

20.07± ACRES OF AGRICULTURAL LAND FOR SALE SW AMARYLLIS AVENUE AND SW ARROWROOT ROAD

REICHEL

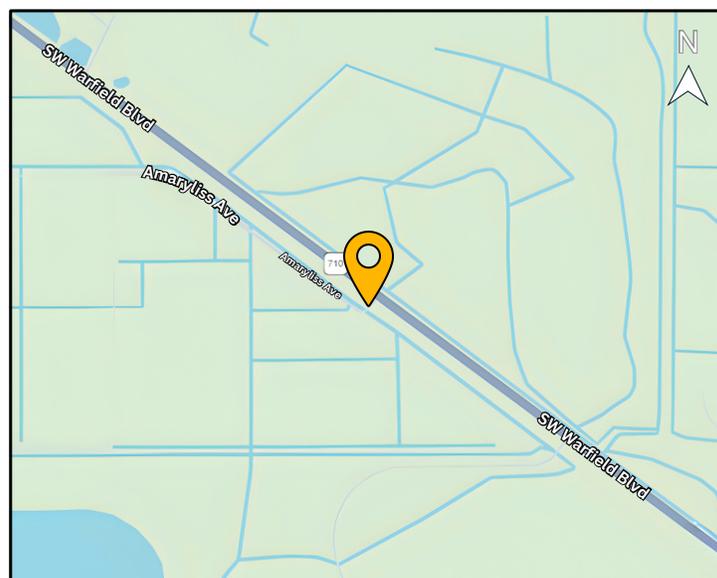
SINCE 1987

FOR SALE - SW AMARYLLIS AVE AND SW ARROWROOT ROAD



Property Highlights:

- 20.07 ± acres or 874,249 ± SF lot.
- Seller will entertain selling the contiguous 4.87± acre improved lot.
- Zoned (A-2) Agricultural, Martin County
- Located 6 ± miles NW of Indiantown, FL off SR-710 on SW Amaryllis Avenue in the Sunset Groves subdivision.
- Includes palm tree inventory.
- Utilities to site: electric and fiber-optic cable
- Asking Price: \$2,007,000.00 (\$100K ± per acre)



REICHEL
SINCE 1987

Reichel Realty & Investments, Inc.
8845 N. Military Trail
Suite 100
Palm Beach Gardens, FL 33410
(561) 478-4440 main
www.reichelrealty.com

For more information, please contact:



Kerry Jackson, SIOR
Vice President
(561) 478-4440 phone
(561) 512-7512 cell
kjackson@reichelrealty.com

Driven by Integrity. Defined by Results.

20.07± ACRES OF AGRICULTURAL LAND FOR SALE

SW AMARYLLIS AVENUE AND SW ARROWROOT ROAD

REICHEL

SINCE 1987

PROPERTY INFORMATION SUMMARY

Site:	20.07 ± acres or 874,249 ± SF of land for sale. The property consists of one 20.07 ± acre parcel made up of many smaller parcels. The property can be further subdivided as the new owner sees fit. Large portions of the site are irrigated for farming purposes. The property has 2 wells with 5 horsepower pumps for irrigation. Seller will also entertain offers on the contiguous 4.87 ± acres which includes a 5,000 ± SF pole barn with a new concrete floor and electric.
Palm Trees:	Sale includes approximately 800 Phoenix Silvestri's (aka Silver Date Palms) and 200 Sable Palmettos (aka Sabal Palms or Cabbage Palms).
Zoning:	(A-2) Agricultural, Unincorporated Martin County, Florida. This zoning district also allows all agricultural uses in the A1 (Agricultural) and A-1A (Small Farms) zoning districts. See attached list of permitted uses.
Proposed Uses:	This site is ideal for a variety of agricultural and farming uses, a communication tower site or a solar farm. A single-family home is permitted on a lot in excess of 5 acres. Therefore, this could make an excellent development site to build up to 4 agricultural ranchettes. This area is quickly becoming a prime location to build a home and live the "rural lifestyle" while still remaining within an hour's drive of major cities and attractions along the east coast of Florida.
Utilities:	Electric is supplied by Florida Power & Light and fiber-optic cable is supplied by Blue Stream Fiber. Well and septic systems must be utilized.
Location:	Located 6 miles northwest of the Village of Indiantown on the west side of State Road 710 also known as SW Warfield Boulevard and/or Beeline Highway. From SR 710 turn west on Amaryllis Avenue, go over the railroad tracks and turn north. Property is on the west side of the road at the first turn. Amaryllis Avenue is the first road north of the main entrance to Florida Power & Light's 11,300 acre, 75-MW, zero emission, hybrid solar energy center.
Legal Description:	Lengthy on file: 20.07 ± acres: Sunset Groves, Section 1, Lots 111 to 129 inclusive. 4.870 ± acres: Sunset Groves, Section 1, Lot B and Lots 105 - 110.
Asking Price:	20.07 ± acre lot: \$2,007,000.00 cash to Seller (\$100,000 ± per acre) 4.870 ± acre lot: Unpriced, make offer.

REICHEL

SINCE 1987

Reichel Realty & Investments, Inc.
8845 N. Military Trail
Suite 100
Palm Beach Gardens, FL 33410
(561) 478-4440 main
www.reichelrealty.com

For more information, please contact:



Kerry Jackson, SIOR

Vice President

(561) 478-4440 phone

(561) 512-7512 cell

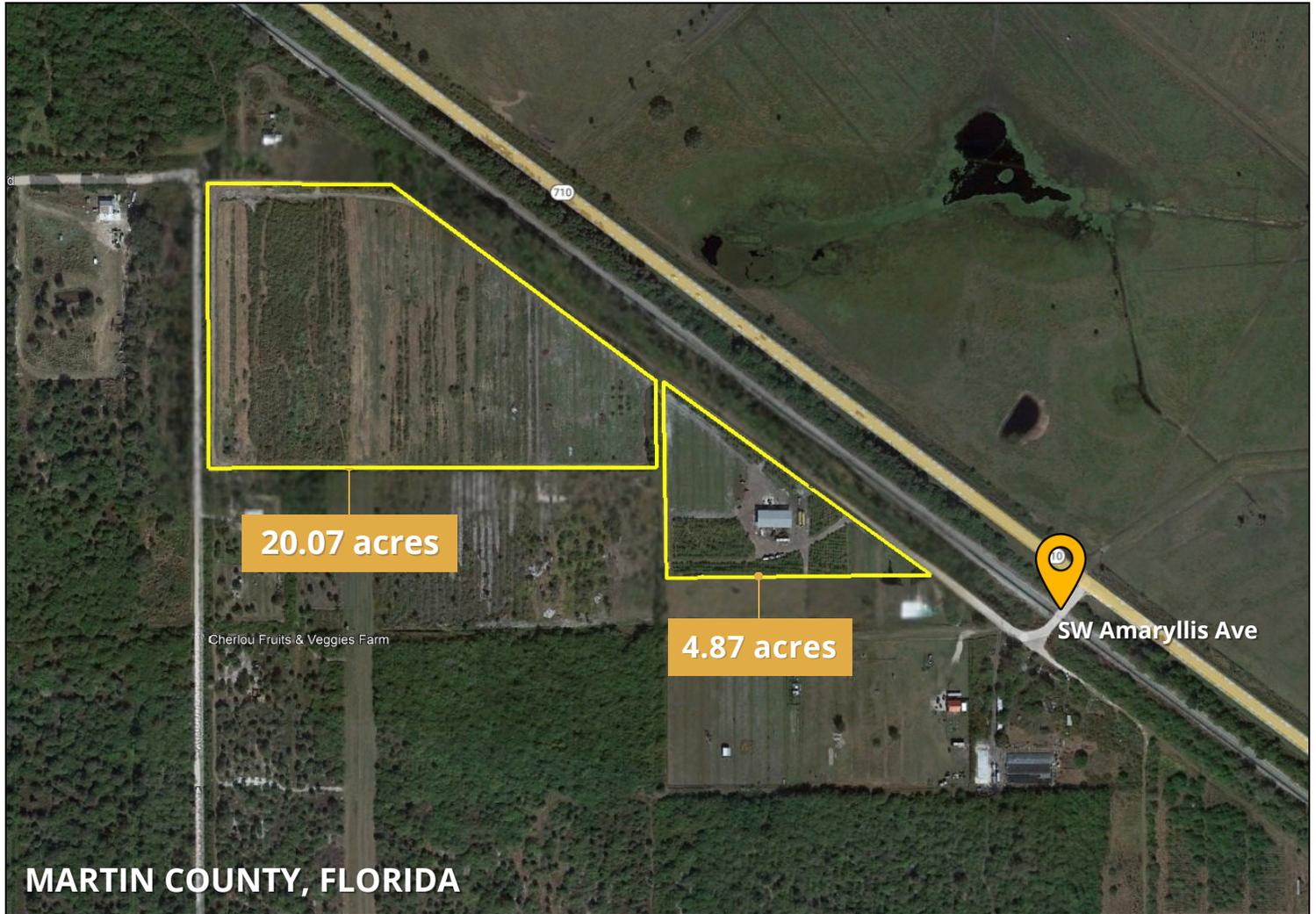
kjackson@reichelrealty.com

20.07± ACRES OF AGRICULTURAL LAND FOR SALE SW AMARYLLIS AVENUE AND SW ARROWROOT ROAD

REICHEL

SINCE 1987

PHOTOS



REICHEL

SINCE 1987

Reichel Realty & Investments, Inc.
8845 N. Military Trail
Suite 100
Palm Beach Gardens, FL 33410
(561) 478-4440 main
www.reichelrealty.com

For more information, please contact:



Kerry Jackson, SIOR

Vice President

(561) 478-4440 phone

(561) 512-7512 cell

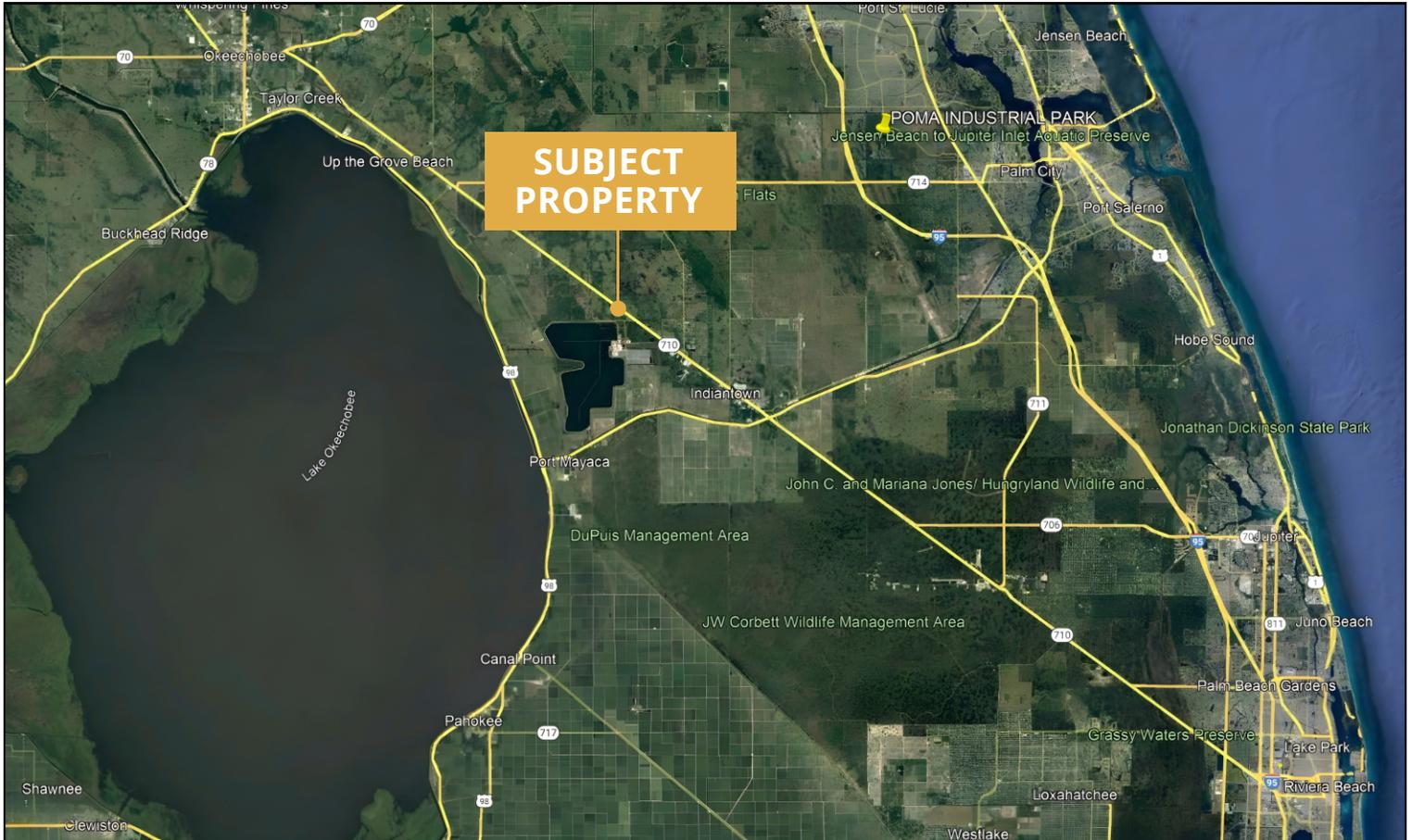
kjackson@reichelrealty.com

20.07± ACRES OF AGRICULTURAL LAND FOR SALE SW AMARYLLIS AVENUE AND SW ARROWROOT ROAD

REICHEL

SINCE 1987

PHOTOS



REICHEL

SINCE 1987

Reichel Realty & Investments, Inc.
8845 N. Military Trail
Suite 100
Palm Beach Gardens, FL 33410
(561) 478-4440 main
www.reichelrealty.com

For more information, please contact:



Kerry Jackson, SIOR

Vice President

(561) 478-4440 phone

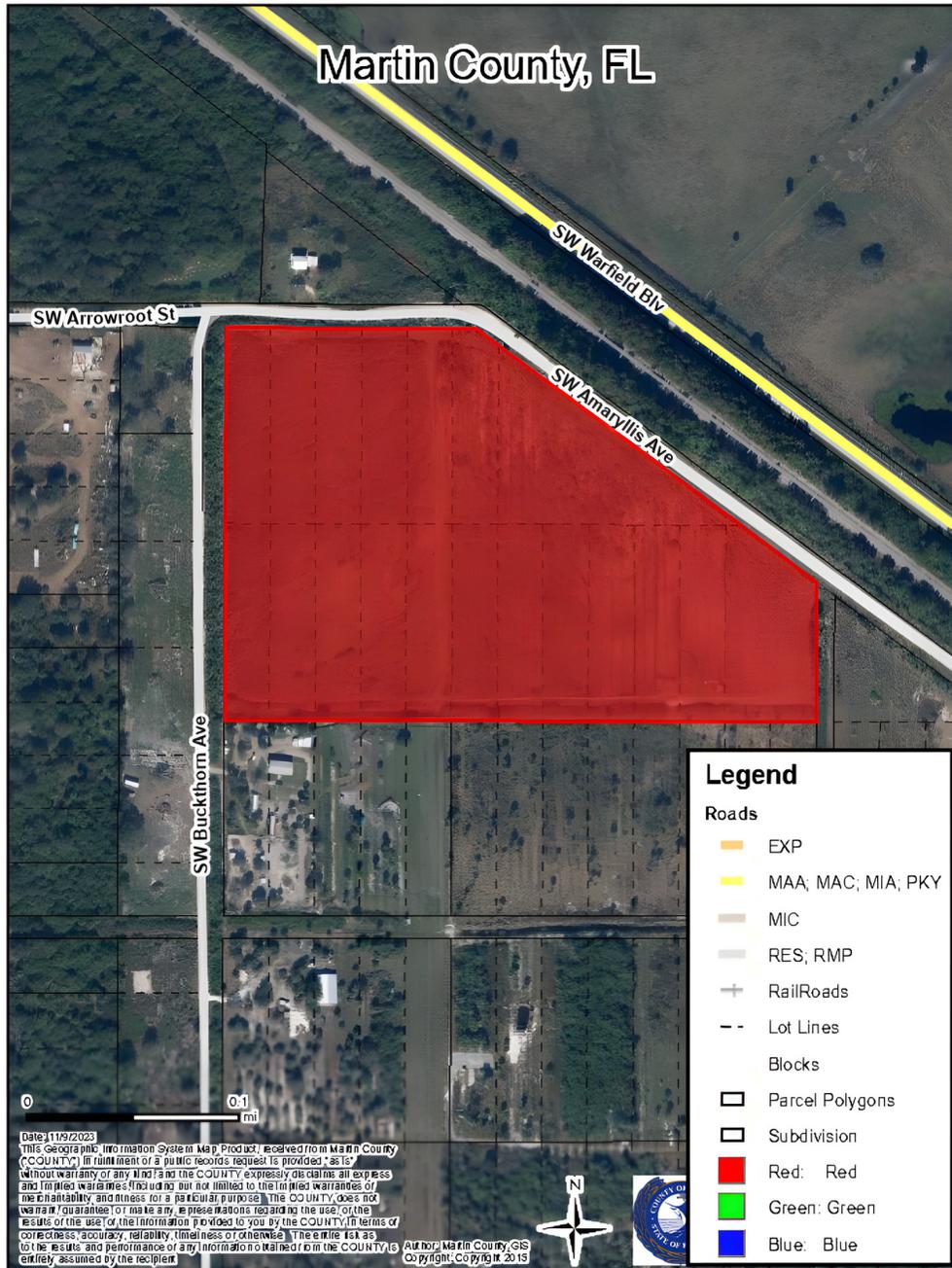
(561) 512-7512 cell

kjackson@reichelrealty.com

20.07± ACRES OF AGRICULTURAL LAND FOR SALE SW AMARYLLIS AVENUE AND SW ARROWROOT ROAD

REICHEL

SINCE 1987



20.07 ACRES

REICHEL

SINCE 1987

Reichel Realty & Investments, Inc.
 8845 N. Military Trail
 Suite 100
 Palm Beach Gardens, FL 33410
 (561) 478-4440 main
 www.reichelrealty.com

For more information, please contact:



Kerry Jackson, SIOR
 Vice President
 (561) 478-4440 phone
 (561) 512-7512 cell
 kjackson@reichelrealty.com

20.07± ACRES OF AGRICULTURAL LAND FOR SALE SW AMARYLLIS AVENUE AND SW ARROWROOT ROAD

REICHEL

SINCE 1987



4.87 ACRES

REICHEL

SINCE 1987

Reichel Realty & Investments, Inc.
8845 N. Military Trail
Suite 100
Palm Beach Gardens, FL 33410
(561) 478-4440 main
www.reichelrealty.com

For more information, please contact:



Kerry Jackson, SIOR
Vice President
(561) 478-4440 phone
(561) 512-7512 cell
kjackson@reichelrealty.com

20.07± ACRES OF AGRICULTURAL LAND FOR SALE SW AMARYLLIS AVENUE AND SW ARROWROOT ROAD

REICHEL

SINCE 1987



REICHEL

SINCE 1987

Reichel Realty & Investments, Inc.
8845 N. Military Trail
Suite 100
Palm Beach Gardens, FL 33410
(561) 478-4440 main
www.reichelrealty.com

For more information, please contact:



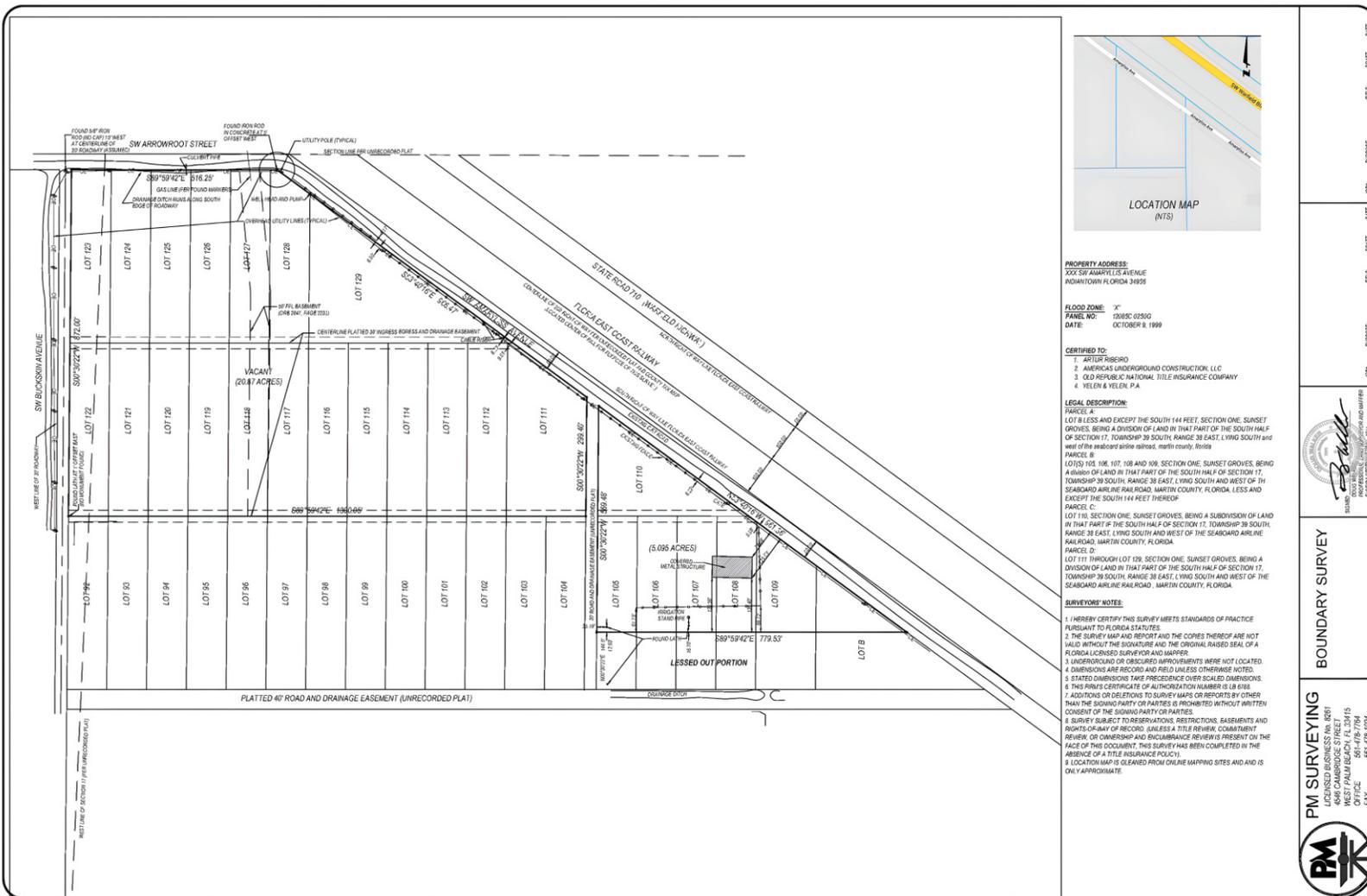
Kerry Jackson, SIOR
Vice President
(561) 478-4440 phone
(561) 512-7512 cell
kjackson@reichelrealty.com

20.07± ACRES OF AGRICULTURAL LAND FOR SALE SW AMARYLLIS AVENUE AND SW ARROWROOT ROAD

REICHEL

SINCE 1987

SURVEY



PROPERTY ADDRESS:
220 SW AMARYLLIS AVENUE
INDIAN TOWN FLORIDA 34955

FLOOD ZONE: X
PANEL NO: F035C 0250
DATE: OCTOBER 8, 1999

CERTIFIED TO:
1. ARTUR REBERO
2. AMERICAS UNDERGROUND CONSTRUCTION, LLC
3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
4. YELEN & YELEN, P.A.

LEGAL DESCRIPTION:
PARCELS A:
LOT 8 LESS AND EXCEPT THE SOUTH 144 FEET, SECTION ONE, SUNSET GROVES, BEING A DIVISION OF LAND IN THAT PART OF THE SOUTH HALF OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 38 EAST, 17ND SOUTH AND WEST OF THE SEABOARD AIRLINE RAILROAD, MARTIN COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 144 FEET THEREOF.
PARCELS B:
LOTS 106, 108, 107, 109 AND 105, SECTION ONE, SUNSET GROVES, BEING A DIVISION OF LAND IN THAT PART OF THE SOUTH HALF OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 38 EAST, 17ND SOUTH AND WEST OF THE SEABOARD AIRLINE RAILROAD, MARTIN COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 144 FEET THEREOF.
PARCELS C:
LOT 110, SECTION ONE, SUNSET GROVES, BEING A SUBDIVISION OF LAND IN THAT PART OF THE SOUTH HALF OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 38 EAST, 17ND SOUTH AND WEST OF THE SEABOARD AIRLINE RAILROAD, MARTIN COUNTY, FLORIDA.
PARCELS D:
LOT 111 THROUGH LOT 128, SECTION ONE, SUNSET GROVES, BEING A DIVISION OF LAND IN THAT PART OF THE SOUTH HALF OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 38 EAST, 17ND SOUTH AND WEST OF THE SEABOARD AIRLINE RAILROAD, MARTIN COUNTY, FLORIDA.

SURVEYOR'S NOTE:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORDS AND RECORDS UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS PRINT'S CERTIFICATE OF AUTHORIZATION NUMBER IS 18 6188.
7. ADDITIONS OR DELETIONS TO SURVEY MARKS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT. THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY.
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND IS ONLY APPROXIMATE.

REID DATE
PURPOSE
JOB
DATE
DRAFT
JOB
PURPOSE
JOB

BOUNDARY SURVEY

PM SURVEYING
LICENSED BUSINESS NO. 8261
466 CAMBRIDGE STREET
PALM BEACH, FLORIDA 33480
OFFICE 561-478-7054
561-478-7054
FAX 561-478-1094



Reichel Realty & Investments, Inc.
8845 N. Military Trail
Suite 100
Palm Beach Gardens, FL 33410
(561) 478-4440 main
www.reichelrealty.com

For more information, please contact:



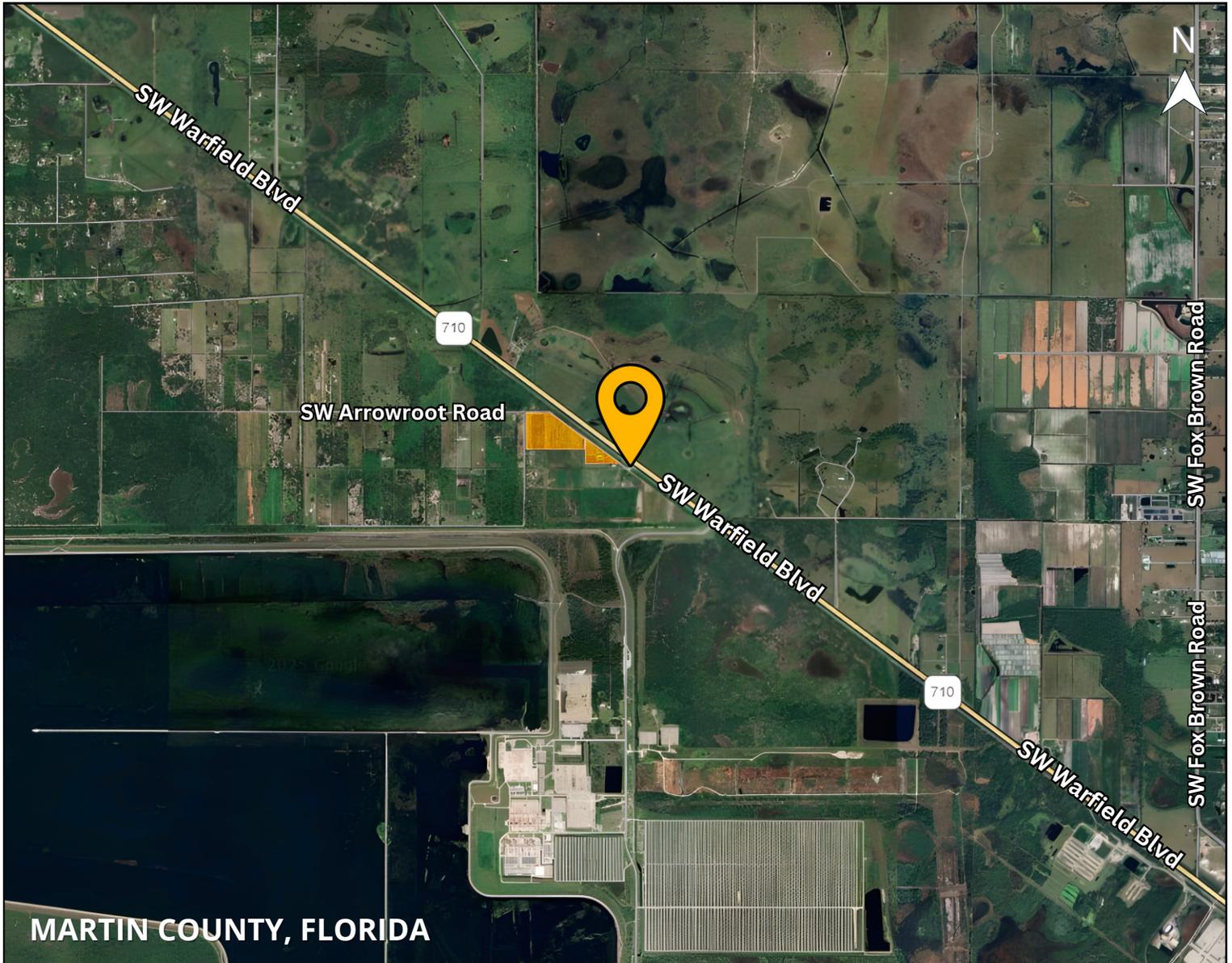
Kerry Jackson, SIOR
Vice President
(561) 478-4440 phone
(561) 512-7512 cell
kjackson@reichelrealty.com

20.07± ACRES OF AGRICULTURAL LAND FOR SALE SW AMARYLLIS AVENUE AND SW ARROWROOT ROAD

REICHEL

SINCE 1987

MAP



REICHEL

SINCE 1987

Reichel Realty & Investments, Inc.
8845 N. Military Trail
Suite 100
Palm Beach Gardens, FL 33410
(561) 478-4440 main
www.reichelrealty.com

For more information, please contact:



Kerry Jackson, SIOR

Vice President

(561) 478-4440 phone

(561) 512-7512 cell

kjackson@reichelrealty.com