



**FOR SALE
LAND
\$900,000**

74 ACRE GROVE LAKE WALES

MAMMOTH GROVES ROAD, LAKE WALES, FL 33898





OFFERING SUMMARY

Acres	74 Acres
County	Polk
Parcel IDs	282927000000041010 282928000000021020, 282927000000021050
Listing Price	\$900,000
Price Per Acre	\$12,162
Coordinates	27.924934, -81.550782

PROPERTY OVERVIEW

Citrus grove located in Lake Wales, FL. 74.5 total acres. 18 acres Early/Mids & 47 acres Valencia oranges 8.5 acres woods

Early/Mids
Year: 18/19 19/20 20/21
Boxes: 3,909 5,053 4,747

Valencia
Year: 18/19 19/20 20/21
Boxes: 5,338 8,027 6,075

PROPERTY HIGHLIGHTS

- 18 Acres Early/Mids 47 Acres Valencia Orange 8.5 acres woods
- 12 inch well with diesel power unit and jet irrigation
- Irrigates whole property at one time
- 11 minutes to Lake Wales
- 32 minutes to Winter Haven
- 74 minutes to Orlando
- 85 minutes to Tampa

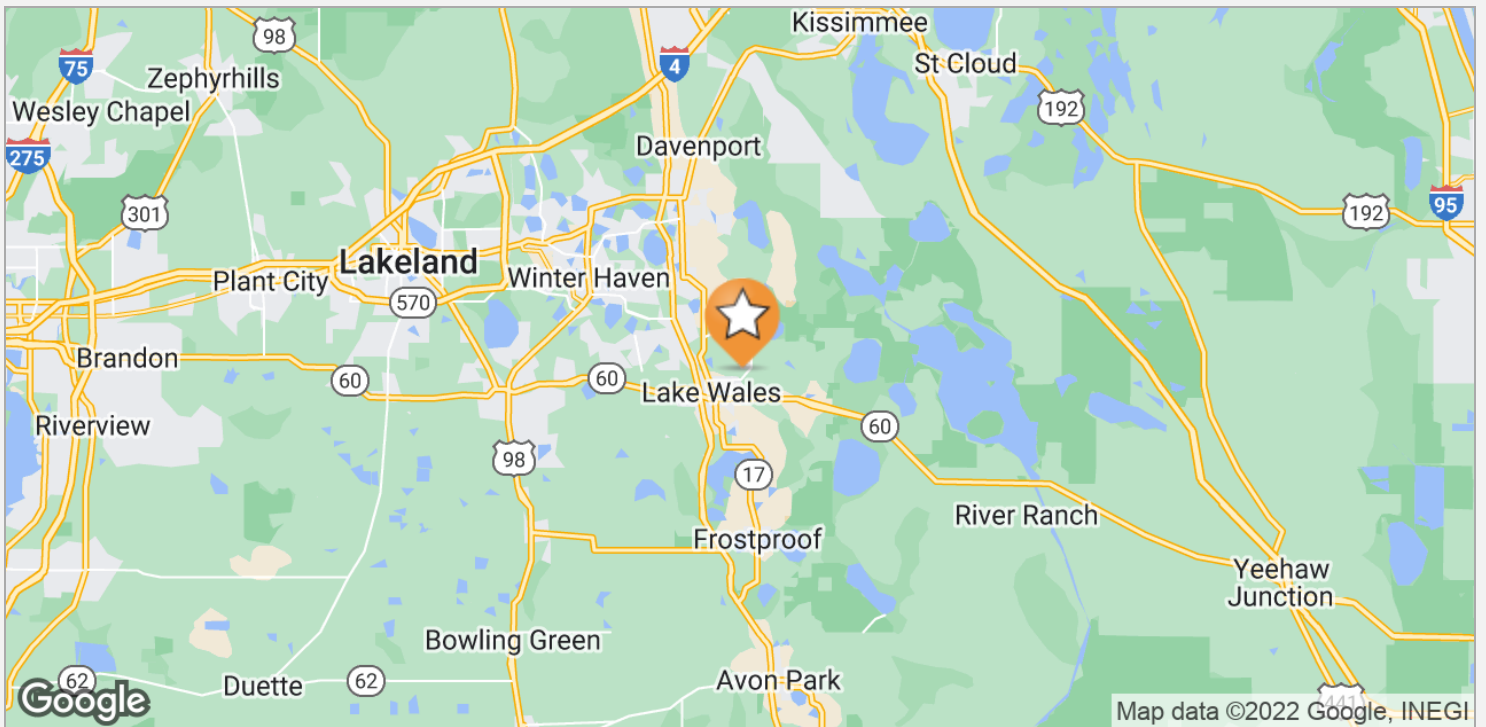
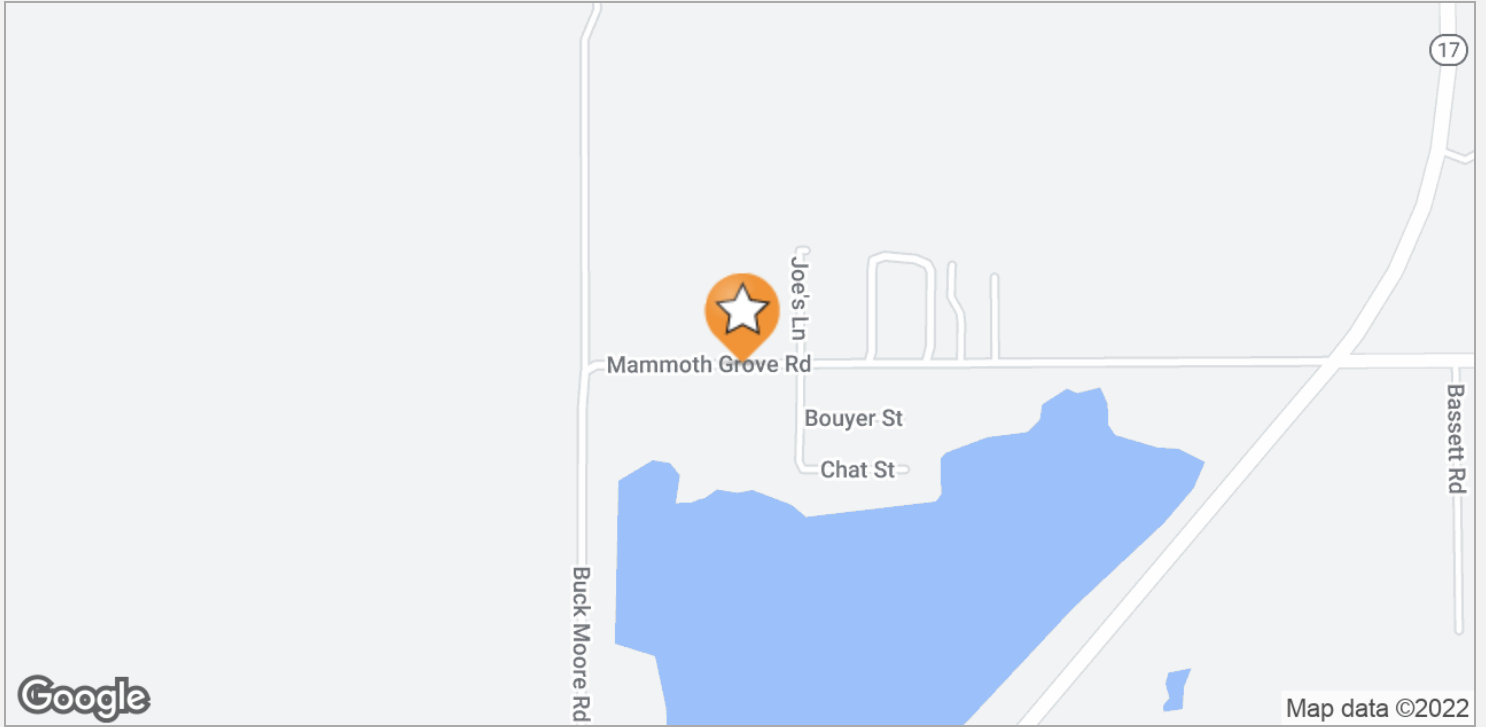
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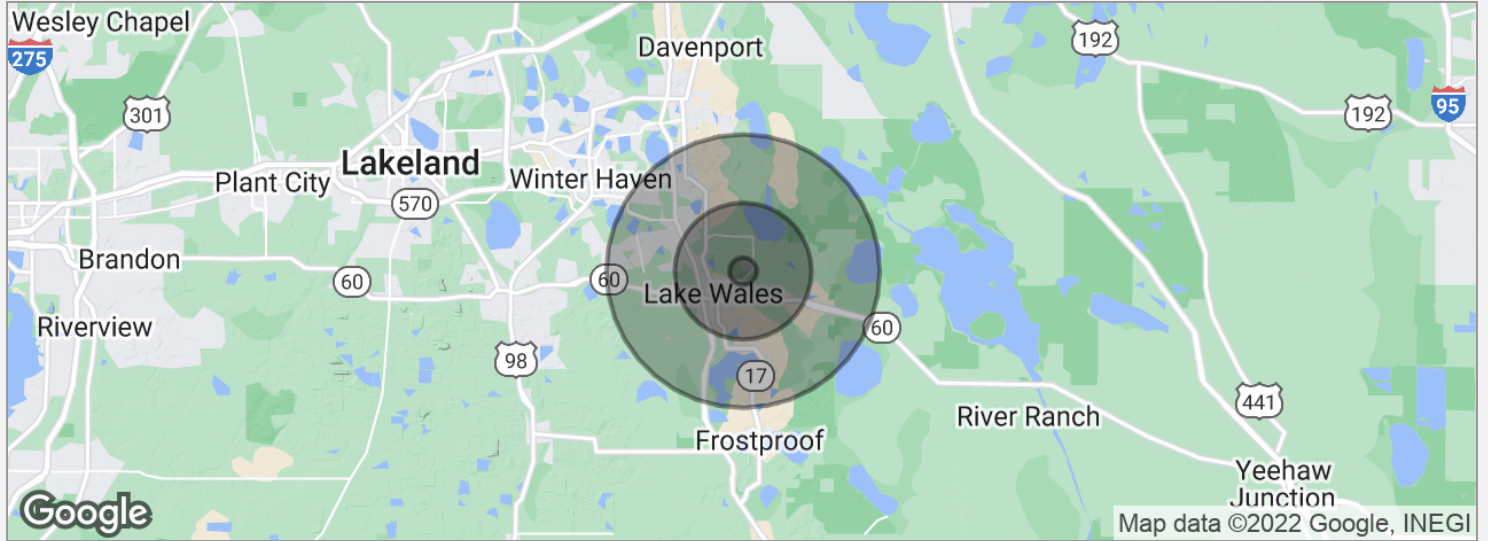
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,570	26,862	71,009
Median age	42.8	41.4	42.0
Median age (male)	40.6	38.4	40.3
Median age (Female)	43.5	43.1	43.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	607	10,731	28,247
# of persons per HH	2.6	2.5	2.5
Average HH income	\$66,314	\$50,420	\$53,975
Average house value	\$223,871	\$171,432	\$174,634

* Demographic data derived from 2010 US Census

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CHIP FORTENBERRY MBA, ALC

Broker Associate



141 5th St. NW, Suite 202
Winter Haven, FL 33881
T 863.673.9368
chip@crosbydirt.com
FL #BK662316

PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 30 years of experience managing citrus groves and farms and offered real estate services for the past 22 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.

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