

AGRICULTURAL LAND FOR SALE

EAST & WEST SIDES KOBLEGARD RD., JUST SOUTH OF 25TH ST AND 2.5 MI. NORTH OF INDRIO RD.,
UNINCORPORATED ST LUCIE CO.

\$750,000



ASSEMBLAGE OF FIVE PARCELS TOTALING 140.65+/- ACRES OF AGRICULTURAL LAND CURRENTLY UTILIZED
AS CATTLE GRAZING, LOCATED IN UNINCORPORATED ST. LUCIE COUNTY, FL

Other pertinent information:

- Bank-Owned; Being sold "As-Is, Where-Is"
- Zoning is AG-1, Agricultural
- Future Land Use is TVC, Towns, Villages & Countryside
- The site is currently fenced for cattle grazing, but was previously operated as a citrus grove.
- The site is bisected by Koblegard Rd., with 74.83 Acres on the west side and 65.82 Acres on the east side.
- Water source: 2 flow wells on site (one east of Koblegard Rd and one west of Koblegard Rd, in close proximity to entry gates). Entire consumptive use permit for agricultural irrigation is expired/canceled.
- Low real estate tax liability with current agricultural exemption in place.



For more information, please contact:

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