1233-502-0007-000-9, 1234-434-0001-000-2, 1203-121-0001-000-5, 1204-111-0001-000-7, 1205-111-0002-000-7, 1206-111-0001-000-3, 1208-111-0001-000-9, 1209-111-0001-000-2, 1210-121-0001-000-7, 1215-121-0001-000-2, 1216-111-0001-000-4, 1217-111-0001-000-7, 1220-111-0001-000-7, 1221-111-0001-000-0, 1229-221-0001-000-2, 1220-131-0002-000-6, 1206-501-0001-010-3

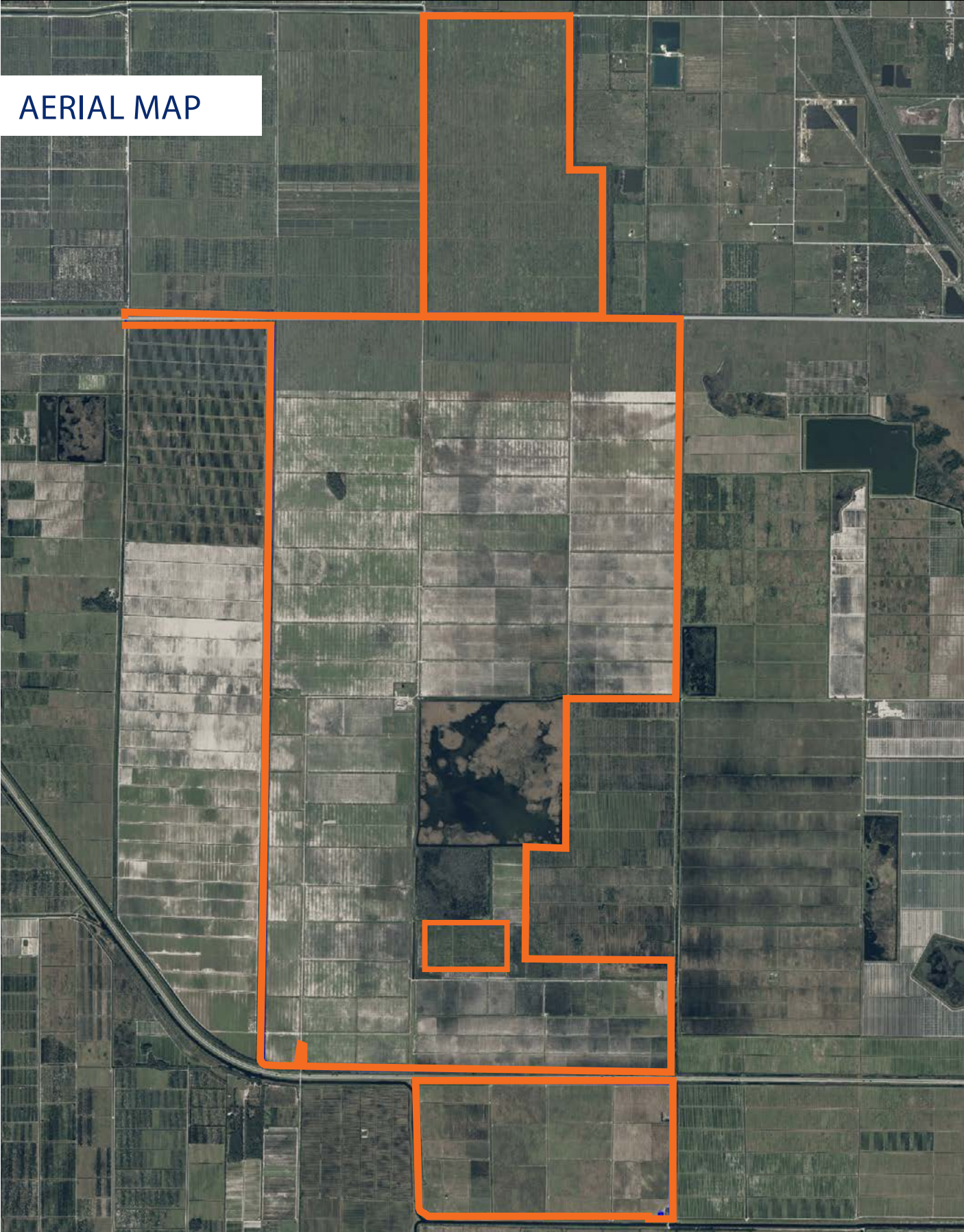
Showing Instructions: Call the listing agents for showing instructions



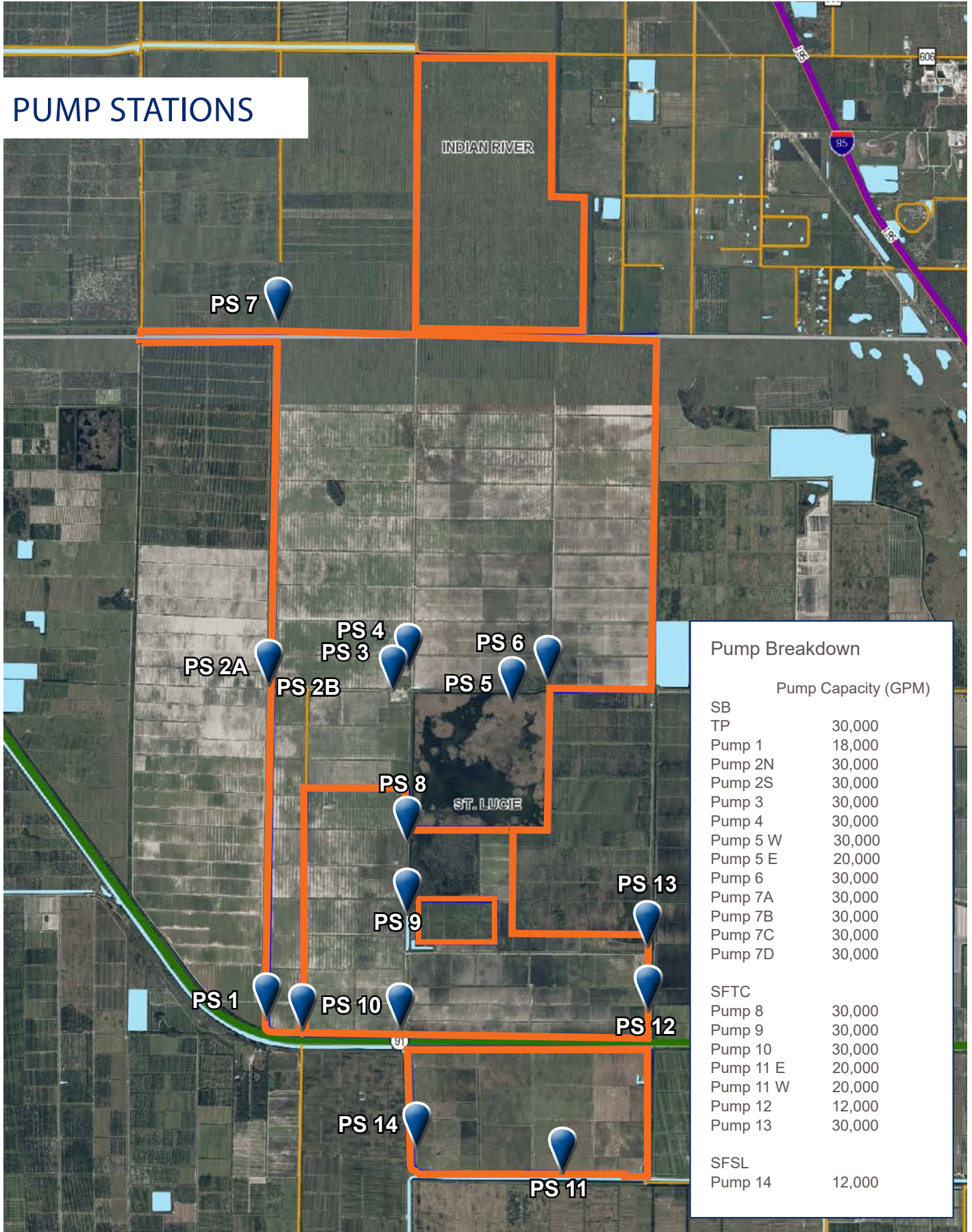
LOCATION MAP



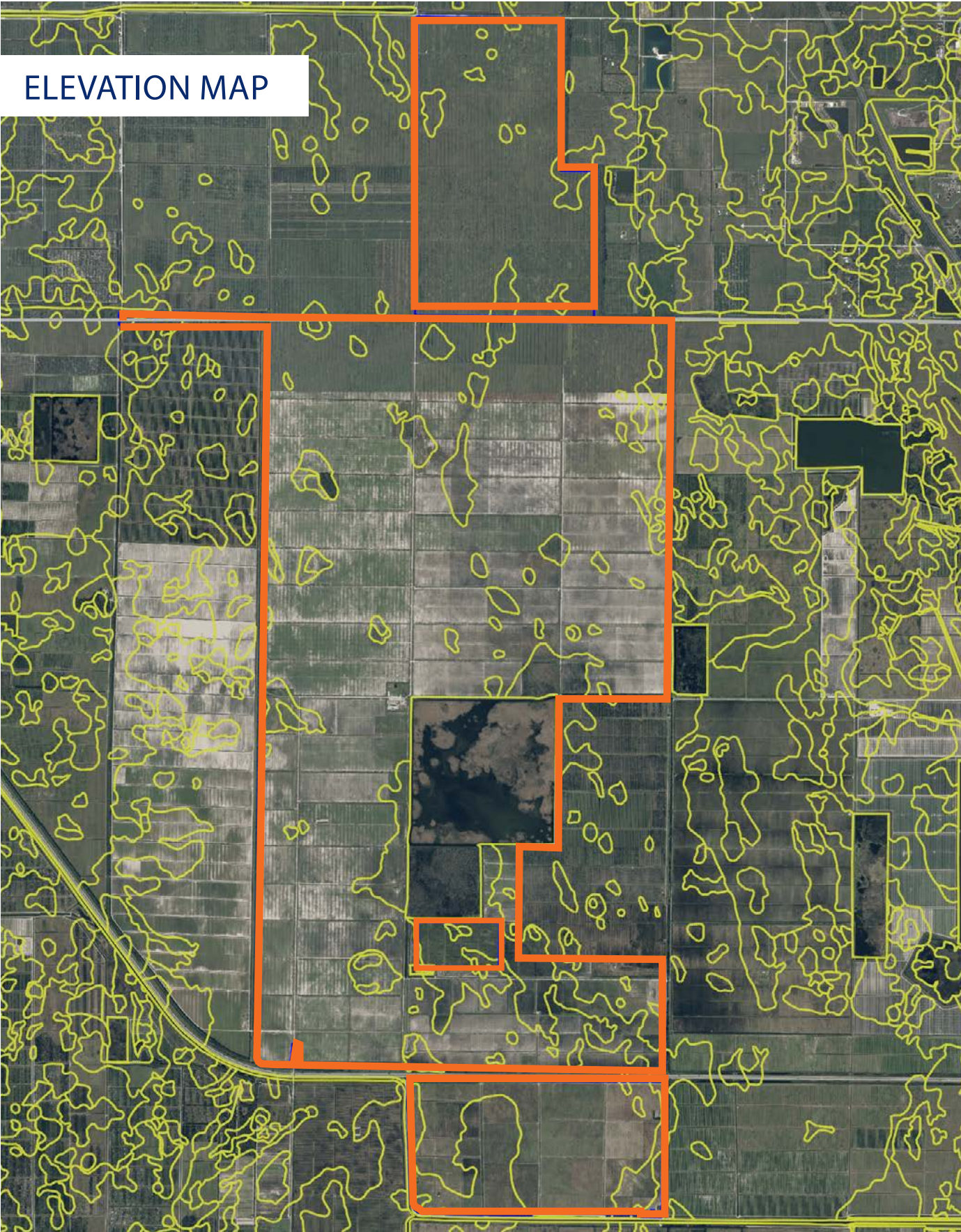
AERIAL MAP



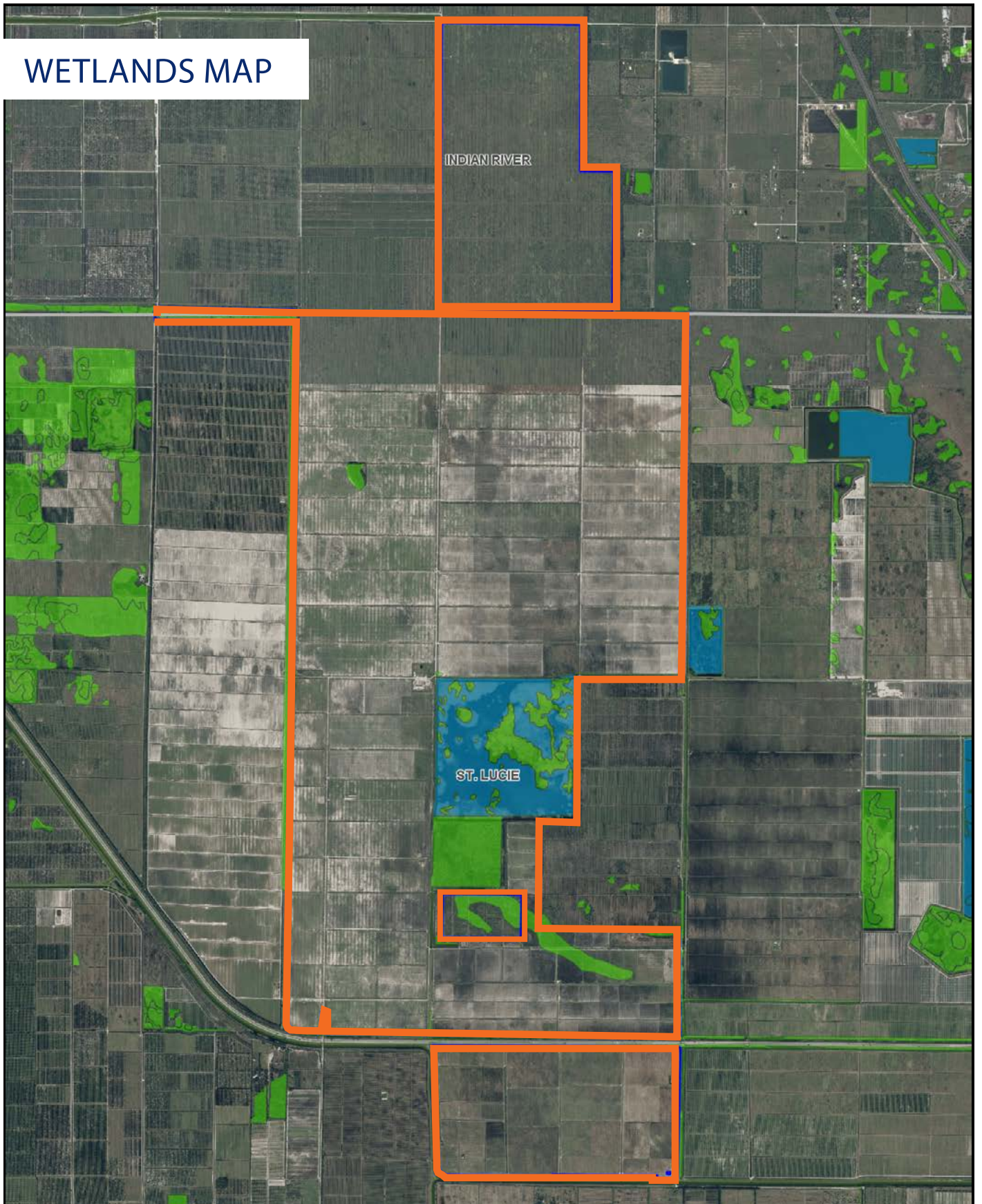
PUMP STATIONS



ELEVATION MAP



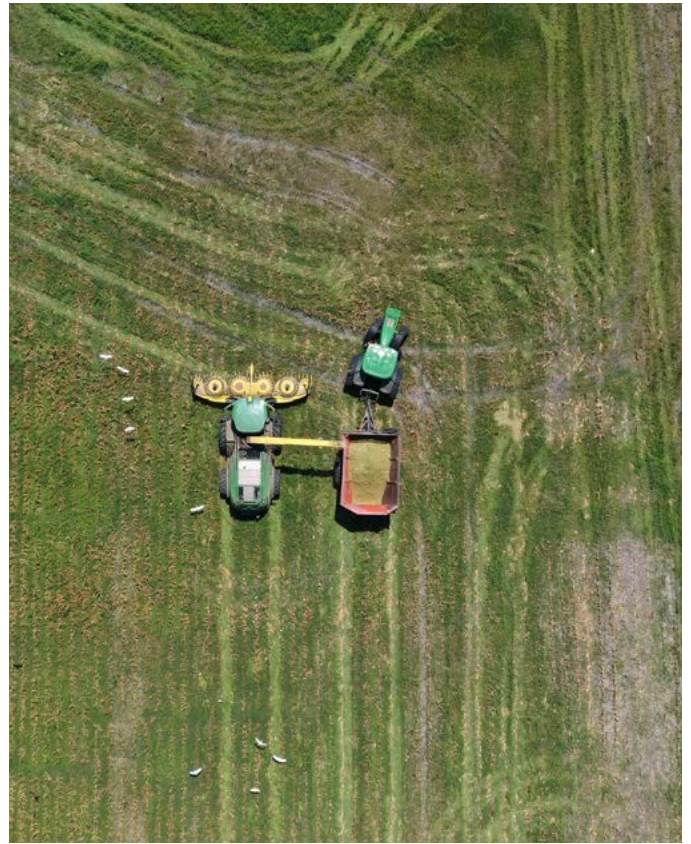
WETLANDS MAP

















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

10,330.96 ± Acres • Fully improved farm that has been laser leveled and improved for farming
Property includes office building, maintenance facility, pumps reservoirs
and shell based road system

Visit SVNsaunders.com and search for: **Sunbreak**

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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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