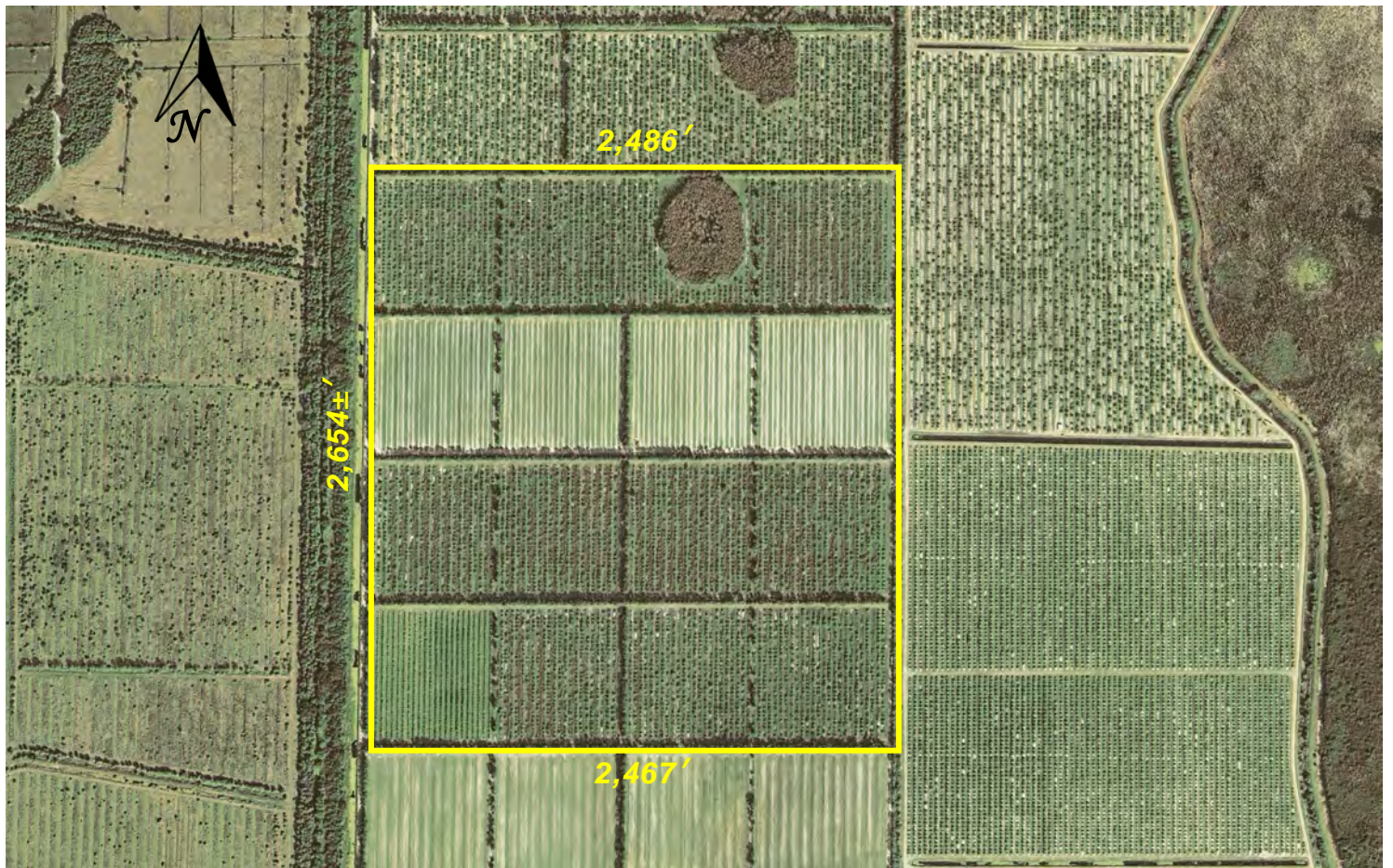


153[±]ac Grove

Orange Avenue Extension, Saint Lucie County, FL 34945



- 153[±]ac Grove Parcel
- 8ac in Citrus Production, 2024-2025 Season
- 50ft Double-Bed Rows throughout, Microjet Irrigation
- Ag-Exempt taxes for grove use: 2024 \$2,323.24
- Member of Orange Avenue Citrus Growers Assoc. which provides Water Management & Road Maintenance
- St Lucie County PID # 1109-311-0001-000-9

Contact our Office or Mark to arrange a viewing: Mark's Cell (772) 201-5650

Soil Map



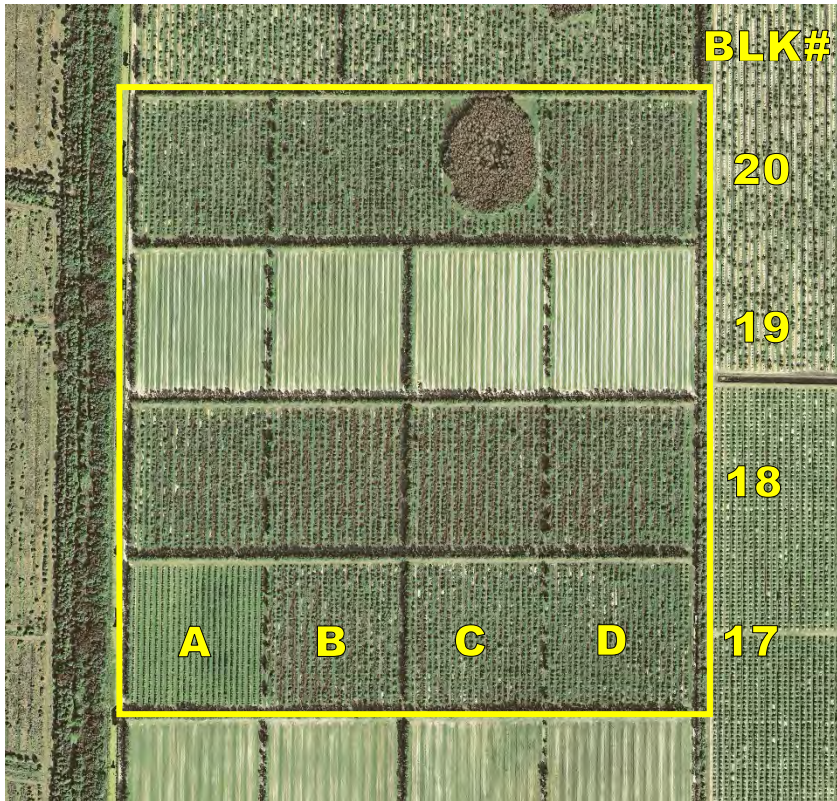
This information is from the National Cooperative Soil Survey, a joint effort of United States Department of Agriculture and other federal agencies.



Map Unit	Map Unit Name	Acres in AOI	Percent of AOI
32	Pineda sand, 0 to 2 percent slopes	49.6	32.5%
37	Riviera sand, frequently ponded, 0 to 1 percent slopes	5.2	3.4%
38	Riviera fine sand, 0 to 2 percent slopes	68.9	45.1%
48	Wabasso sand, 0 to 2 percent slopes	29.0	19.0%
Totals:		152.6	100.0%

The information in this brochure, while believed to be accurate, is subject to verification by prospective purchasers and no liability for errors or omissions is assumed by Mark Walters & Company, its Broker or any of its Agents.

Property Information



- **4 Blocks** (17- 20 south to north) 50ft beds. Original planting 1983 @ 98 trees/ac
- **20** Management ended; includes 4.56±ac HAMMOCK
- **19** Bedded w/ irrigation poly-tube laid, READY TO PLANT @ 145-175 trees/ac
- **18** Management ended
- **17A** 8ac assorted Red Grapefruit @ 175 trees/acre; Grower Trial planted 2021
- **17B,C,D** Management ended

153ac GROVE in NW quadrant of Orange Ave Citrus Growers Assoc (OACGA).

OACGA FEES for Irrigation Water, Drainage & Pump Systems and Road Maintenance are \$115 per acre annually (\$85. Base Operations + \$30. Special Assessment for Improvements).

Diesel Pump Microjet Irrigation System. Capacity: 145 – 175 trees/ac in 2 zones.

Artesian Well north of Pump.

USDA Tree Assistance Program, TAP, available for clearing and cost of replacement trees.

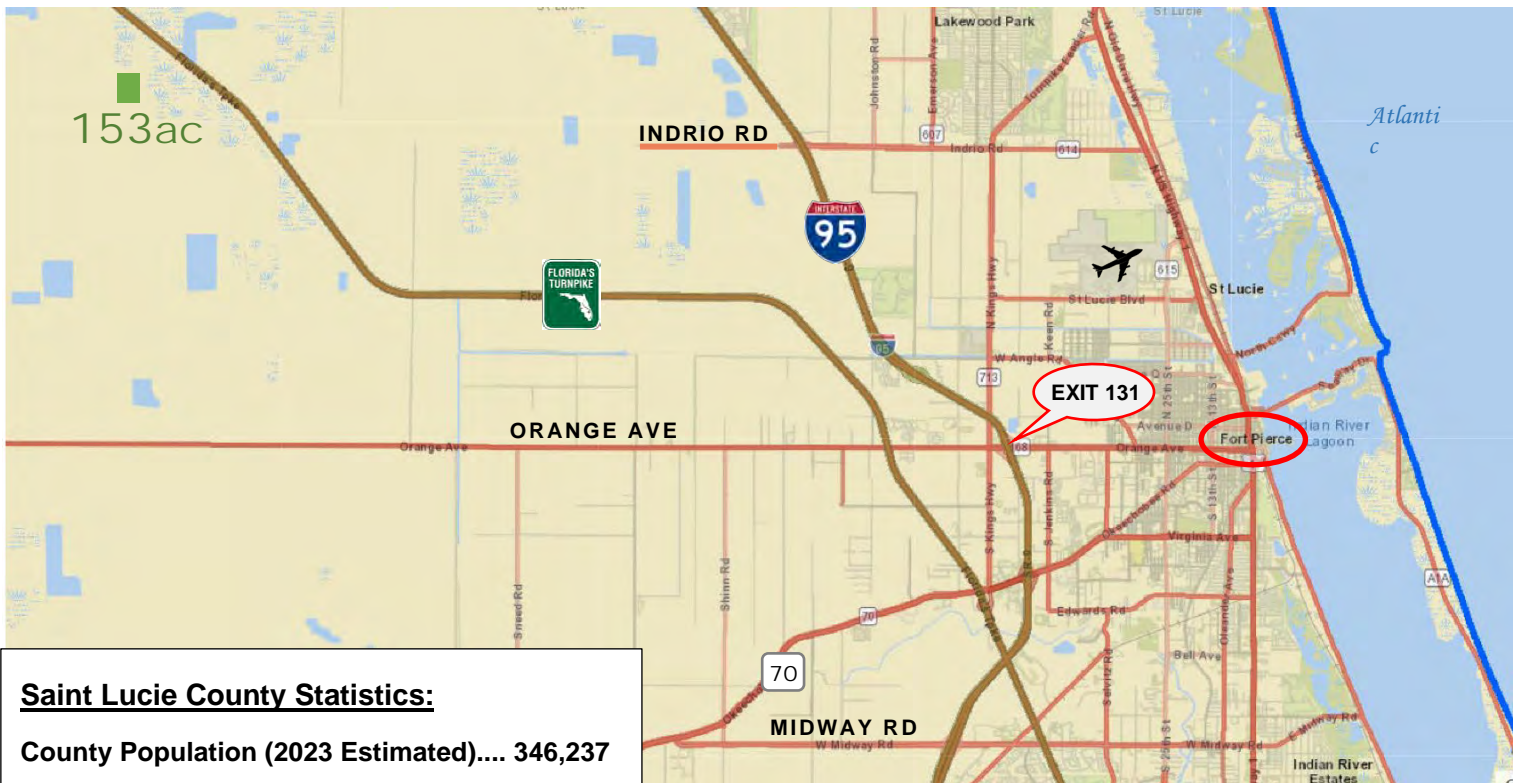
Blocks 17 B, C, & D, 18 & 20 = 85ac to be cleared. 126ac NET PLANTABLE



Office: (772) 468-8306

Mark's Cell: (772) 201-5650

Email: mark@waltersco.com



Saint Lucie County Statistics:
 County Population (2023 Estimated).... 346,237
 Cost of Living Index.... 90 (US Average = 100)
 Median Household Income (2019)..... \$69,027.
 Median Resident Age..... 45.3 years
 Latitude, Longitude: 27.534245, -80.641290



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