

MORTON GROVE FELLSMERE

FELLSMERE, FL | INDIAN RIVER COUNTY

50 +/- ACRES

SAUNDERS REAL ESTATE -



SPECIFICATIONS & FEATURES

Acreage: 50 +/ acres
Sale Price: \$375,000
Price per Acre: \$7,500
County: Indian River

Site Address: 14955 113th Street, Fellsmere, FL 32948

Road Frontage:

2,050 +/- feet on 111th Street1,360 +/- feet on 113th Street

Soil Types: Predominately Wabasso, Riviera, and Chobee

Loamy Fine Sands

Wetlands/Uplands: 100 % uplands

Class of Grove: Operating grove in overall good condition

FLU/Zoning: A-2

Current Use: Citrus Grove Taxes: \$1,478.04 (2016)

Income-producing citrus grove under professional management, located in the heart of the Indian River citrus industry.

The property includes a good mix of varieties including: Navel Oranges, Valencia Oranges, and Red Grapefruit.

The property is strategically located just 1.7 miles to Babcock Street, 4 miles to the City of Fellsmere, and 5.5 miles to the Palm Bay City limits.

The grove has been divided into 7 separate land parcels, allowing for future subdivision.





LOCATION & DRIVING DIRECTIONS

Parcel ID:

- 31370000001 071900001.0, 31370000001 072000001.0
- 31370000001 077400003.0, 31370000001 077400002.0
- 31370000001 077500001.0, 31370000001 077400001.0
- 31370000001 077400001.0

GPS: 27.799518, -80.632767

Driving Directions:

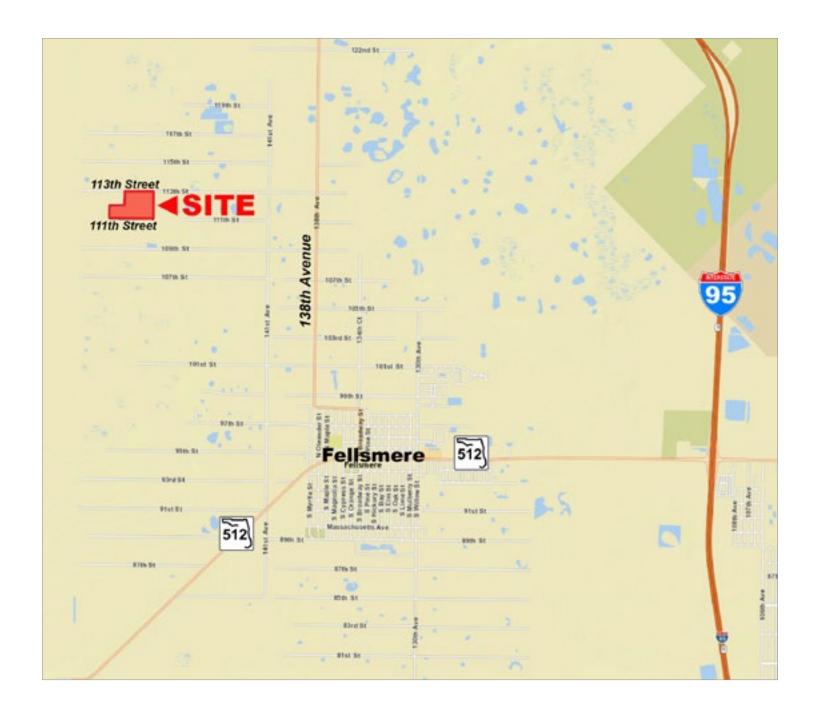
- From I-95, take exit 156 for CR 512 (Fellsmere Road)
- Travel west on CR 512 (Fellsmere Road) for 3.1 miles and turn right on N Broadway Street
- After 0.4 miles, N Broadway Street turns left and becomes S Carolina Avenue. Continue on S Carolina Avenue for 0.4 miles and turn right on CR 507 (Babcock St.)
- Travel north on Babcock St for 1.4 miles to 109th St.
- Turn left on 109th St and travel west 0.4 miles, crossing Park Lateral Canal.
- After crossing the bridge, immediately turn right on 141st
 Ave and travel north 1/4 mile to 111th St.
- Travel west on 111th St one mile the property on the right



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Acreage Breakdown				
Variety	Acres			
Navel Oranges	5			
Valencia Oranges	15			
Ruby Red Grapefruit	30			

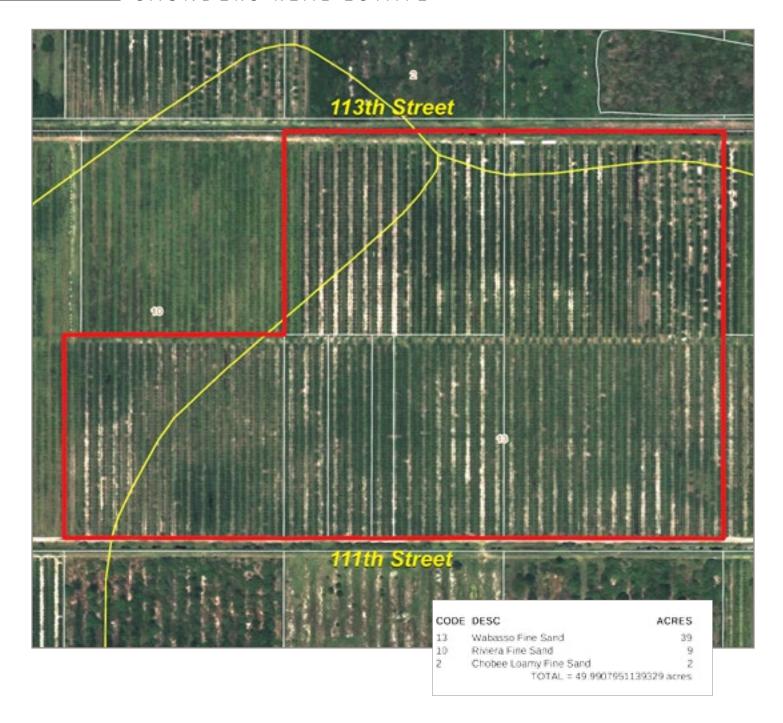
Production Boxes					
Variety	2013/2014	2014/2015	2015/2016	3-Yr Avg	
Navel Oranges	1,401	1,002	762	1,055	
Valencia Oranges	4,160	2,710	2,440	3,103	
Red Grapefruit	11,772	8,515	6,921	9,069	







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Morton Grove Fellsmere SOILS



Morton Grove Fellsmere AERIAL



863.648.1528 114 N. Tennessee Ave. 3rd Floor Lakeland, FL 33801

> 50 +/- Acres Income-producing Citrus Grove Navel Oranges, Valencia Oranges, Red Grapefruit

SREland.com/Morton

Jeff Cusson, CCIM 772.332.9070 | Jeff@SREland.com



LAKELAND OFFICE: 114 N. Tennessee Ave.3rd Floor P.O. Box 809 (32655) Lakeland, FL 33801 18622 NW US 441 863.648.1528 - Main Office High Springs, FL 32643

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