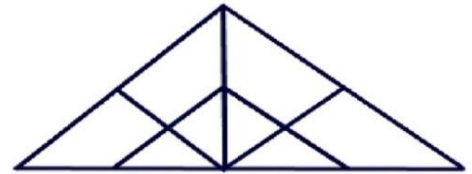


***FOR SALE
100 ACRE SOD FARM
FORT PIERCE, FL***

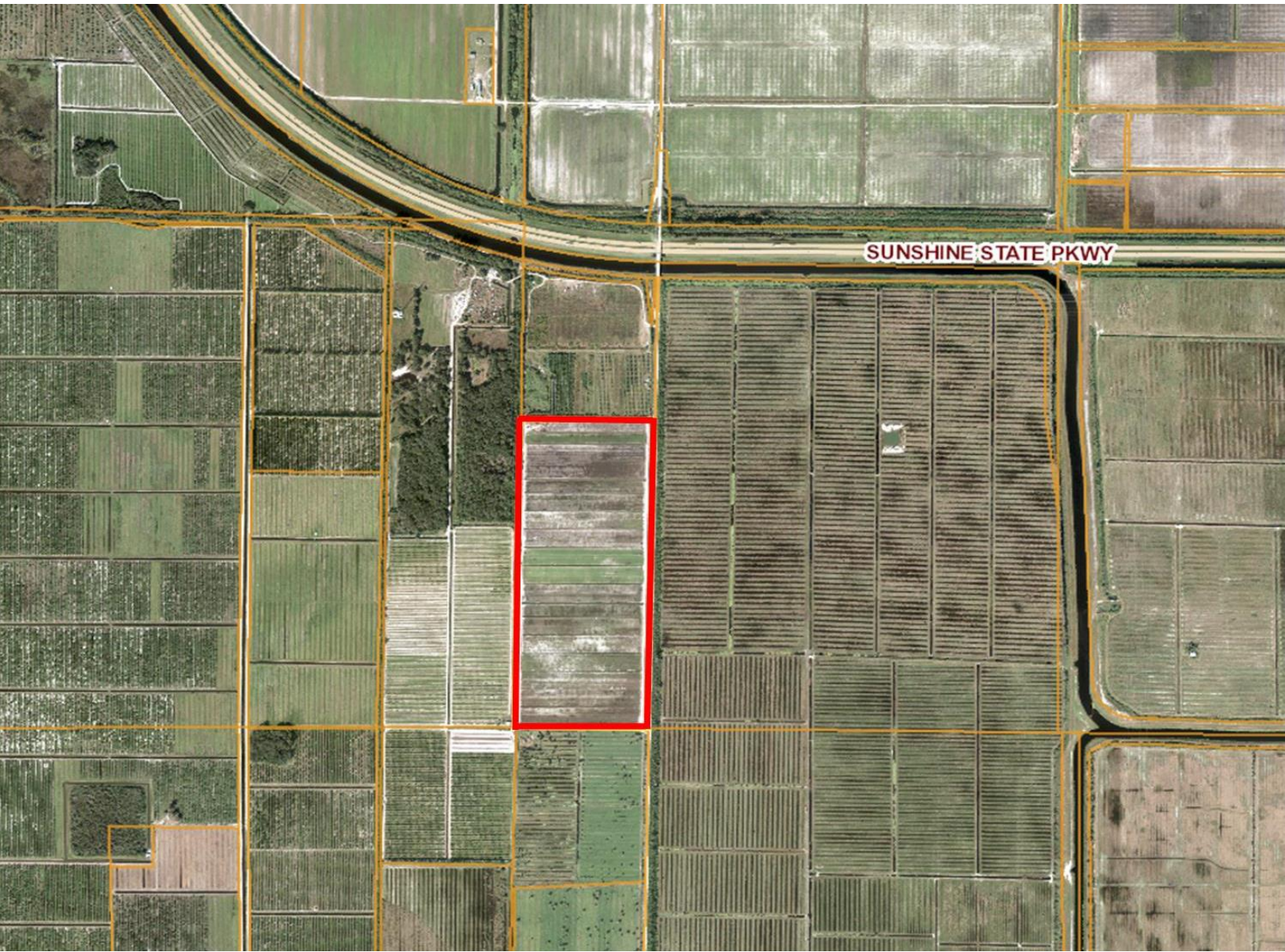


HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

3500 SW CORPORATE PKWY, SUITE 202
PALM CITY, FL 34990
772 287-4690 - 772 287-9643 (Fax)

PROPERTY INFORMATION

LOCATION:	2425 Minute Maid Road Fort Pierce, FL 34945
SIZE:	100 Acres
IMPROVEMENTS:	Well and Septic
ZONING:	AG-5 (1 unit per acre)
TAXES:	\$1,598.54
PRICE:	\$2,300,000.00 (\$23,000+/- acre)
COMMENTS:	100 Acre Sod Farm in Saint Lucie County. Field is laser leveled and highly improved. 82 Net Acres mostly certified grasses. 20 Acres of Premier Pro Certified 30 Acres of Diamond Zoysia Certified 3 Acres Fallow 29 Acres of Certified other grass Excellent Water Control
DIRECTIONS:	Take I-95 to Orange Avenue and head West until you get to Minute Maid Road and turn right and go North on Minute Maid Road 2 miles.



St. Lucie County



Zoning

C. AG-5 AGRICULTURAL - 5.

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for productive commercial agriculture, together with such other uses as may be necessary to and compatible with productive agricultural surroundings. Residential densities are restricted to a maximum of one (1) dwelling unit per five (5) gross acres. The number in "()" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.
2. *Permitted Uses:*
 - a. Agricultural production - crops. (01)
 - b. Agricultural production - livestock and animal specialties. (02)
 - c. Agricultural services. (07)
 - d. Family day care homes. (999)
 - e. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
 - f. Fishing, hunting and trapping. (09)
 - g. Forestry. (08)
 - h. Kennels. (0752)
 - i. Research facilities, noncommercial. (8733)
 - j. Riding stables. (7999)
 - k. Single-family detached dwellings. (999)
 - l. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
3. *Lot Size Requirements.* Lot size requirements shall be in accordance with Section 7.04.00.
4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with Section 7.04.00.
5. *Off-Street Parking and Loading Requirements.* Off-street parking and loading requirements are subject to Section 7.06.00.
6. *Landscaping Requirements.* Landscaping Requirements are subject to Section 7.09.00.
7. *Conditional Uses:*
 - a. Agricultural labor housing. (999)
 - b. Aircraft storage and equipment maintenance. (4581)
 - c. Airports and flying, landing, and take-off fields. (4581)
 - d. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
 - e. Farm products warehousing and storage. (4221/4222)
 - f. Gasoline service stations. (5541)
 - g. Industrial wastewater disposal. (999)
 - h. Manufacturing:
 - (1) Agricultural chemicals. (287)
 - (2) Food and kindred products. (20)
 - (3) Lumber and wood products, except furniture. (24)
 - i. Mining and quarrying of nonmetallic minerals, except fuels. (14)
 - j. Retail trade:
 - (1) Farm equipment and related accessories. (999)
 - (2) Apparel and accessory stores. (56)
 - k. Sewage disposal subject to the requirements of Section 7.10.13. (999)
 - l. Camps - sporting and recreational. (7032)
 - m. Off-road vehicle parks, except go-cart raceway operation or rentals (7999), subject to the requirements of Section 7.10.21. (999)
 - n. Outdoor shooting ranges, providing site plan approval is obtained according to the provisions of Sections 11.02.07 through 11.02.09 and Section 7.10.19 of this Code.
 - o. Solar generation station subject to the requirements of Section 7.10.28. (999)
8. *Accessory Uses:* Accessory uses are subject to the requirements of Section 8.00.00, and include the following:
 - a. Mobile homes subject to the requirements of Section 7.10.05.
 - b. Retail trade and wholesale trade - subordinate to the primary authorized use or activity.
 - c. Guest house subject to the requirements of Section 7.10.04. (999)
 - d. Solar energy system subject to the requirements of Section 7.10.28. (999)