



**FOR SALE  
LAND  
\$750,000**

74 ACRE GROVE LAKE WALES

**MAMMOTH GROVES ROAD, LAKE WALES, FL 33898**



**CHIP@CROSBYDIRT.COM  
CHIP FORTENBERRY MBA, ALC  
863.673.9368**



**CROSBYDIRT.COM  
CORPORATE OFFICE  
141 5TH ST. NW SUITE 202  
WINTER HAVEN, FL 33881**





VIDEO

## OFFERING SUMMARY

<b>Acres</b>	74 Acres
<b>County</b>	Polk
<b>Parcel IDs</b>	2829270000000041010 2829280000000021020, 2829270000000021050
<b>Listing Price</b>	\$750,000
<b>Price Per Acre</b>	\$10,135
<b>Coordinates</b>	27.924934, -81.550782
<b>Real Estate Taxes</b>	-

## 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

ID#: 1049270





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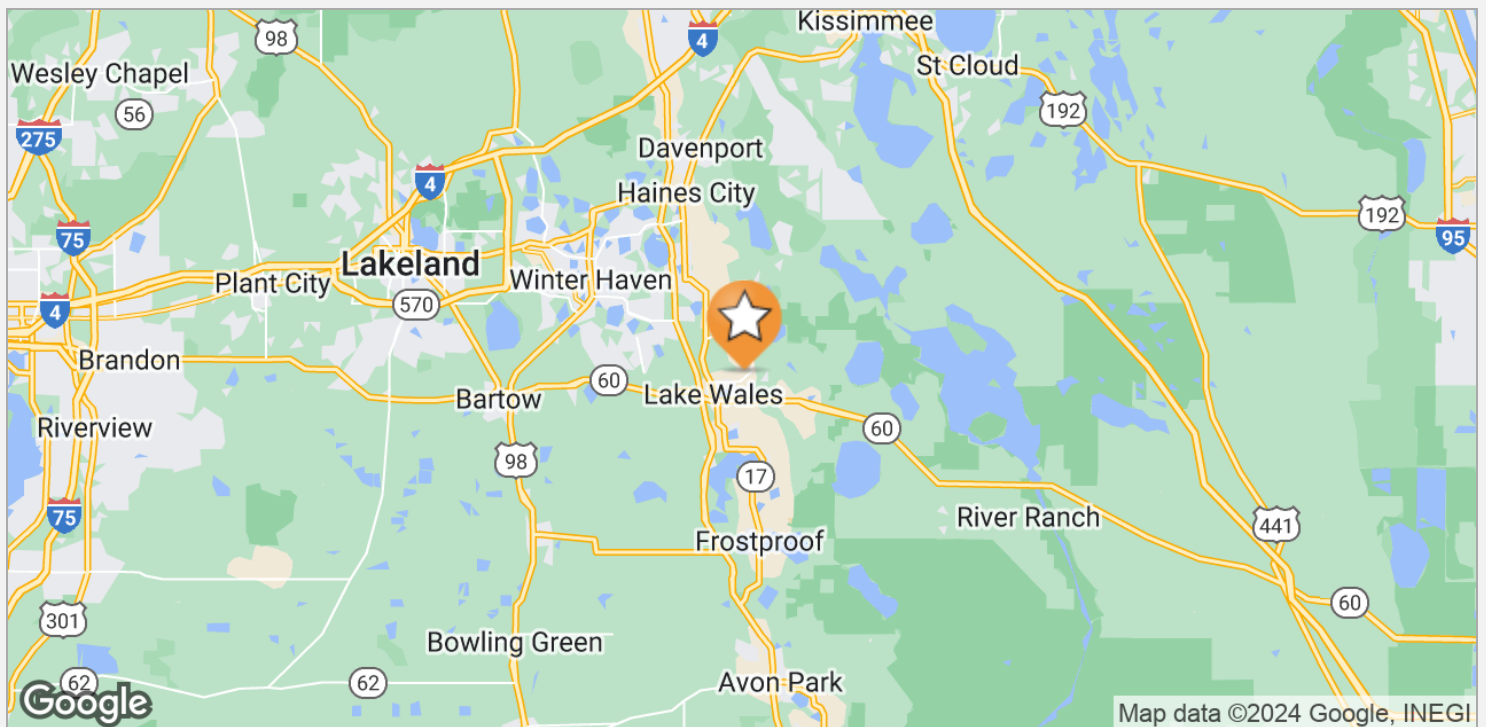
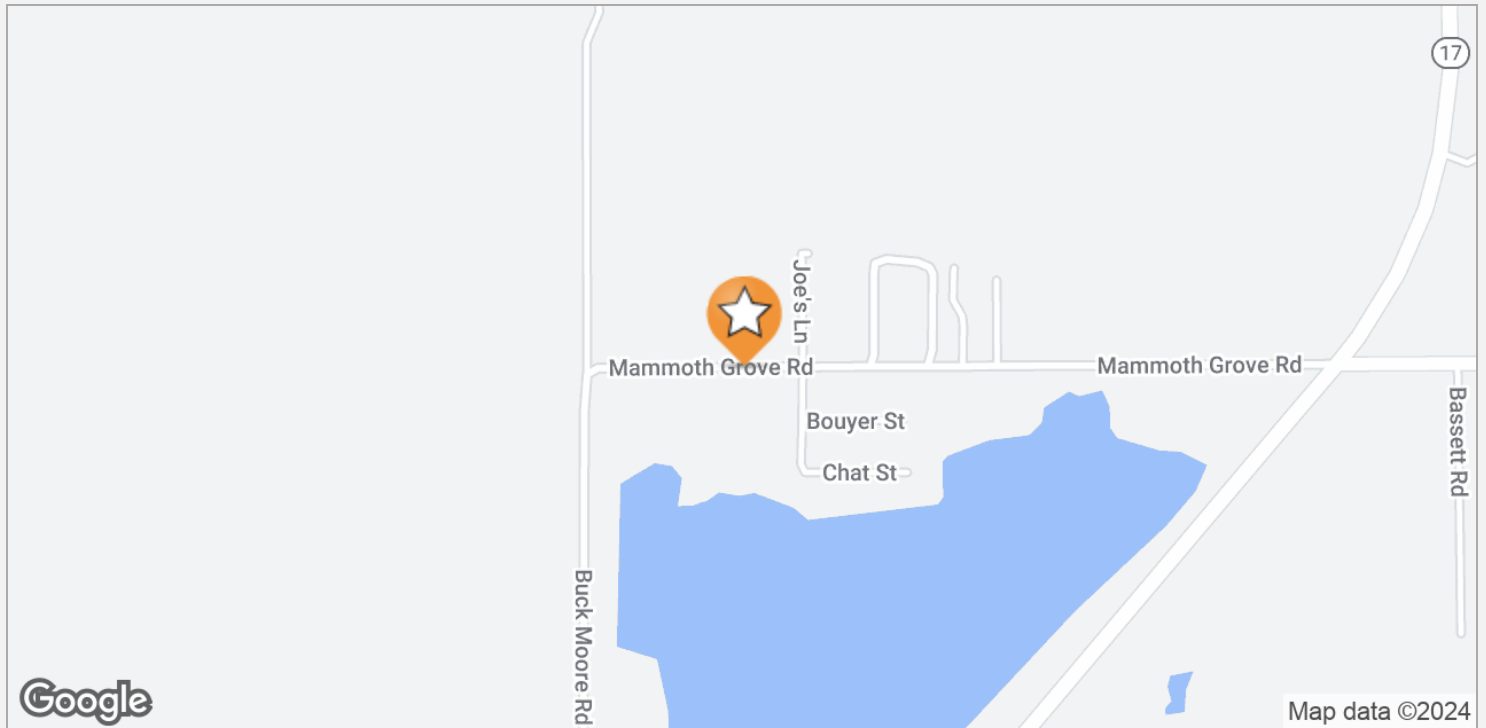


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Mammoth Groves Road, Lake Wales, FL 33898

Location Maps

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Chip Fortenberry MBA, ALC  
Broker Associate  
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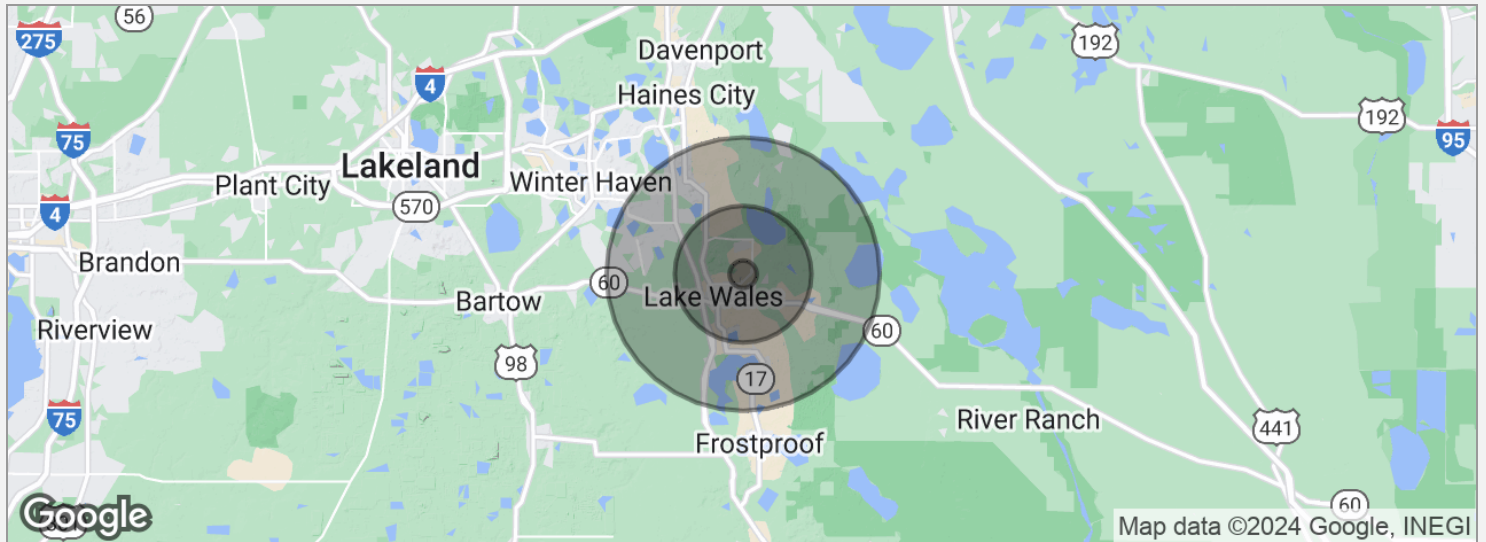
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## Demographics Map

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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 2020 ACS - US Census

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## CHIP FORTENBERRY MBA, ALC

Broker Associate



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FL #BK662316

## PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 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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