



Florida
Agricultural
Investment



Marsh Ranch Reserve \$400,000 (\$1,060 / ac) 377 ac

Ranch & Recreational Land with NRCS—WRP

Conservation Easement - Great & Easy Access

Run you own herd, hunt and enjoy the outdoors.

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, Orlando and Melbourne.



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.

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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 70% plus grazing capacity, fluctuating seasonally, per a Compatibility Use Agreement with NRCS.

Property is part of the 26,000 St John's Improvement District, chartered by the State as its own potential future municipality, and now a mix of active grove and farming, pasture and several solar farms.

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