



# Oslo Rd 300 Acres

Oslo Road, Vero Beach, Florida 32966

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## PROPERTY OVERVIEW



**Sale Price** \$4,950,000

### Offering Summary

Acreage: 298.5 Acres  
Price / Acre: \$16,583  
State: Florida  
City: Vero Beach  
County: Indian River  
Property Type: Ranches & Pastureland, Farms and Cropland

### Property Overview

Property is a 298.5 acre turnkey cattle pasture with infrastructure in place for conversion to farming, sod or other agricultural uses. An adjacent 300 ± acre parcel with additional Oslo Rd frontage is also available. The property is in the path of growth just 2.5 miles west of the I-95-Oslo Rd interchange under construction.

Property has a 14" well and access to the St. Johns Improvement District expansive road, drainage and irrigation infrastructure including 1,900 acres of reservoir. The property's location near the future interchange provides easy access and an ideal location for sod, vegetables, nursery stock and other commodities requiring transportation. While outside of the Urban Service Area, the Indian River County Commission recently expanded the urban service area along Oslo Rd to west of I-95 in preparation for future growth in the area. Based on a recent change to the County's ordinance, the property appears to be eligible for a one time parcel split if desired.

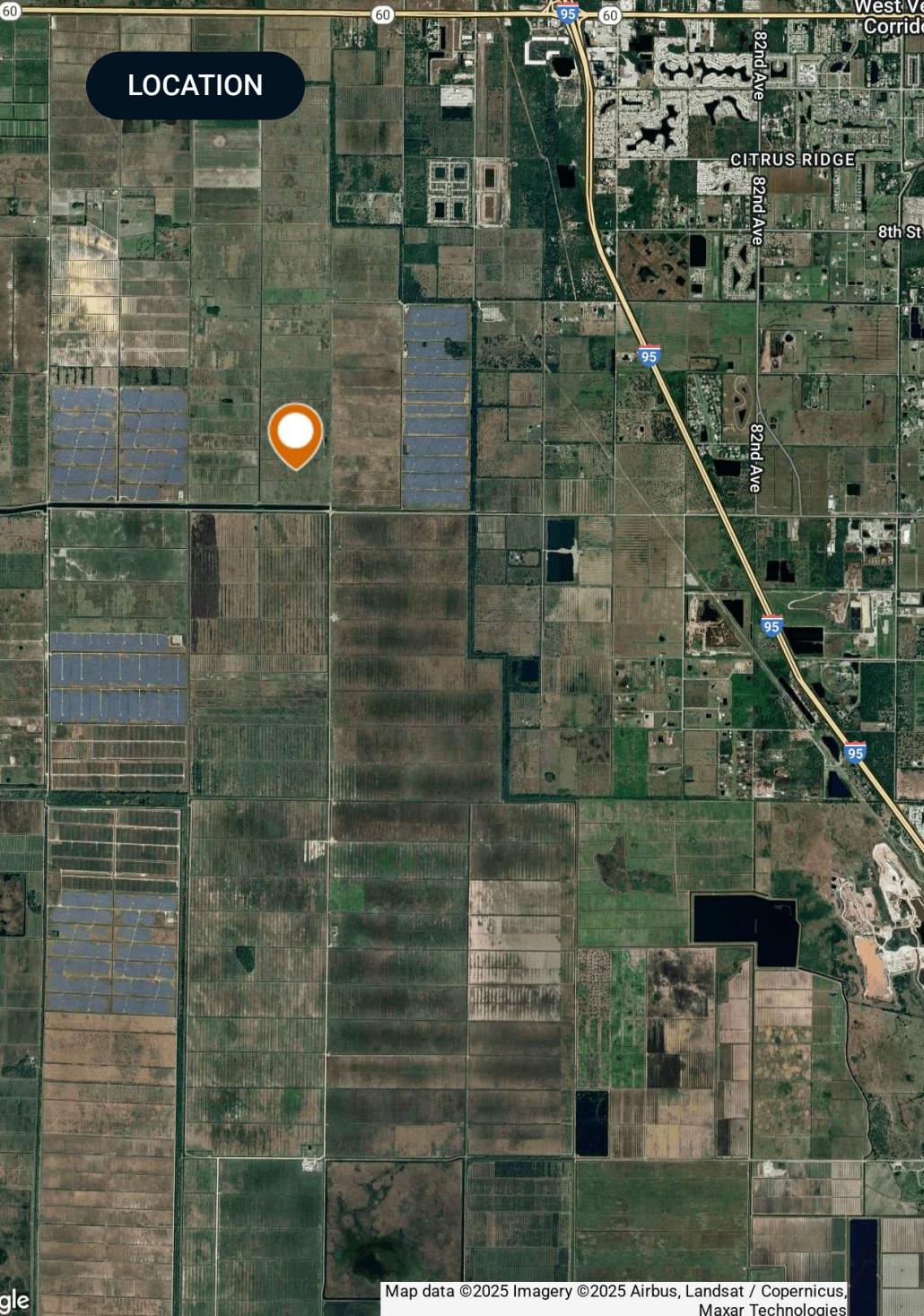
The property is fenced and cross fenced for cattle, has a cattle lease in place and retains an agricultural exemption. The Seller may be open to a reasonable split of the property.

## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Uplands / Wetlands:</b>	296.5/0
<b>Soil Types:</b>	Winder Fine Sand 278 Acres 2 Chobee Loamy Fine Sand 17 Acres 10 Riviera Fine Sand 2 Acres
<b>Taxes &amp; Tax Year:</b>	\$43,895.04-2024
<b>Zoning / FLU:</b>	Ag-2 allowing one unit per 10 acres
<b>Water Source &amp; Utilities:</b>	Water and Drainage through the St. Johns Improvement District
<b>Road Frontage:</b>	1/2 mile of frontage on Oslo Rd.
<b>Nearest Point of Interest:</b>	2.5 miles west of I-95 and Oslo Rd Interchange
<b>Fencing:</b>	Completely fenced and cross fenced.
<b>Current Use:</b>	Cattle grazing
<b>Grass Types:</b>	Bahia
<b>Land Cover:</b>	Mostly bahia grass
<b>Survey or Site Testing Reports:</b>	Survey available



## LOCATION

# Location & Driving Directions

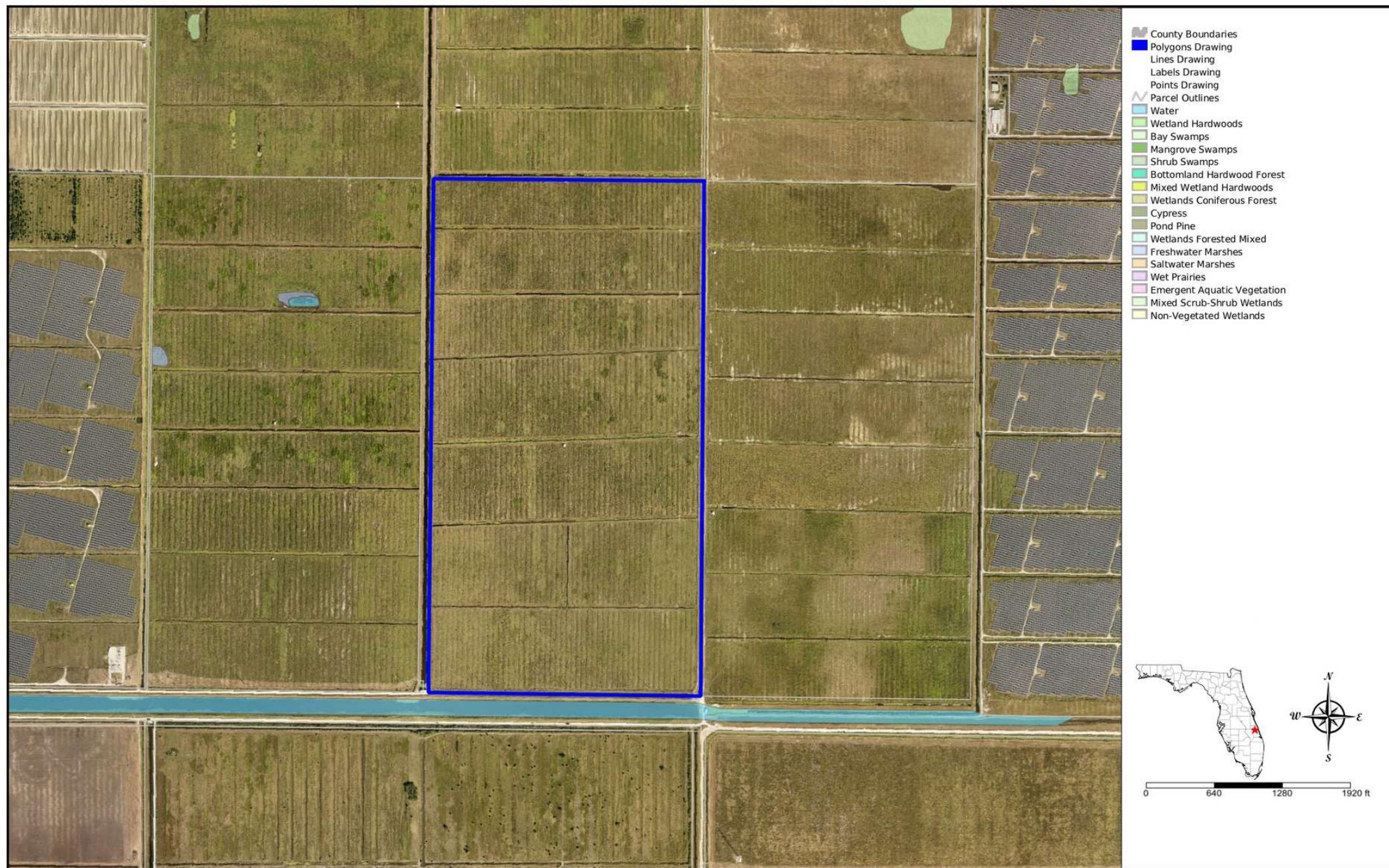
Parcel: 33382000000300000002.0

GPS: 27.5959850176, -80.5495309696

- From the intersection of Oslo Rd and I-95 travel 2.5 miles west to the pump station crossing
- Turn right and drive 100 yards to the gate at the southeast corner of the property

Driving Directions: Showing Instructions: Call listing agent for showing instructions.

## AERIAL MAP



## SOILS MAP



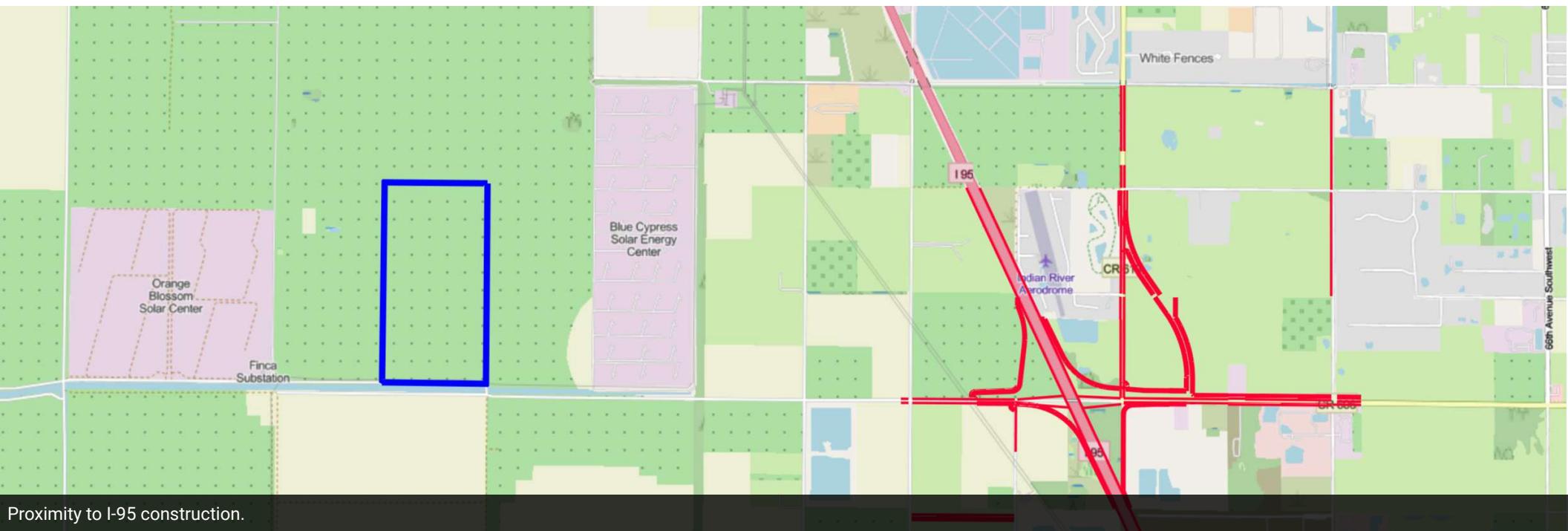
## ADDITIONAL PHOTOS



## ADDITIONAL PHOTOS



I-95 - Oslo Rd interchange under construction.



Proximity to I-95 construction.



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