

LAND FOR SALE

# LAMBETH 20 WRP EASEMENT

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795 162ND AVE

Vero Beach, FL 32966

**PRESENTED BY:**

**JEFF CUSSON**

Senior Advisor

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<b>SALE PRICE</b>	<b>\$500,000</b>
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**OFFERING SUMMARY**

<b>ACREAGE:</b>	264.78±AC
<b>PRICE / ACRE:</b>	\$1,888
<b>CITY:</b>	Vero Beach
<b>COUNTY:</b>	Indian River
<b>PROPERTY TYPE:</b>	Land: Conservation Easement

**PROPERTY OVERVIEW**

This 264-acre property has recently been cleared, fenced, leveled, and planted in Bahia for cattle grazing. Encumbered mainly by a permanent WRP [Wetland Reserve Program] easement with the USDA, there are restrictions on building permanent structures or intense agricultural uses other than cattle. However, a 10-acre parcel carved out of the easement is located in the northwest corner of the property. This carve-out is unencumbered and sufficient in size for a home, barn, and cattle pens. Soils on the property include productive Canova Muck, Riviera, and Wabasso soils.

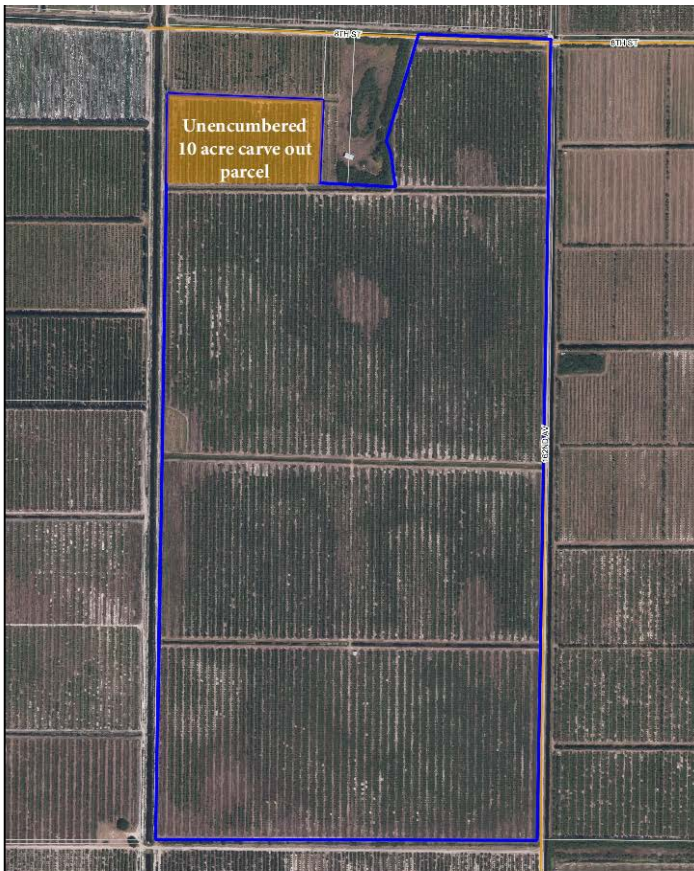




## SPECIFICATIONS & FEATURES

<b>LAND TYPES:</b>	Conservation Easement
<b>SOIL TYPES:</b>	<ul style="list-style-type: none"> <li>• Canova Muck - 123 AC</li> <li>• Riviera Fine Sand - 98 AC</li> <li>• Pineda Fine Sand - 11 AC</li> <li>• Wabasso Fine Sand - 11 AC</li> <li>• Manatee Mucky Loamy Fine Sand</li> <li>• Depressional - 11 AC</li> <li>• Riviera Fine Sand</li> <li>• Depressional - 4 AC</li> <li>• Pineda Fine Sand</li> <li>• Depressional 4 acres</li> <li>• Winder Fine Sand - 1 AC</li> </ul>
<b>TAXES &amp; TAX YEAR:</b>	\$35,636.18 in 2020. The taxes are high due to the St. Johns Improvement District [\$130/AC].
<b>ROAD FRONTAGE:</b>	5,000 FT on 162nd Ave





## LOCATION & DRIVING DIRECTIONS

**PARCEL:** 33371700000100000001.1

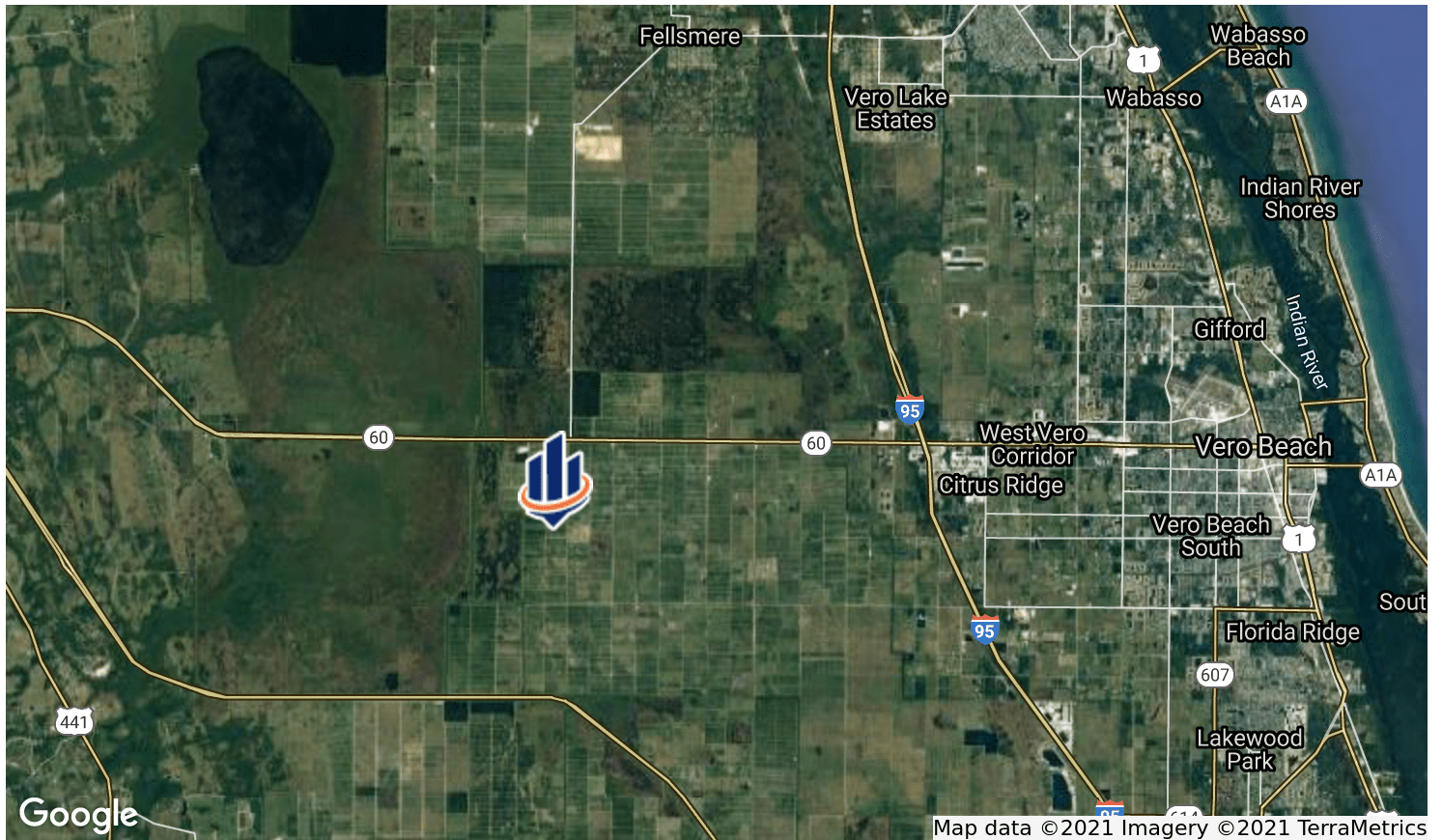
**GPS:** 27.609742, -80.648524

**DRIVING DIRECTIONS:**

- From the intersection of I-95 and SR 60 travel West 6.8 miles to 154th Ave
- Turn left and travel south 1.6 miles till you reach 8th St
- Turn right on 8th St
- and travel west for 1 mile
- Turn left at the gate
- You are at the northeast corner of the property

**SHOWING INSTRUCTIONS:**

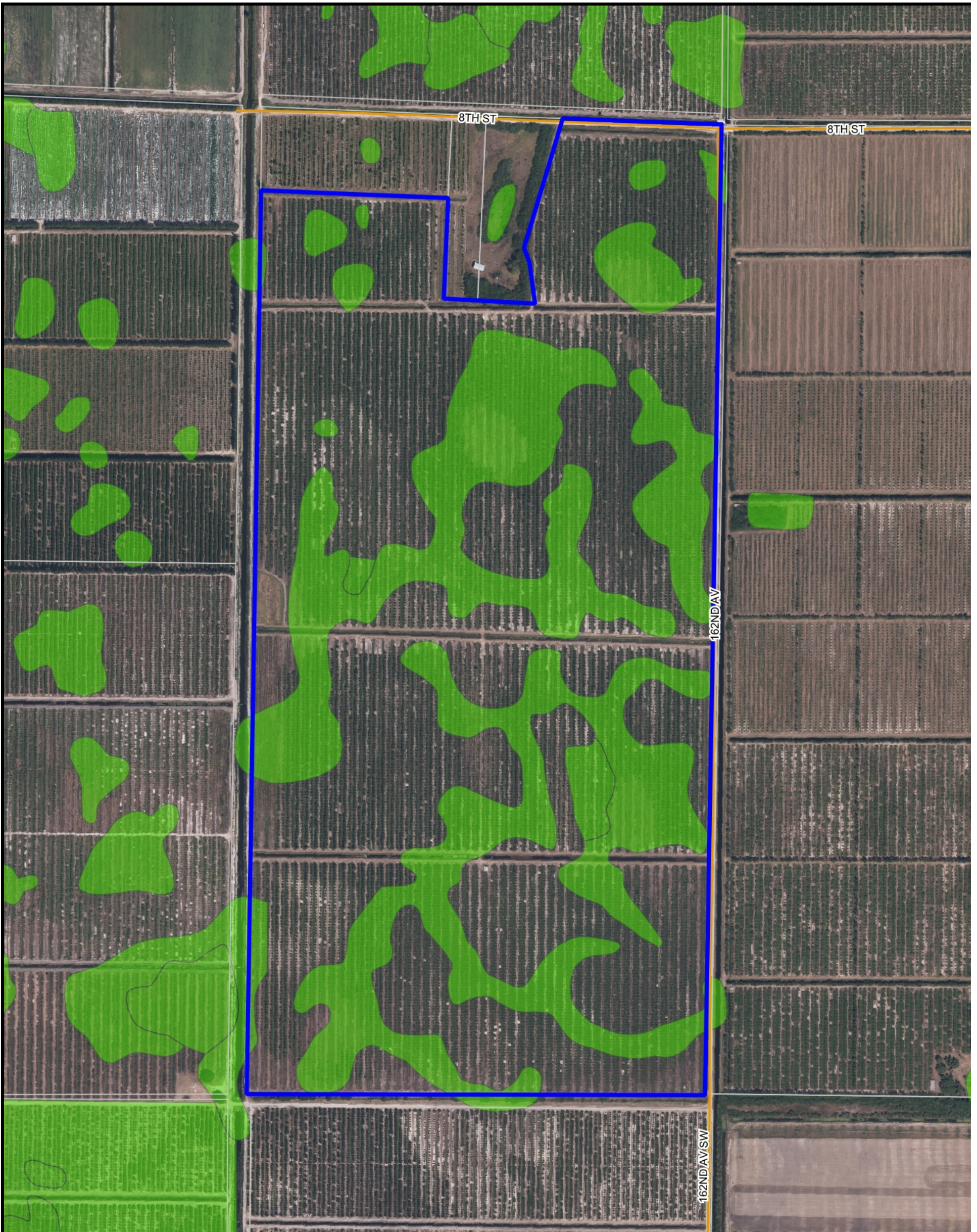
Call Jeff Cusson, CCIM  
[772]-473-8497 for instructions.





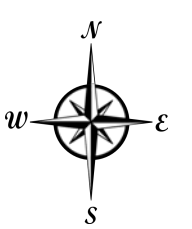




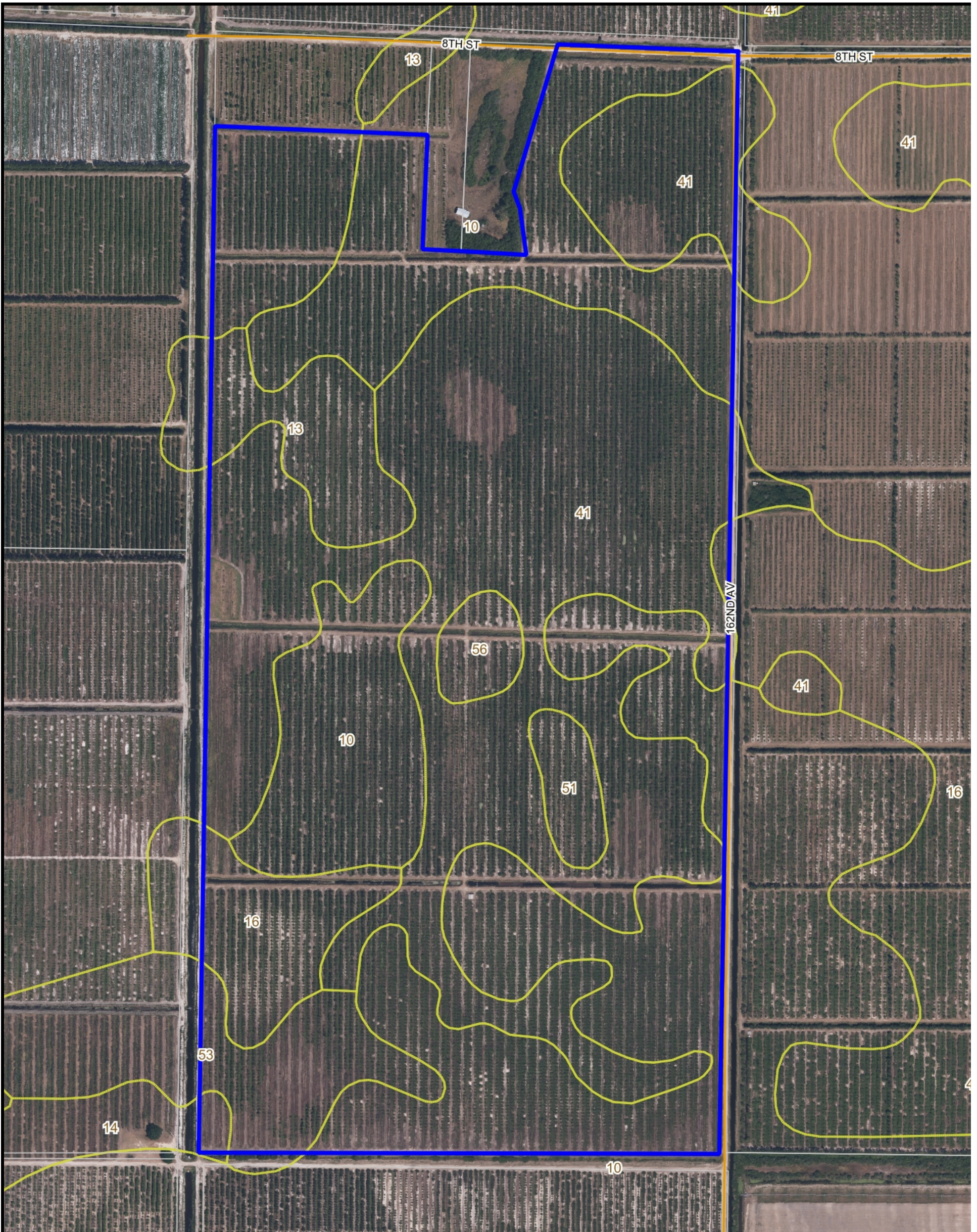










- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
PFO6/3Cd	Freshwater Forested/Shrub Wetland	47.9
PFO6Cd	Freshwater Forested/Shrub Wetland	40.5
PEM1Ad	Freshwater Emergent Wetland	3.0
PUBHx	Freshwater Pond	.2
PFO6/3Ad	Freshwater Forested/Shrub Wetland	.2
TOTAL WETLANDS		91.7
TOTAL UPLANDS		183.5
TOTAL ACRES		275.2

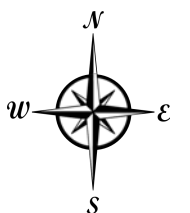






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-  Soils Boundaries

CODEDESC	ACRES
41 Canova Muck	123
10 Riviera Fine Sand	98
16 Pineda Fine Sand	11
13 Wabasso Fine Sand	11
Manatee Mucky	
53 Loamy Fine Sand, Depressional	11
51 Riviera Fine Sand, Depressional	4
56 Pineda Fine Sand, Depressional	4
14 Winder Fine Sand	1
<b>TOTAL = 275.174584821687 acres</b>	







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