

Sterling of Vero Beach - North

15325 9th Street Southwest, Vero Beach, Florida 32968

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PROPERTY OVERVIEW



Sale Price

\$975,000*

Offering Summary

Acreage:	78 ± Acres
Price / Acre:	\$12,500
State:	Florida
City:	Vero Beach
County:	Indian River
PIN:	33372700001001000002.0, 33372700001001000001.0
Property Type:	Farms and Cropland Acreage and Estates Citrus

Property Overview

Sterling of Vero Beach - North is a well-positioned investment opportunity providing agricultural, ranching, home site and recreational opportunities in Vero Beach, FL. This expansive property, zoned Ag-2, offers versatility and potential on 19, 38, or the full 78 acres.

The property's strategic location at the intersection of 154th Ave and Oslo Rd along with paved road access to within a mile of the property make this location well-positioned for future growth.

***Pricing is based on parcel size: the full 78 ± acre tract is offered at \$12,500/acre, 38 ± acres at \$15,000/acre, and 19 ± acres at \$20,000/acre. The property is currently fenced and cross fenced for cattle providing an agricultural exemption, reduced upkeep, and taxes.**

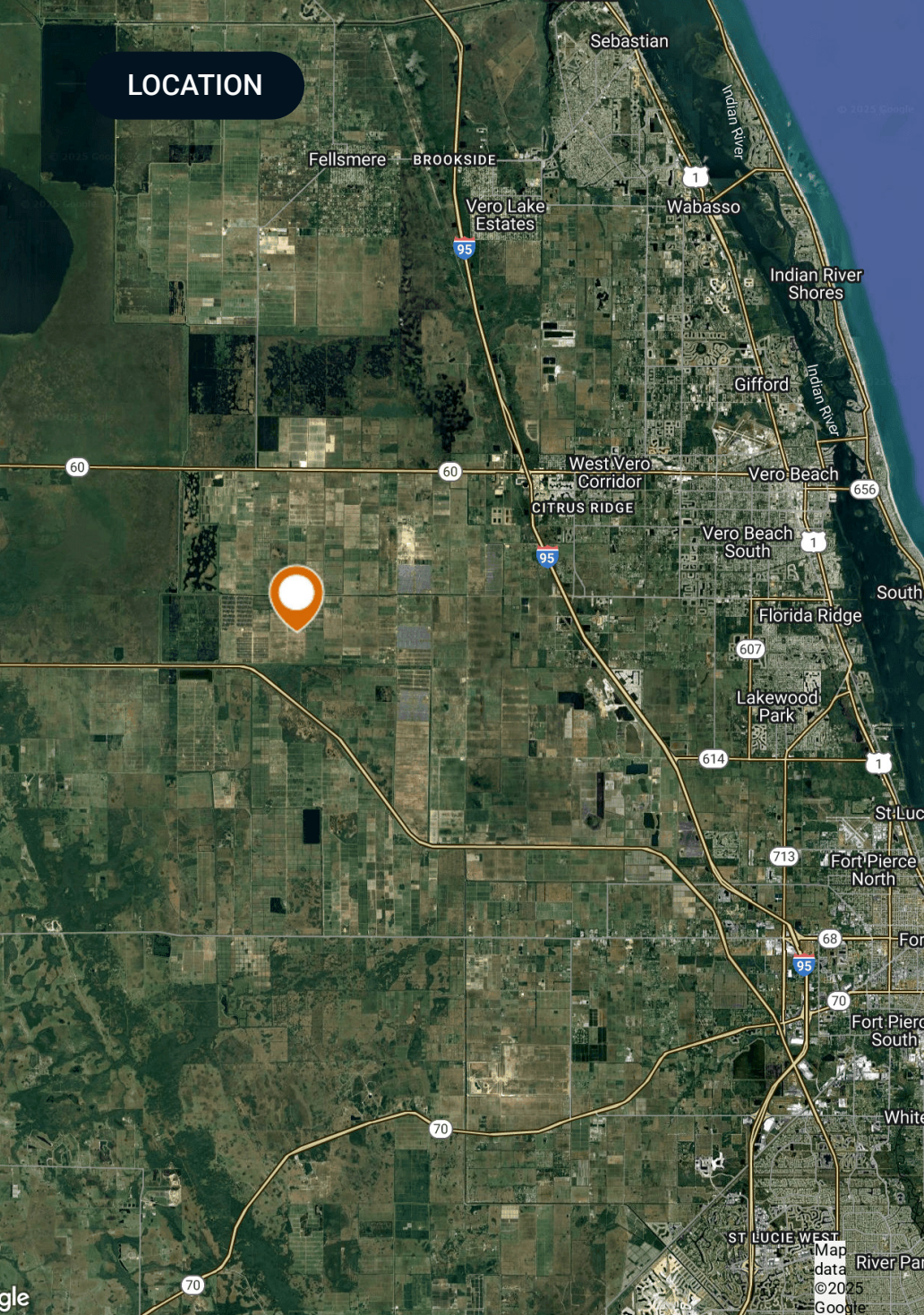
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	1.8 acres of Wetlands
Soil Types:	75 acres Riviera Fine Sand 6 acres Pineda Fine Sand
Taxes & Tax Year:	\$13,400 Tax Year 2024
Zoning / FLU:	Current Zoning Ag2 or 1 unit per 10 acres
Road Frontage:	1/2 mile of frontage on 9th St SW, 1350 feet on 154th ave
Fencing:	Fully fenced for cattle
Current Use:	Property is currently cleared and fenced for cattle. The property retains some former citrus bedding and is suitable for citrus or other tree crops.

LOCATION



Location & Driving Directions

Parcel: 33372700001001000002.0
33372700001001000001.0

GPS: 27.587171, -80.6245859

Driving Directions:

- From the intersection of SR 60 and I-95 travel 6.75 miles west on SR 60 to 154th ave
- Turn left and travel south on 154th ave 3.6 miles crossing the bridge and property will be on your left

Showing Instructions:

Call for instructions

Wetlands NWI

 Polygon

 Wetlands NWI: Riverine

CODE	DESCRIPTION	ACRES
R5UBFx	Riverine	2.36
TOTAL UPLAND		78.45
TOTAL WETLAND		2.36
TOTAL		80.81



Soils

-  Polygon
 Soils

MUID	COMPONENT NAME	ACRES
10	Riviera	74.52
16	Pineda	6.29
TOTAL		80.81



ADDITIONAL PHOTOS





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