## AGRICULTURAL LAND FOR SALE

WEST SIDE OF JOHNSTON RD AT THE WESTERN TERMINUS OF RUSSO RD, 1.5 MILES NORTH OF INDRIO RD, UNINCORPORATED ST LUCIE COUNTY

\$1,000,000



ASSEMBLAGE OF THREE PARCELS TOTALING 156.41+/- ACRES OF AGRICULTURAL LAND CURRENTLY UTILIZED AS CATTLE GRAZING, LOCATED IN UNINCORPORATED ST. LUCIE COUNTY, FL

## Other pertinent information:

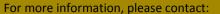
- Bank-Owned; Being sold "As-Is, Where-Is"
- Zoning is AG-1, Agricultural
- Future Land Use is TVC, Towns, Villages
  & Countryside
- The site is currently fenced for cattle grazing, but was previously operated as a citrus grove.
- Water Source: 5 flow wells located on site. Entire consumptive use permit for agricultural irrigation is expired/canceled.
- Low real estate tax liability with current agricultural exemption in place.

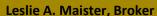
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