



**FOR SALE  
LAND  
\$315,000**

**8 LAKEFRONT ACRES ON LAKE AURORA**

**0 KIMBREL RD, LAKE WALES, FL 33898**



**Lot Lines Do No Represent a Survey**

**JACOB SCARBOROUGH  
JACOB@CROSBYDIRT.COM**



**CROSBYDIRT.COM**



## OFFERING SUMMARY

<b>Sale Price:</b>	\$315,000
<b>Lot Size:</b>	8.0 Acres

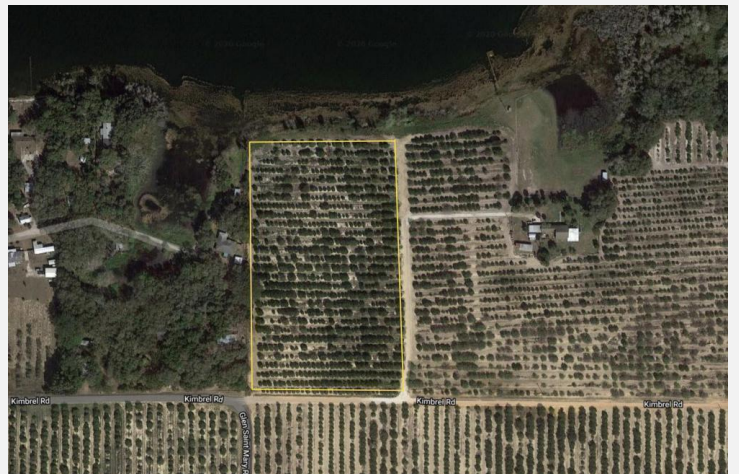
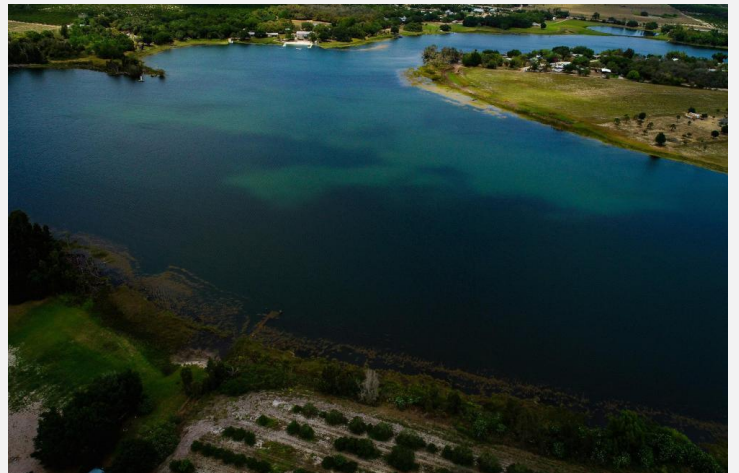
## PROPERTY OVERVIEW

These 8+/- acres on Lake Aurora are perfect for a large homesite, or several homesites on the lake. Featuring over 400 feet of lake frontage on the semi-private lake, and only minutes from excellent shopping and dining, this property is brimming with possibility! Lake Aurora is a great lake for all kinds of water-based activities, including fishing, boating, and waterskiing! This property would also be great for a waterfront event or wedding venue! The property is a producing grove, therefore allowing for agricultural tax exemption. Build your dream home here today. Call Jacob Scarborough, Land Professional, to schedule a tour 863-837-9290 or email at [jscarborough@nationalland.com](mailto:jscarborough@nationalland.com)

## PROPERTY HIGHLIGHTS

- 8+/- high and dry acres
- 400+ feet of lake frontage

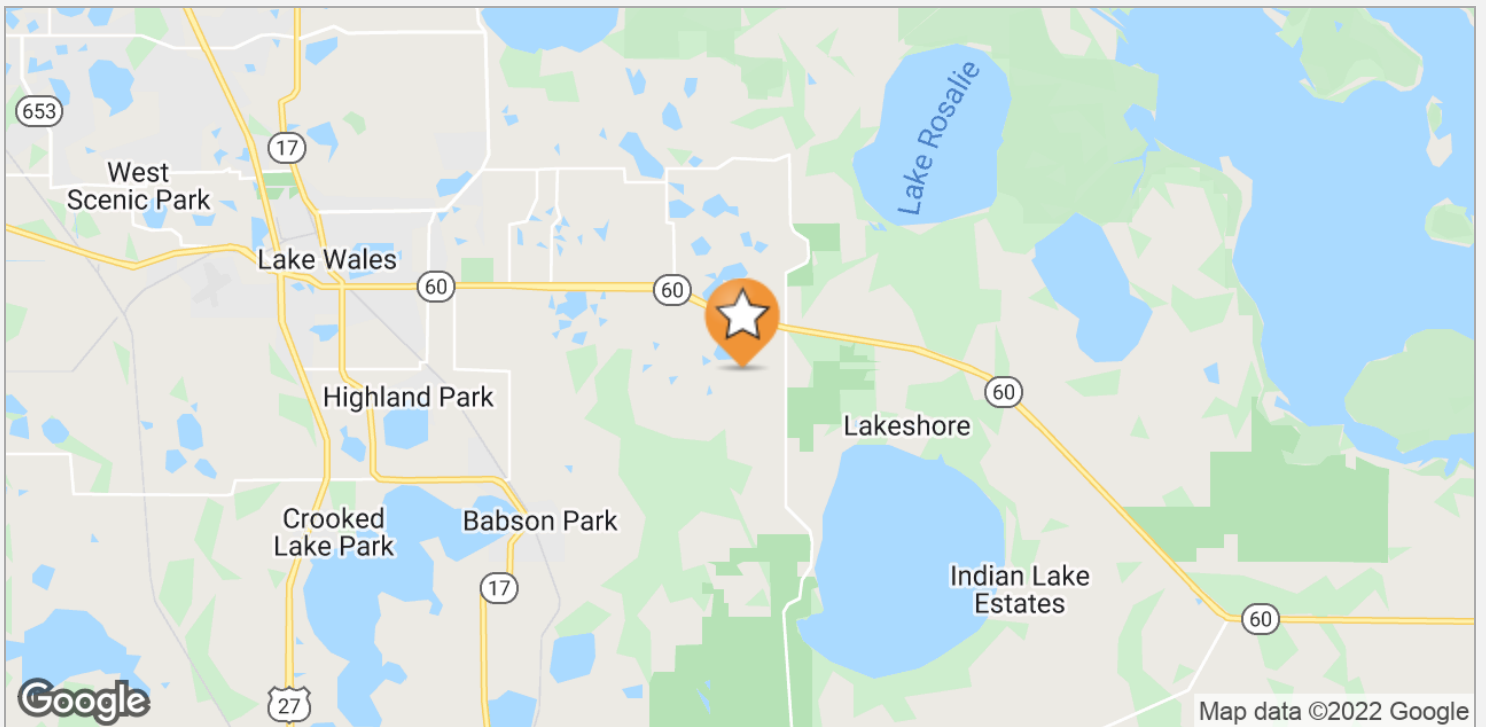
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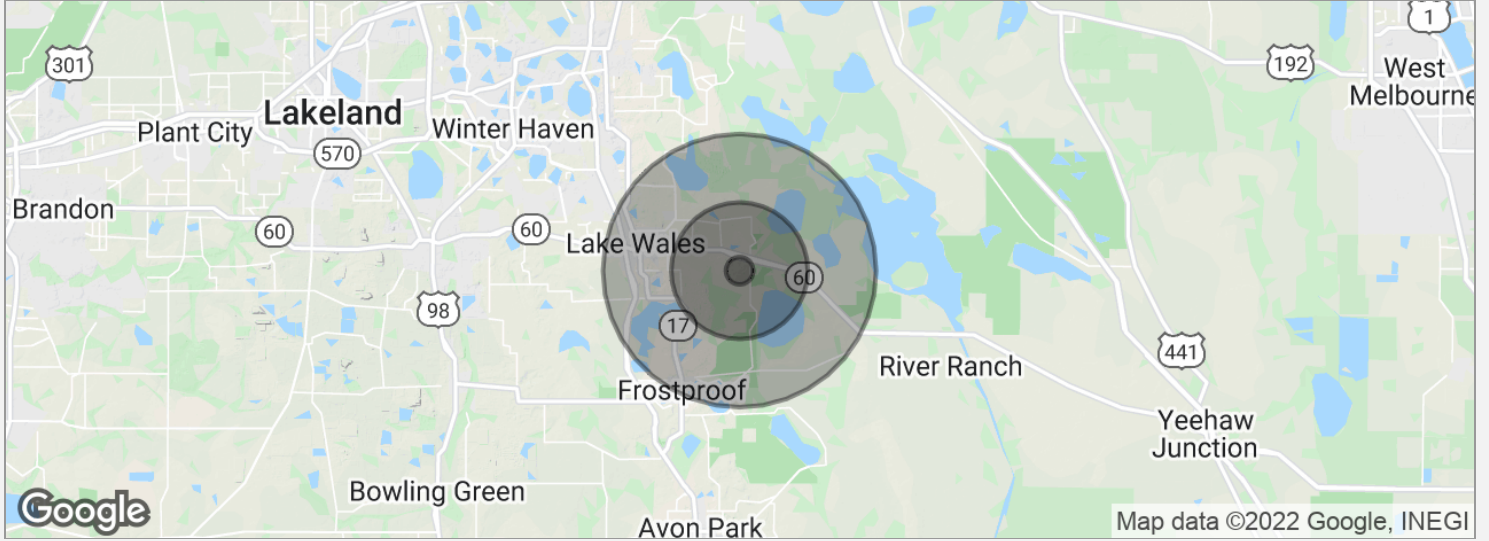
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	171	4,897	33,955
Median age	37.9	45.8	43.2
Median age (male)	26.1	41.7	40.3
Median age (Female)	44.4	48.2	44.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	59	2,008	13,736
# of persons per HH	2.9	2.4	2.5
Average HH income	\$59,333	\$52,344	\$50,092
Average house value	\$196,694	\$205,735	\$170,984

\* Demographic data derived from 2010 US Census

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## JACOB SCARBOROUGH

Land Specialist



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FL #SL3506829

## PROFESSIONAL BACKGROUND

Jacob Scarborough joined Crosby & Associates in July 2021. Jacob has previously worked at the Polk County Sheriff's Office as a deputy sheriff for 3 years. Jacob grew up in Bartow, Fla. Jacob and his family has been involved with cattle and citrus production for four generations. As a lifelong individual in agriculture, Jacob has a special interest in recreational and agricultural tracts of land.

Jacob has received his bachelor's degree in criminology from Florida State University and his Florida state real estate license from the Bob Hogue School of Real Estate. Jacob currently resides in the Bartow, Fla., area with his wife and two dogs. When he is not working, Jacob enjoys hunting, golfing, and barbequing.

## EDUCATION

Bachelor's of Science, Florida State University, College of Criminology

## MEMBERSHIPS & AFFILIATIONS

National Association of Realtors  
Florida Association of Realtors  
East Polk County Association of Realtors  
Florida Gulfcoast Commercial Association of Realtors

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