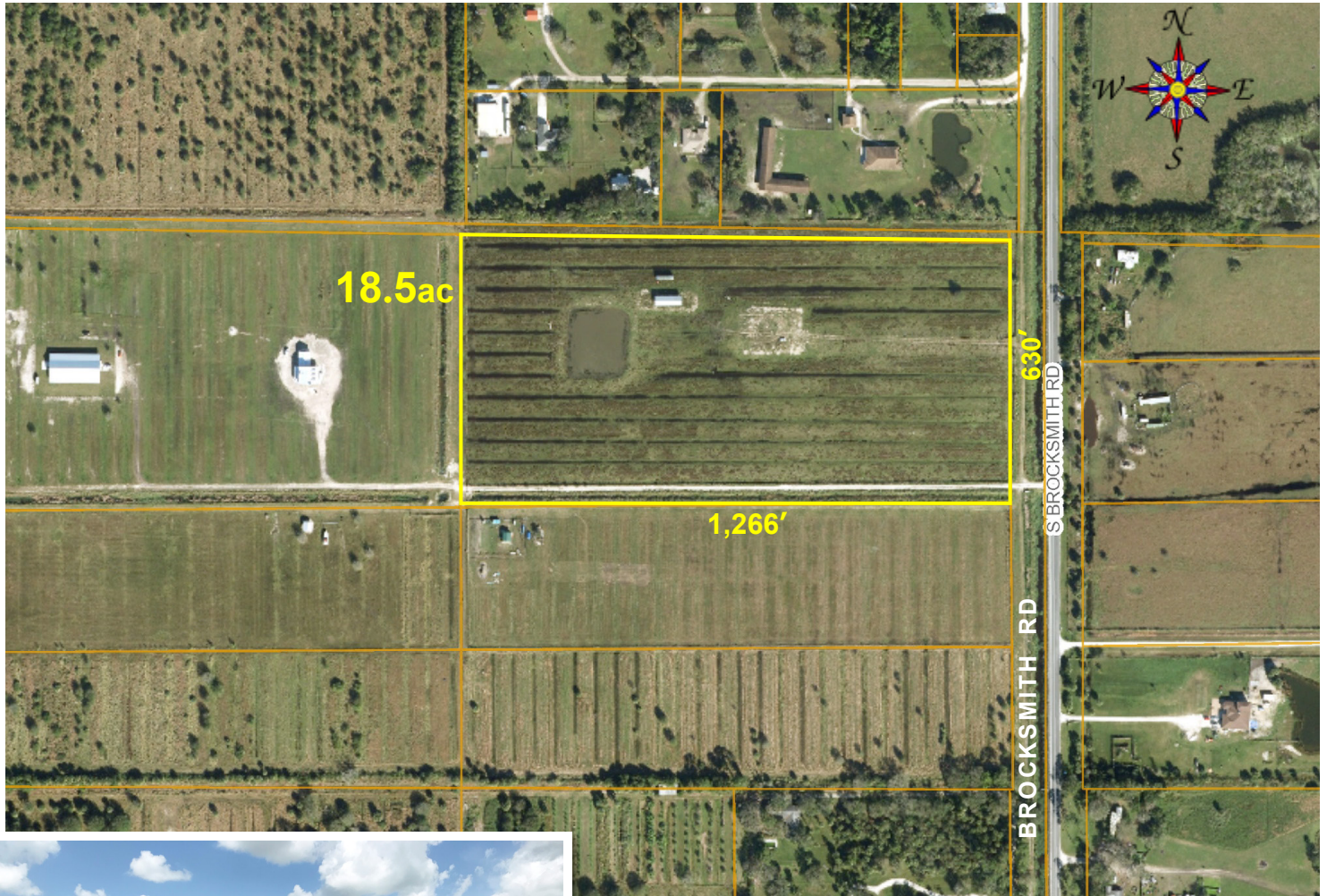


18.5ac Pasture

Brocksmith Road, Saint Lucie County, FL 34945



- 18.5ac Pasture with Non-Climb Horse Fence perimeter.
- 20' x 60' Pole Barn, Pond & raised House Pad.
- St Lucie County AG-5 Agricultural Zoning; currently has Ag-Exempt taxes for cattle grazing: 2020 = \$452.21
- Located in a desirable area of Equestrian Ranchettes and Country Homesites.
- Brocksmith Road - paved.
- St Lucie County PID # 2320-501-0017-000-9
- From I-95: take Exit 131 at Orange Ave, go W 3.8mi to Brocksmith Rd, then S 1.5mi to property & sign on right.



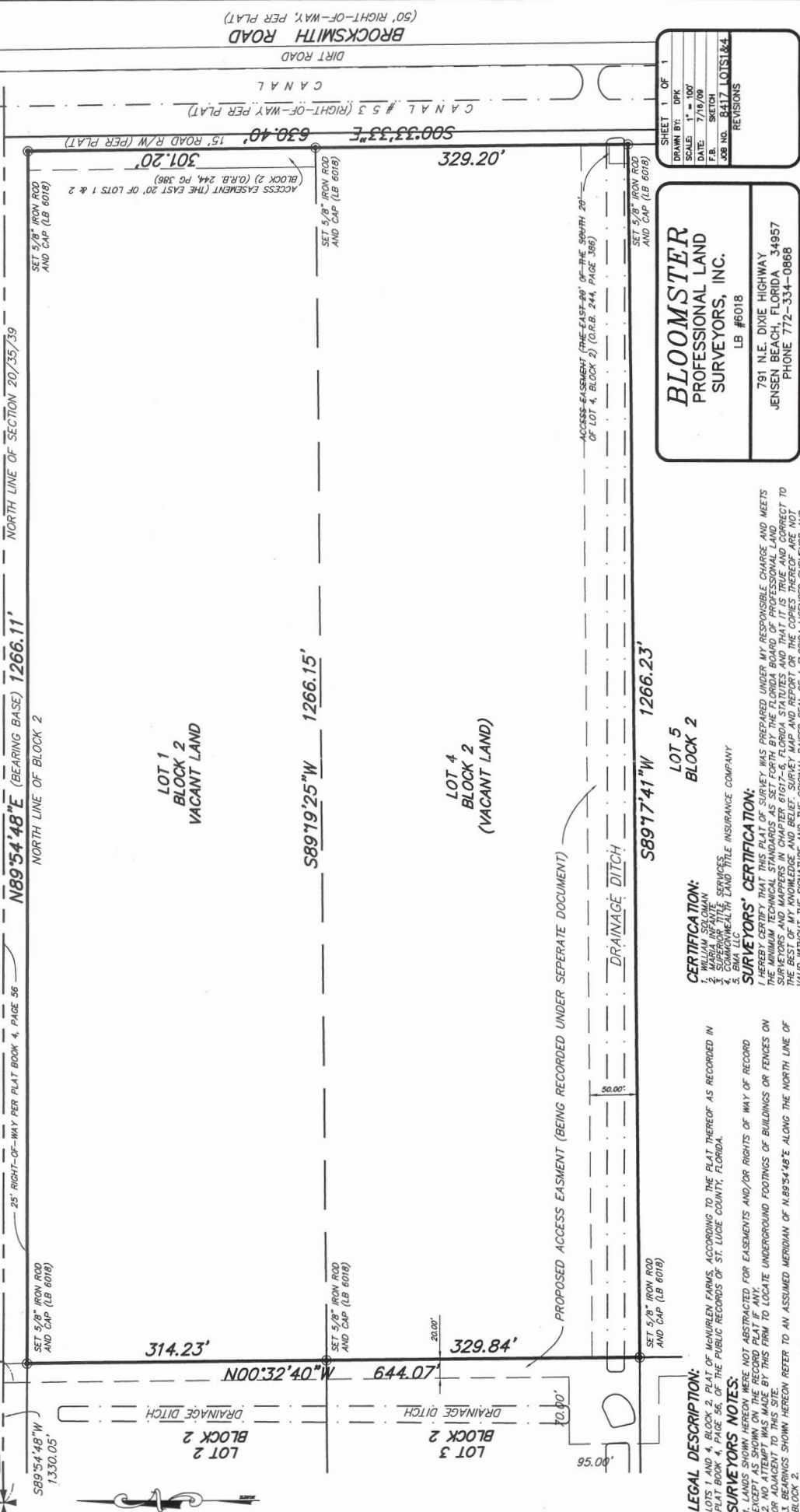
**mark walters
& company**
real estate brokers & auctioneers

\$389,500.

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

BOUNDARY SURVEY

SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, 35, 39 ALSO BEING THE SOUTH LINE OF SECTION 17, 35, 39



NORTHWEST CORNER SECTION 20/39/35
 25' RIGHT-OF-WAY PER PLAT BOOK 4, PAGE 56
 S89°54'48"W 1,330.05'
 SET 5/8" IRON ROD AND CAP (LB 6018)

NORTH LINE OF BLOCK 2
 N89°54'48"E (BEARING BASE) 1266.11'

LOT 1
 BLOCK 2
 VACANT LAND

LOT 2
 BLOCK 2
 VACANT LAND

LOT 3
 BLOCK 2
 VACANT LAND

LOT 4
 BLOCK 2
 VACANT LAND

S89°19'25"W 1266.15'

314.23'

N00°32'40"W 644.07'

329.84'

301.20'

630.40' 15' ROAD R/W (PER PLAT)

500.33'33"E

329.20'

100.56'

70.00'

50.00'

S89°17'41"W 1266.23'

LOT 5
 BLOCK 2

DIRT ROAD
 BROCKSMITH ROAD
 (50' RIGHT-OF-WAY, PER PLAT)

CANAL
 CANAL # 53 (RIGHT-OF-WAY PER PLAT)

ACCESS EASEMENT (THE EAST 20' OF LOTS 1 & 2 BLOCK 2) (O.R.B. 244, PG. 386)

ACCESS EASEMENT (THE EAST 40' OF THE SOUTH 20' OF LOT 4, BLOCK 2) (O.R.B. 244, PAGE 56)

SET 5/8" IRON ROD AND CAP (LB 6018)

SET 5/8" IRON ROD AND CAP (LB 6018)

SET 5/8" IRON ROD AND CAP (LB 6018)

BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
 LB #6018
 791 N.E. DWEE HIGHWAY
 JENSEN BEACH, FLORIDA 34957
 PHONE 772-334-0868

LEGAL DESCRIPTION:
 LOTS 1 AND 4, BLOCK 2, PLAT OF McNUREN FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 56, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYORS' NOTES:
 1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD OR ADJACENT TO THIS SITE.
 2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON BLOCK 2.
 3. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N89°54'48"E ALONG THE NORTH LINE OF BLOCK 2.
 4. THE LINES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED ON FEMA MAP NO. 120285-0165-F, DATED AUGUST 19, 1992.
 5. SITE AREA: (LOT 1) 389602.57 SQUARE FEET OR 8.94 ACRES. (LOT 4) 417237.95 SQUARE FEET.
 6. LEGAL DESCRIPTION FURNISHED BY CLIENT.
 7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OF PARTIES.

CERTIFICATION:
 I, MARIA INFANTE, SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I HAVE REVIEWED THE BEST OF MY KNOWLEDGE AND BELIEVE THE PLAT TO BE TRUE AND CORRECT TO THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYORS' CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I HAVE REVIEWED THE BEST OF MY KNOWLEDGE AND BELIEVE THE PLAT TO BE TRUE AND CORRECT TO THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:
 LOTS 1 & 4, BLOCK 2, McNUREN FARMS
 ST. LUCIE COUNTY, FLORIDA.

REVISIONS

DATE: 7/16/09
 SCALE: 1" = 100'
 DRAWN BY: DPK
 SHEET 1 OF 1

ROBERT BLOOMSTER, JR.
 PROFESSIONAL LAND SURVEYOR
 NO. 4134 STATE OF FLORIDA

LEGAL DESCRIPTION FOR INGRESS/EGRESS AND DRAINAGE EASEMENT

LEGAL DESCRIPTION:

A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 OF BLOCK 2, PLAT OF McNURLIN FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 56 IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 50 FEET OF LOT 4, THE SOUTH 50 FEET OF LOT 3, THE EAST 20 FEET OF LOTS 2, 3, 6, AND 7, EXTENDING NORTH TO THE NORTH LINE OF SECTION 20, TOWNSHIP 35 SOUTH, RANGE 39 EAST, AND THE EAST 90 FEET OF THE SOUTH 75 FEET OF LOT 3, AND THE NORTH 20 FEET OF THE EAST 90 FEET OF LOT 6, ALL LYING AND BEING IN SAID BLOCK 2 THEREOF. CONTAINING: 1554.70-28 SQUARE FEET.

NOTES:

1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.

SURVEYORS CERTIFICATION:

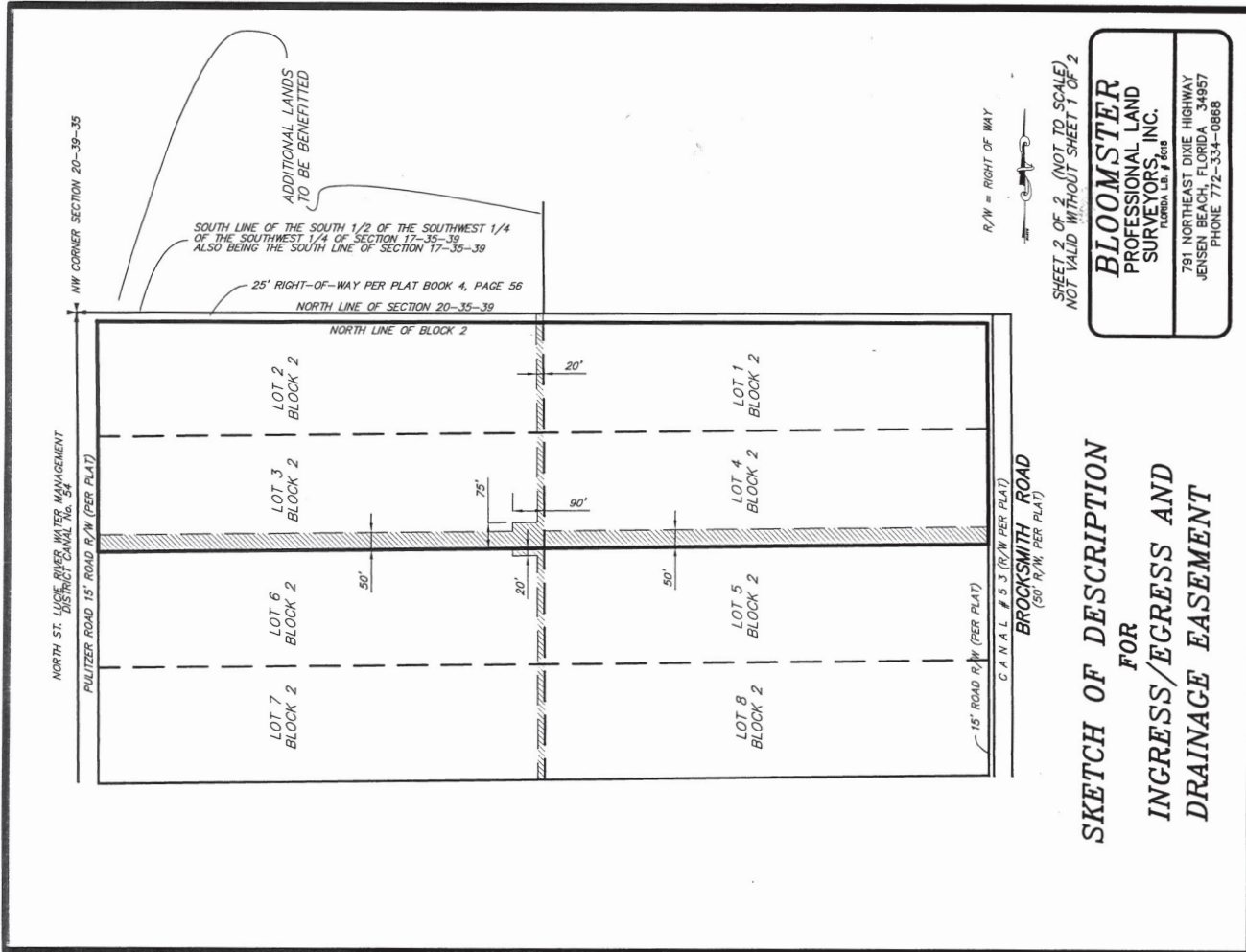
I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA STATUTES, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

NOT VALID WITHOUT SHEET 2 OF 2

BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC. <small>FLORIDA LICENSE # 4088</small>	SHEET 1 OF 2 SCALE: NOT TO SCALE DATE: 11/15/98 JOB NO. 8417 REVISIONS 11/27/98 FOR ADD. 50' LOT 3 11/17/98 CHANGE TO SECTION LINE
791 NORTHEAST DIVE HIGHWAY JENSEN BEACH, FLORIDA 34957 PHONE 772-334-0868	

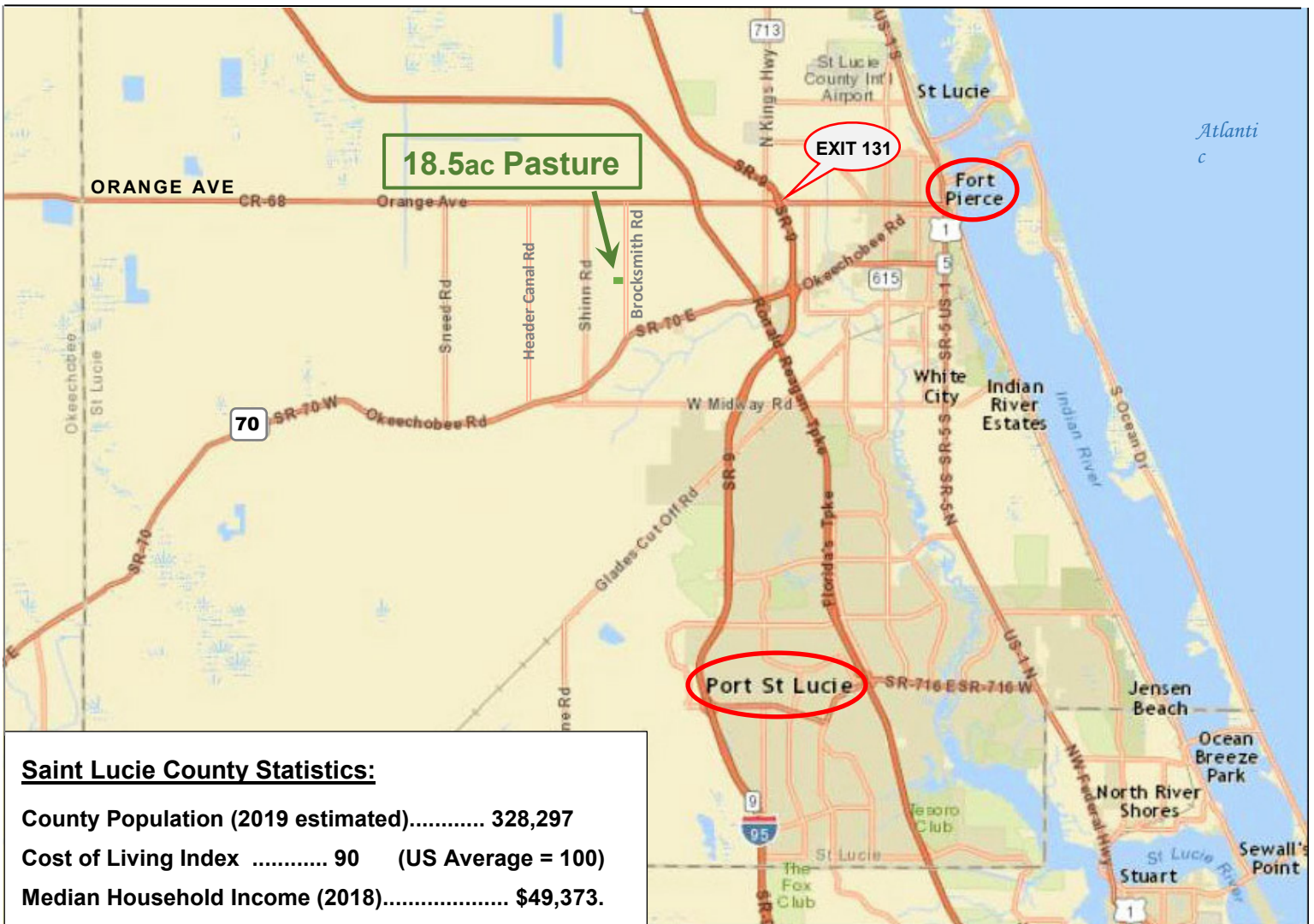
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PREPARED FOR: MARK WALTERS & CO.
SITE LOCATED:
BROCKSMITH ROAD, ST. LUCIE COUNTY, FLORIDA



SHEET 2 OF 2 (NOT TO SCALE)
NOT VALID WITHOUT SHEET 1 OF 2

BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC. <small>FLORIDA LICENSE # 4088</small>	SHEET 2 OF 2 (NOT TO SCALE) NOT VALID WITHOUT SHEET 1 OF 2
791 NORTHEAST DIVE HIGHWAY JENSEN BEACH, FLORIDA 34957 PHONE 772-334-0868	

SKETCH OF DESCRIPTION FOR INGRESS/EGRESS AND DRAINAGE EASEMENT



Saint Lucie County Statistics:

County Population (2019 estimated)..... 328,297
 Cost of Living Index 90 (US Average = 100)
 Median Household Income (2018)..... \$49,373.
 Median Resident Age..... 43.9 years

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Mark's Cell: (772) 201-5650

Email: mark@waltersco.com



**mark walters
& company**
 real estate brokers & auctioneers