



Florida Agricultural &  
Residential  
Investments



**West Way Groves      \$775,000      ( \$10,200/ac)      76 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
- On Western boundary of IRCo. Urban Service Area

**Just 1 mile south of SR 60 and one mile east of I-95, West Way Groves is located just west of Vero Beach. This property actually borders the USB on it's eastern 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.**

**The property backs up to the 26,000 acre SJID, a key geographic boundary limiting development and preserving your privacy.**



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



Florida Agricultural & Residential Investments



**West Way Groves      \$775,000      ( \$10,200/ac)      76 ac**



Parcel ID #'s	Acres	2018 Taxes	per Ac
33-38-09-00001-0050-00001.0	35.9	\$ 1,291	\$ 36
33-38-09-00001-0060-00001.0	39.4	\$ 1,408	\$ 36

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



Florida Agricultural & Residential Investments



West Way Grove \$775,000 ( \$10,200/ac) 76 ac

APPRAISAL SUMMARY

Property Type: Agricultural Acreage Parcel
Property Address: xxx 102nd 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 Jerkins, 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: 75.26 +/- acres
Frontage: (102nd Avenue) 1,305 +/- feet
Frontage: (4th Street) 2,535 +/- feet
Highest and Best Use: Hold as vacant with interim agricultural use and consider future single family ranchette and/or alternative agricultural uses, as demand warrants. (See Report).
Opinion of Market Value: \$850,000
(Fee Simple Estate - "As Is")

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