

FOR SALE - BANK FORECLOSURE

NORTHLAKE AGRICULTURAL/RESIDENTIAL TRACT

PALM BEACH COUNTY, FLORIDA



PROPERTY DESCRIPTION:

61.9 acres, commanding over 1,330' of north frontage along Northlake Blvd., the Property represents one of only three independent outparcels of the strategic 4,800 acre Vavrus Ranch. The Property enjoys unique natural characteristics including large hammocks and forested wetlands and uplands.

LOCATION:

13101 & 13205 Northlake Blvd., unincorporated Palm Beach County. The Property is situated less than 1/2 mile west of Coconut Blvd. and less than 2 miles west of the prestigious communities of Stonewall and Ibis Country Club.

ZONING:

AR - Agricultural Residential. Comprehensive Land Use Planned RR-20. Permitted and/or conditional uses within this zoning district include wholesale and/or retail agricultural, residential, equestrian, conservation, gun range & other outdoor sporting events, schools & places of worship.

UTILITIES:

Municipal water & sewer lines provided by the City of West Palm Beach are in place along opposite sides of Northlake Blvd. in front of the Property.

ENVIRONMENTAL:

The Army Corps of Engineers have provided a preliminary assessment determining approximately 29 acres of the Property to be jurisdictional wetlands.

TAXES:

2011: \$27,885 (1)
 PCN: 00-41-42-16-00-000-5010
 00-41-42-16-00-000-5080
 (1) does not reflect AG classification & lower taxes for qualifying AG users.

PRICE:

\$550,000 (\$8,885 p/ac)

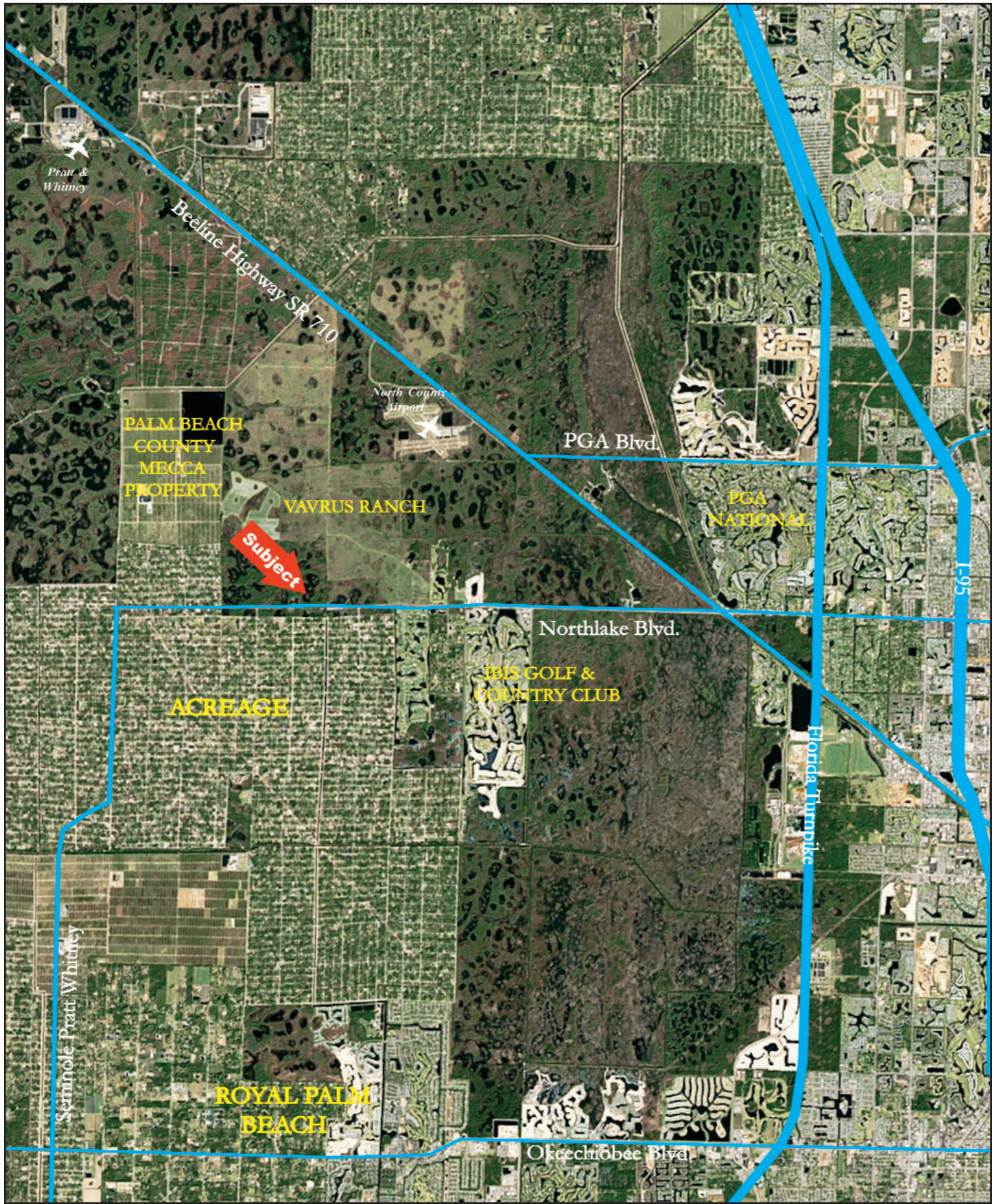
OWNER'S EXCLUSIVE REPRESENTATIVES:

Atlantic Western Realty Corporation
 Brad Scherer, President
 Jay Romfh, Director of Investment Sales



NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice. Printed by NML www.GoNML.com 1-800-327-5770 NML 192343-W

ATLANTIC WESTERN REALTY CORPORATION
 3500 FAIRLANE FARMS ROAD, SUITE 9, WELLINGTON, FL 33414
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