

VERO WEST GROVE

Vero Beach, FL • Indian River County

114 +/- ACRES

Good Producing Red and White Grapefruit Blocks



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Total Acres: 113.92 +/- acres
Sale Price: \$897,120
Price per Acre: \$7,875
County: Indian River
Site Address: 162nd Avenue SW, Vero Beach, FL 32966
Soils: Riviera, Pineda, Manatee Loamy Fine Sands
Uplands/Wetlands: 100% uplands
Irrigation/Wells: Microjet irrigation with diesel pump
Water Use Permits: Current
Zoning/FLU: AG-2 allowing one unit per ten acres
Annual Taxes: \$13,712.95
Improvements: Bedded; irrigated with microjet irrigation
Class of Grove: Good producing red and white grapefruit
Parcel IDs: 33372800000500000001.0
GPS: 27°34'38.83"N, 80°38'25.30"W



- Driving Directions:**
- From SR 60 and SR 60, travel west on SR 60 for 6.5 miles to 154th Avenue
 - Travel south on 154th Avenue for 3.6 miles and turn right immediately after crossing over the bridge over the spillway
 - Travel west 1/2 mile to the pump house on the left
 - Turn left immediately past the pump house and travel 1/2 mile to the 5th block on the right (JPV25)
 - The grove includes the following three blocks JPV25, JPV26, JPV27

Production in Boxes				
Variety	2012/13	2013/14	2014/15	3 Yr Avg
Grapefruit, Red	20,286	30,780	15,794	22,287
Grapefruit, Marsh Seedless	10,530	18,243	9,835	12,869
TOTAL	30,816	49,023	25,629	Total Prod. Boxes 35,156

Grove Table		
Variety	Root Stock	Tree Spaces
Grapefruit, Red	Sour	5,641
Grapefruit, Marsh Seedless	Sour	3,067

Minutes to Vero Beach, I-95 & Florida's Turnpike!
Good Producing Red and White Grapefruit Block

For additional details, go to:
www.SaundersRealEstate.com/VeroWestGrove



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