

LAND FOR SALE

# SCHUMANN ROAD 40

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**SCHUMANN RD.**

Fort Pierce, FL 34945

**LISTED BY:**

**JEFF CUSSON**

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<b>SALE PRICE</b>	<b>\$452,000</b>
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### OFFERING SUMMARY

<b>ACREAGE:</b>	39.29 Acres
<b>PRICE / ACRE:</b>	\$11,504
<b>CITY:</b>	Fort Pierce
<b>COUNTY:</b>	St. Lucie
<b>PROPERTY TYPE:</b>	Acreage, Acreage & Homesite, Ranch

### PROPERTY OVERVIEW

The Schumann Road 40 is an attractive 39.29 ± acre former citrus grove that has been cleared of citrus with a few scattered native trees and fenced for cattle. The property would make an excellent home-site, cattle ranch, farm property, nursery, or returned to citrus or another tree crop. Schumann Road 40 is conveniently located off Orange Ave west of Fort Pierce on Schuman Rd. The property's Ag-5 zoning allows for multiple home sites with up to one housing unit per five acres on the property.

An 8-inch well provides water to the site, and drainage is provided through the North St. Lucie River Water Control District. The bedding and ditches in place from the former grove preparation, provide good drainage to the property with no identified wetlands.



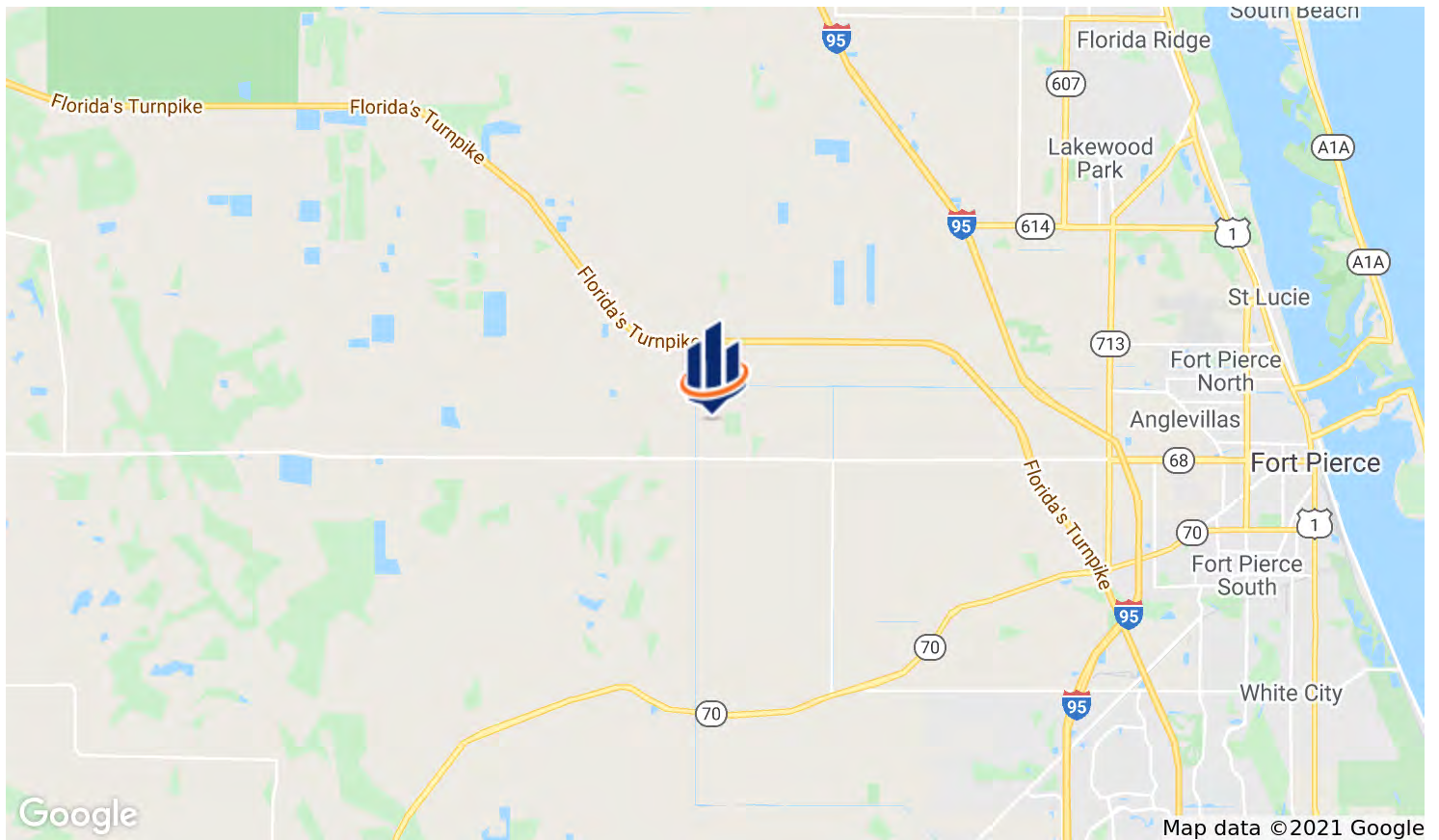
## SPECIFICATIONS & FEATURES

<b>LAND TYPES:</b>	<ul style="list-style-type: none"> <li>• Agronomics</li> <li>• Ranch</li> </ul>
<b>UPLANDS / WETLANDS:</b>	100 % Uplands
<b>SOIL TYPES:</b>	The property has 26 acres of Riviera Fine Sand and 12 acres of Winder Loamy Sand 12
<b>TAXES &amp; TAX YEAR:</b>	\$1,313.06 - [2020]
<b>ZONING / FLU:</b>	AG-5 [1 D.U. / 5 Acres]
<b>WATER SOURCE &amp; UTILITIES:</b>	One 1,000 foot deep 8-inch well with a 500 GPM pump. Power is available along three sides of the property
<b>FENCING:</b>	Property has perimeter fencing
<b>CURRENT USE:</b>	The property is currently used for cattle grazing
<b>GRASS TYPES:</b>	Bahia
<b>LAND COVER:</b>	Open pasture with a few scattered oaks and cabbage palms throughout the property



## LOCATION & DRIVING DIRECTIONS

<b>PARCEL:</b>	2204-422-0001-000-5
<b>GPS:</b>	27.4586637, -80.5394527
<b>DRIVING DIRECTIONS:</b>	<ul style="list-style-type: none"><li>• From Orange Ave and I-95 travel west on Orange Ave 5.3 miles to Knight Rd</li><li>• Turn right on Knight Rd and go north 1 mile to Schuman Rd</li><li>• Take a left on Schuman Rd and go west 1.8 miles until the paralleling canal ends, u-turn around canal and travel back east along the other side for .25 miles the property is on your right.</li></ul>
<b>SHOWING INSTRUCTIONS:</b>	Call for Jeff Cusson





Schumann Rd

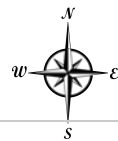
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Wet Prairie
- Emergent Aquatic Vegetation

**CODEDESC**

5120: Channelized  
Waterways, Canals  
TOTAL WETLANDS  
TOTAL UPLANDS  
TOTAL ACRES

**ACRES**

.0  
0.0  
38.1  
38.1











SCHUMANN ROAD 40 Schumann Rd For Sale Parcel 34945

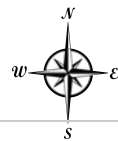
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-  County Boundaries
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-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines
-  Soils Boundaries

CODEDESC	ACRES
38 Riviera Fine Sand	26
55 Winder Loamy Sand	12
TOTAL = 38.1417220685518 acres	



SCHUMANN ROAD 40 Schumann Rd Fort Pierce, FL 34945

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