



Florida Agricultural & Residential Investments



Power Up Ranch \$1,550,000 (\$10,400/ac) 149 ac

- Indian River county Ag-2 residential development ready
- Easy access to new SR-60 & I-95 Interchange
- Indian River Farms Water District - Zoned Ag-2

Just 2 miles south of SR 60 and one mile east of I-95, Power UP Ranch is located just west of Vero Beach. This property actually borders the USB on it's southern side. From this unique site, it's only 20 minutes to the Atlantic Ocean as well as five minutes to I 95 for quick exit to West Palm or Orlando—each less than a 1 -1/2 hour drive.



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





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Parcel ID #'s	Acres	2018 Taxes	per Ac
33-38-15-00001-0030-00001.0	148.77	\$ 3,319	\$ 22

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## APPRAISAL SUMMARY

Property Type: Agricultural Acreage Parcel

Property Address: 600 98<sup>th</sup> Avenue  
Vero Beach, Florida 32968

Effective Date of Appraisal: July 10, 2019  
Date of Inspection: July 10, 2019  
Inspected by: Daniel A. Nelson  
Date of Report Preparation: July 10 - July 17, 2019  
Date of Appraisal Report: July 17, 2019

Property Rights Appraised: Fee Simple Estate.  
Purpose of the Appraisal: Provide our opinion of the Market Value of the subject property, "As Is."

Intended Use of Appraisal: The intended use of this appraisal is for asset decisions by the client.

Intended Users of the Appraisal: The intended user of this appraisal is Tom Jenkins, President of Premier Citrus, LLC

Appraisal complies with the 2018 - 2019 Uniform Standards of Professional Appraisal Practice (USPAP): Yes, Restricted Report.

Zoning: A-2, Agricultural  
CLUP: AG-2, Agricultural - 1 unit per 10 ± acres

Land:  
Area: 148.77 ± acres  
Frontage: (98<sup>th</sup> Avenue) 2,600 ± feet  
Frontage: (4<sup>th</sup> Street) 2,500 ± feet

Highest and Best Use: Hold as vacant with interim cattle grazing and consider future single family ranchette and/or alternative agricultural uses, as demand warrants. (See Report).

Opinion of Market Value: **\$1,650,000**  
(Fee Simple Estate - "As Is")