

196[±]ac Grove

Orange Avenue Extension, Saint Lucie County, FL 34945



- 196[±]ac in 3 Contiguous Agricultural Parcels
- 50%[±] in Citrus Production, 2021-2022 Season
- Double-Bed Rows, 3 Diesel Pumps, Microjet Irrigation
- Ag-Exempt taxes for grove use: 2021 \$2,201.72
- Location: Orange Ave Citrus Growers Assoc providing Water Management & Road Maintenance at \$112/ac annually
- Saint Lucie County PID #s 1125-211-0001-000-2, 1136-211-0001-000-6 & 1136-243-0001-000-5

Call our Office or Mark to arrange a viewing: Mark's Cell (772) 201-5650



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\$1,179,000.

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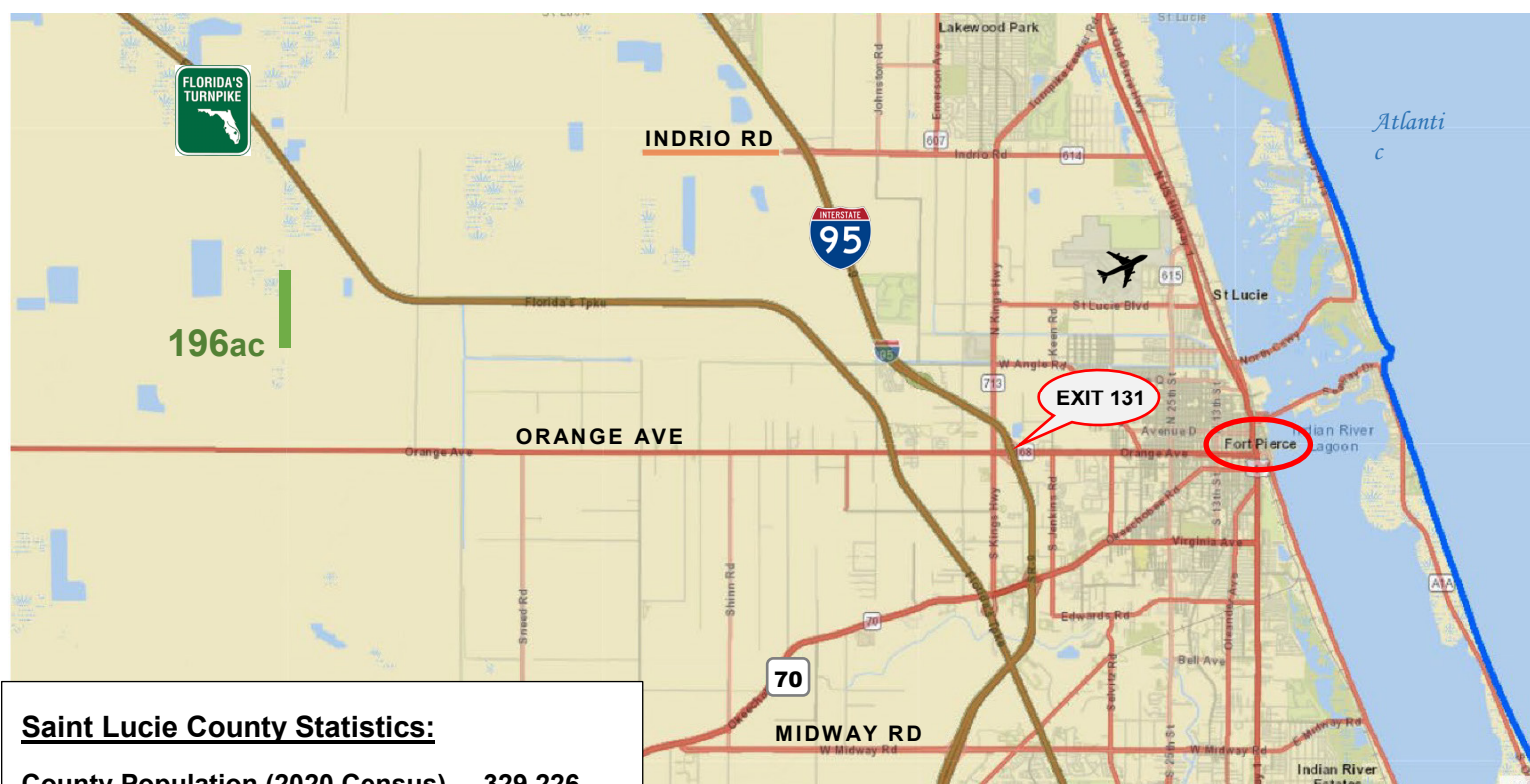
Soil Map



Map Unit	Map Unit Name	Acres in AOI	Percent of AOI	Potential *		
				Crops	Citrus	Pasture
13	Floridana sand, frequently ponded, 0 to 2 percent slopes	0.9	0.4%	High	High	High
32	Pineda sand, 0 to 2 percent slopes	123.5	62.4%	High	High	High
37	Riviera sand, frequently ponded, 0 to 1 percent slopes	21.6	11.1%	High	High	High
38	Riviera fine sand, 0 to 2 percent slopes	23.0	11.8%	High	High	High
48	Wabasso sand, 0 to 2 percent slopes	29.0	14.3%	Medium	Medium	Medium
	Totals:	198.0	100.0%			
* If a well-designed and maintained water control system that provides rapid removal of excess water during heavy rain is installed.						

This information is from the National Cooperative Soil Survey, a joint effort of United States Department of Agriculture and other federal agencies.





Saint Lucie County Statistics:

County Population (2020 Census).... 329,226
 Cost of Living Index.... 90 (US Average = 100)
 Median Household Income (2019)..... \$58,039.
 Median Resident Age..... 43.9 years
 Latitude, Longitude: 27.487461, -80.590281



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