



Florida
Agricultural
Investment



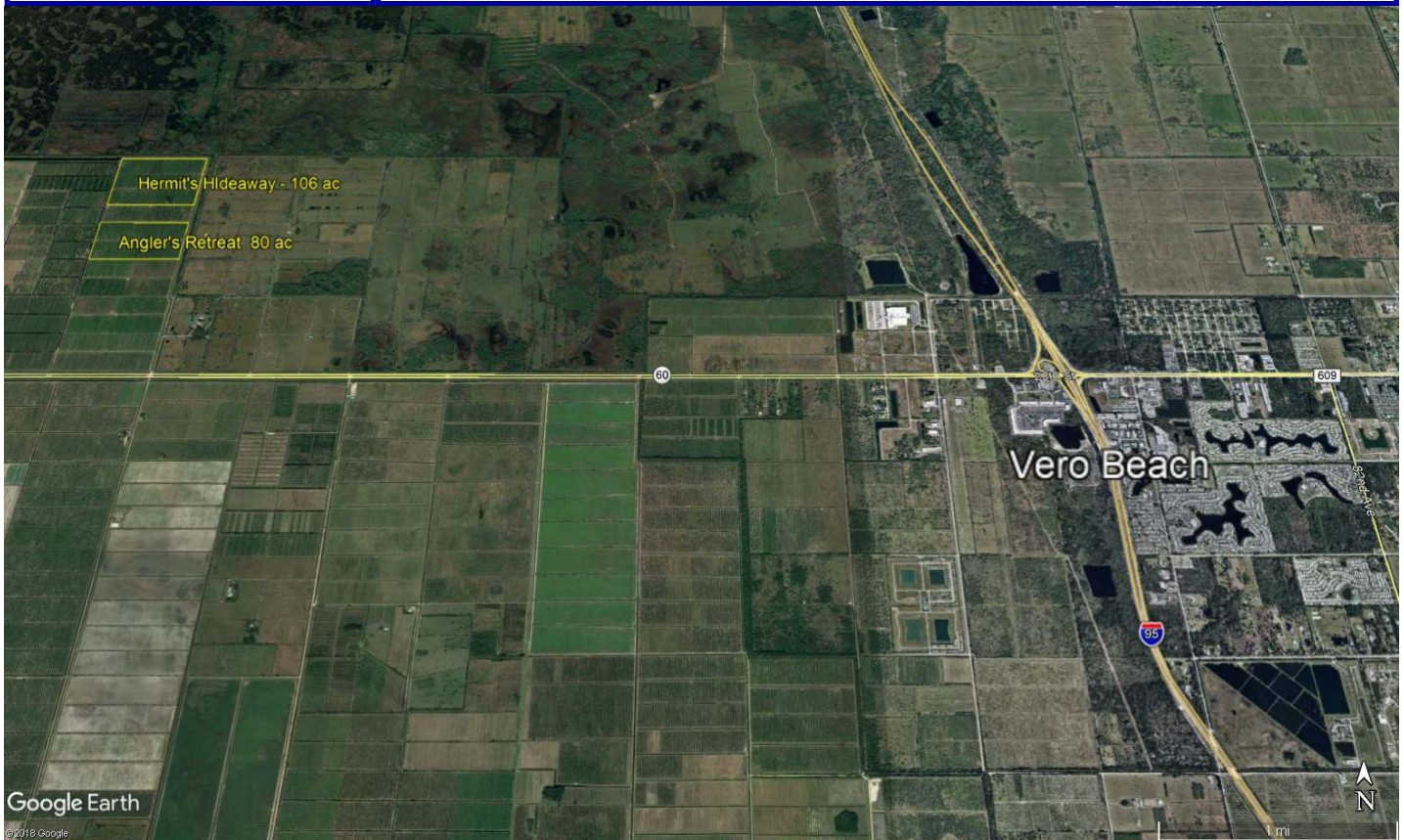
Anglers Retreat \$120,000 (\$1,130 / ac) 106 ac

**Ranch & Recreational Land with NRCS—WRP
Conservation Easement**

Fish, hunt, hide or play AND... Run you own herd.

Location: Indian River. Co
Size: 106 Acres
Price: \$120,000
Per Acre: +/- \$1,013
Zoning: AG

This Federal NRCS Wetland Reserve Program easement allows limited grazing, some forage production and recreational use . Ad valorem Property taxes are minimal. Sits ideally along the Florida’s east coast for weekend enthusiasts to access in minutes from Vero Beach, or an hour or so from West Palm.



Information presented here is deemed to be reliable, but not guaranteed. Further, pricing is subject to change. For more information on this property please contact Tom Jerkins, @ *Grow Florida Land, Realty*, at (772) 469-1576



Restoring America's Wetlands: A Private Lands Conservation Success Story



The Wetlands Reserve Program at 20 Years

The Wetlands Reserve Program (WRP) has helped private landowners voluntarily restore, protect and enhance wetlands and wildlife habitat on their lands since 1992. The cumulative benefits

of the wetlands restored through WRP reach well beyond their boundaries to improve watershed health, the vitality of agricultural lands, and aesthetics and economies of local communities.

Wetlands are among the most biologically productive ecosystems in the world, comparable to tropical rainforests and coral reefs in the diversity of species they support. While wetlands only occupy about five percent of the continental U.S. land surface, up to one-half of all North American bird species feed or nest in wetlands, more than one-third of Endangered and Threatened species rely on them, and wetlands are home to nearly one-third of our plant species.

(Source: EPA)

WRP wetlands provide long-term benefits on a landscape scale:

- Provide habitat for migratory birds, fish and other wildlife
- Improve water quality and groundwater recharge
- Provide flood protection
- Offer farmers an alternative for frequently flooded cropland
- Provide education and recreational opportunities
- Sequester carbon to help reduce greenhouse gases
- Aid in the recovery and prevent listing of rare and declining species
- Protect cultural resources
- Promote open space, rural aesthetics and scenic vistas
- Help local economies

Over the last 20 years, WRP's voluntary, private lands approach has made it the Federal Government's premier wetland conservation program. Year after year, WRP has delivered benefits to both the individual participating and the American public from the services WRP wetlands provide.

More than 11,000 of America's private landowners have enrolled over 2.3 million acres into the Wetlands Reserve Program.

For more information on this property please contact Tom Jerkins, @ *Grow Florida Land, Realty*, at (772)473-9754 or (772) 469-1549



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SITE LOCATION

PREMIER CITRUS BLUEBIRD NORTH PARCEL BASIC RESTORATION WETLAND RESTORATION PROJECT

County: Indian River
prepared by
NATURAL RESOURCES CONSERVATION SERVICE
cooperating with
INDIAN RIVER SOIL AND WATER CONSERVATION DISTRICT

STATE OF FLORIDA

WORKSHOP NOTICE
The Natural Resources Conservation Service (NRCS) Office at 2720 AUSTIN BLVD will be notified during normal working hours seven days prior to construction and three working days prior to the day for the following items or activities set to be performed:

- Work to begin (7 days)
- Completion of excavation (2 days)
- Placement of riprap (2 days)
- Vegetative measures (2 days)
- Demolition of equipment (2 days)

Failure to notify the NRCS in that time is an opportunity to request the work may result in the Natural Resources Conservation Service not being able to verify that the job will meet standards and specifications.

Responsible Title Officer: _____ Date: _____
 Contractor Representative: _____ Date: _____

GENERAL NOTES:
GENERAL CONTRACTOR: It will be the responsibility of the contractor to obtain all necessary permits and approvals for the work and to coordinate with the NRCS and other agencies for the construction of the project.
CONSTRUCTION RESPONSIBILITY: It will be the responsibility of the contractor to ensure that the project is constructed according to the attached drawings and specifications.
SCOPE OF CONSTRUCTION: NRCS will be providing a maximum of 7 days prior to construction.

PRE-CONSTRUCTION MEETING CERTIFICATION:
 I HAVE RECEIVED A COPY OF THESE CONSTRUCTION DRAWINGS AND ASSOCIATED CONSTRUCTION SPECIFICATIONS AND THEY HAVE BEEN THOROUGHLY EXAMINED TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT ANY REQUIRED MODIFICATIONS TO BE SUBMITTED TO THE NRCS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THESE DRAWINGS AND ASSOCIATED COST BIDDING.
 Contractor/Provider: _____ DATE: _____ NRCS Representative: _____ DATE: _____

INDEX OF SHEETS

Sheet Number	Description
1	Cover Sheet
2	Plan View
3	Typical Sections
4	Details
5	Construction Specifications

USDA
 United States Department of Agriculture
 Natural Resources Conservation Service

Checked: _____ Date: _____
 Drawn: _____ Date: _____
 Designed: _____ Date: _____

Cover Sheet
 Premier Citrus Bluebird North Parcel
 Basic Restoration

Sheet 1 of 5



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Anglers Retreat \$120,000 (\$1,130 / ac) 106 ac



While Property is currently used as a citrus grove, it must be cleared and returned to natural status by 2021, and as such, the proposed earliest closing would be early 2021, once the earth-work is completed. Or there could be a license lease back agreement for the current owner to complete harvest and construction for the new Buyer.

When complete, the Property will be fully fenced and reseeded for grazing. After completion, owner can expect approximately 40% plus grazing capacity, fluctuating seasonally, per a Compatibility Use Agreement with NRCS.

Additionally, the design and location embedded just south of permanent water restoration STA features ensures final waterfowl habitat, fishing and recreational use..

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