

FOR SALE > LAND

\$70,000

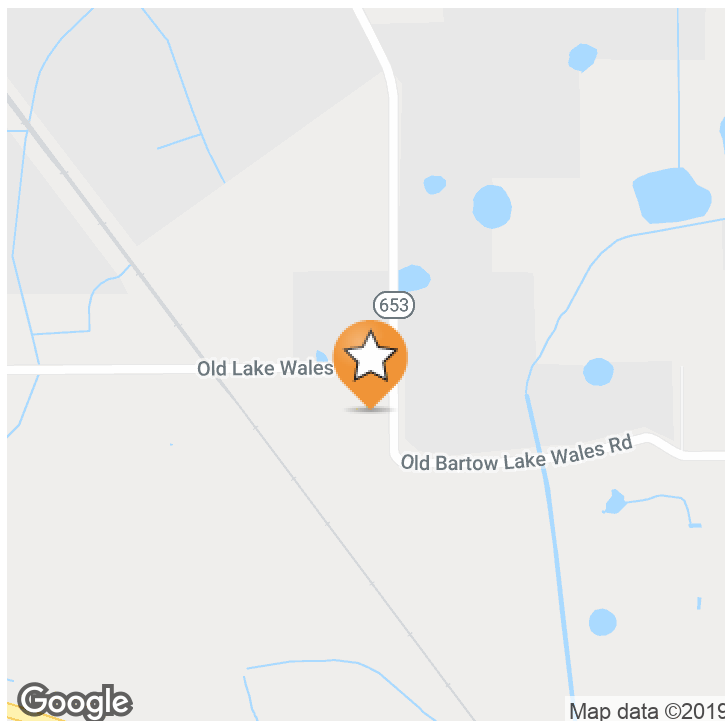
5 ACRE HOMESITE IN POLK COUNTY

OLD BARTOW ROAD, LAKE WALES, FL 33859



Chip Fortenberry, MBA, ALC
chip@crosbydirt.com
863.673.9368

crosbydirt.com



OFFERING SUMMARY

Listing Price	\$70,000
Acres	5 Acres
Price Per Acre	\$14,000
County	Polk
Zoning	Residential
Utilities	Electricity, Telephone
Soils	Sandy
Taxes	\$405
Parcel IDs	262936000000031050
Coordinates	27.9217986, -81.6696224
Frontage	226 ft
Sewer	No

PROPERTY OVERVIEW

This 5 acre tract has all the makings for a peaceful home site. The property is secluded with beautiful Florida pine and oak trees. Sit back and listen to the birds sing and enjoy the peace and quiet away from the city. All 5 acres are usable and the property is within 3 mins to an elementary school and 15 mins away from Legoland.

ID#: 406328



Chip Fortenberry, MBA, ALC
chip@crosbydirt.com
863.673.9368

crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600



ID#: 406328



Chip Fortenberry, MBA, ALC
chip@crosbydirt.com
863.673.9368

crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600

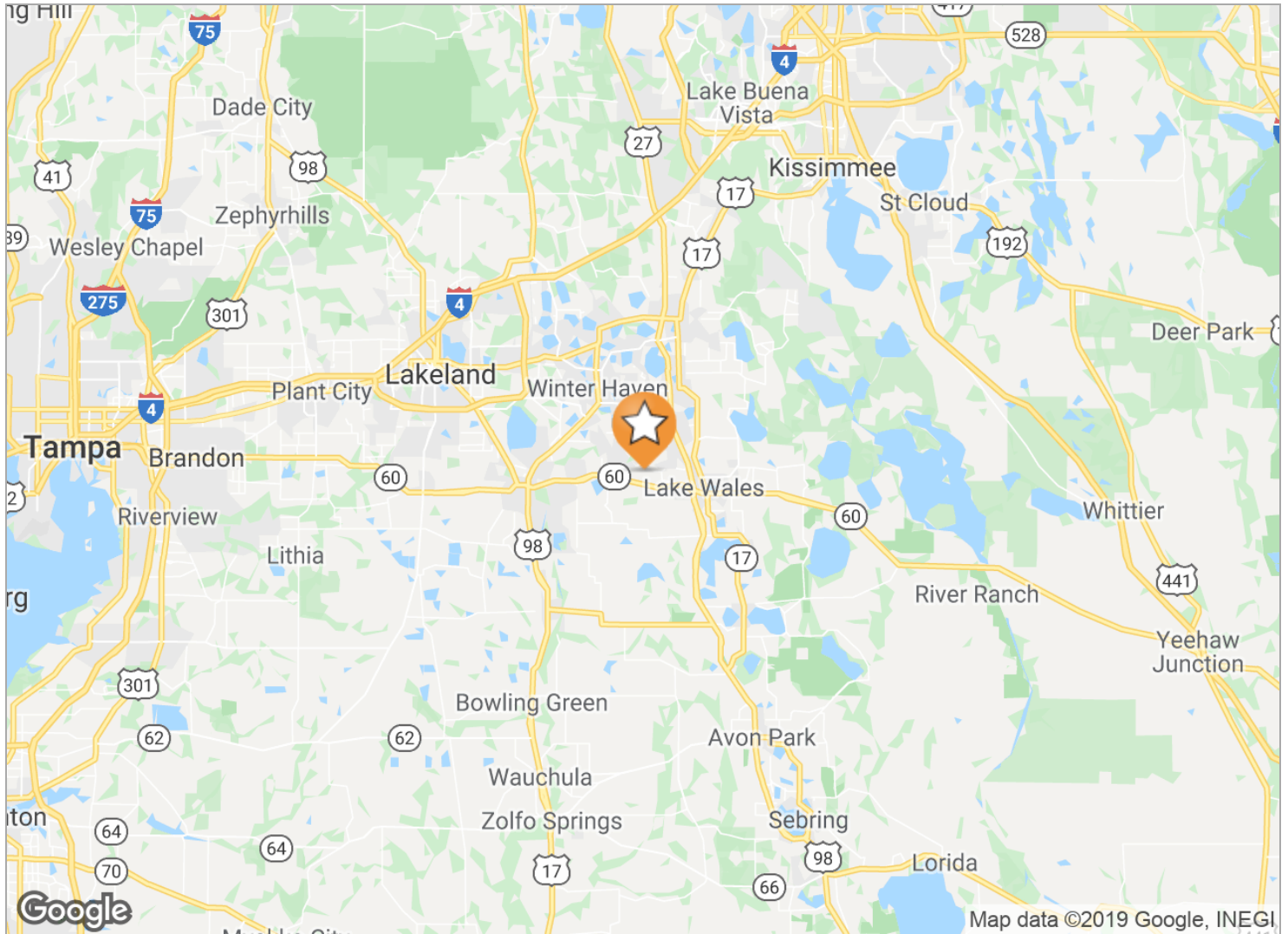


ID#: 406328



Chip Fortenberry, MBA, ALC
chip@crosbydirt.com
863.673.9368

crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600



LOCATION DESCRIPTION

Located on Old Bartow Lake Wales Road. 2.6 miles South of Thompson Nursery Road and 1.5 miles north of SR 60

DRIVE TIMES

12 mins to Lake Wales, 13 mins to Publix, 24 mins to Downtown Winter Haven, 70 mins to Orlando, 70 mins to Tampa

DRIVING DIRECTIONS

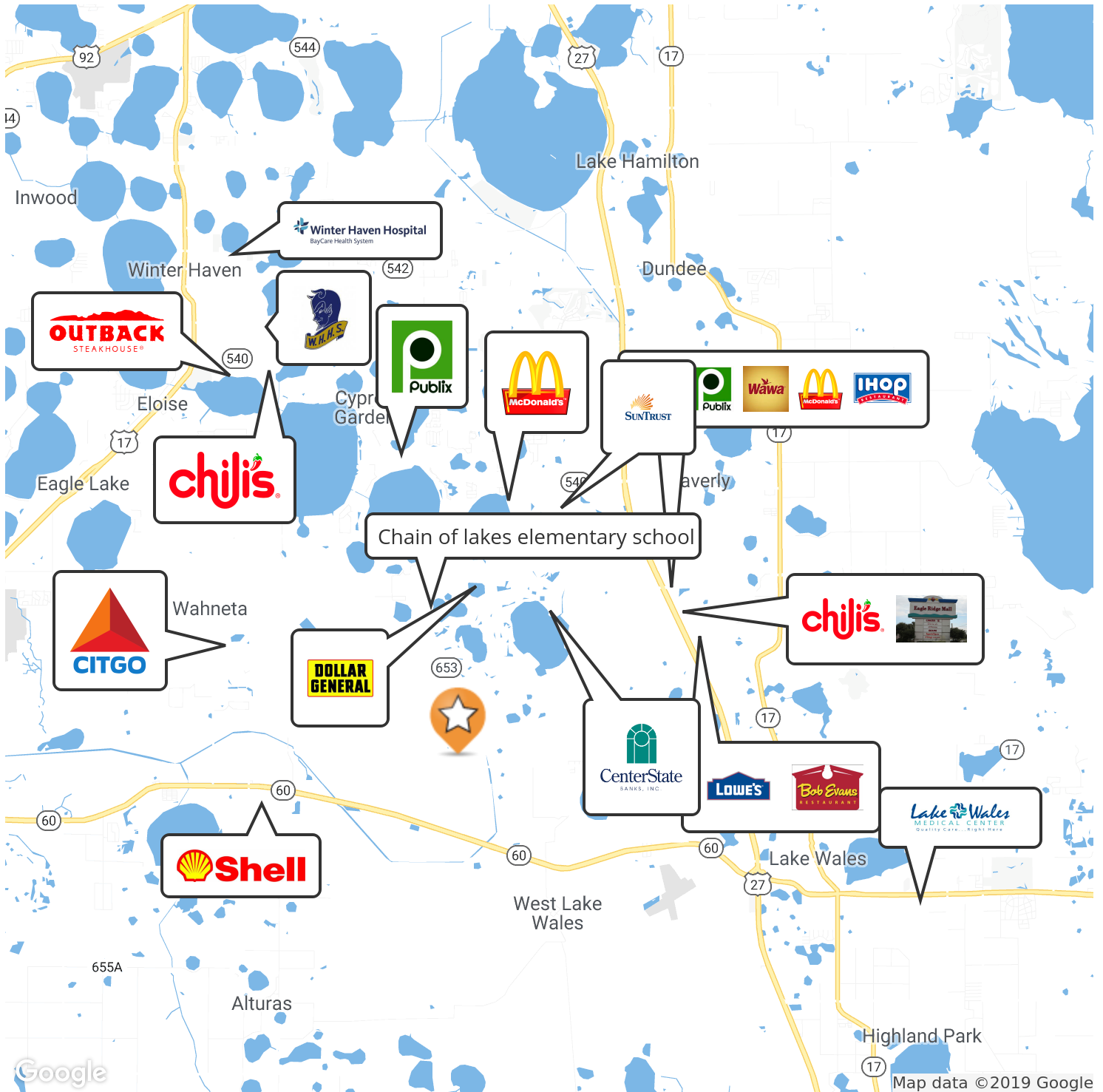
From Thompson Nursery Road and CR 653. Drive south on CR 653 2.65 miles to property.

ID#: 406328



Chip Fortenberry, MBA, ALC
chip@crosbydirt.com
863.673.9368

crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600

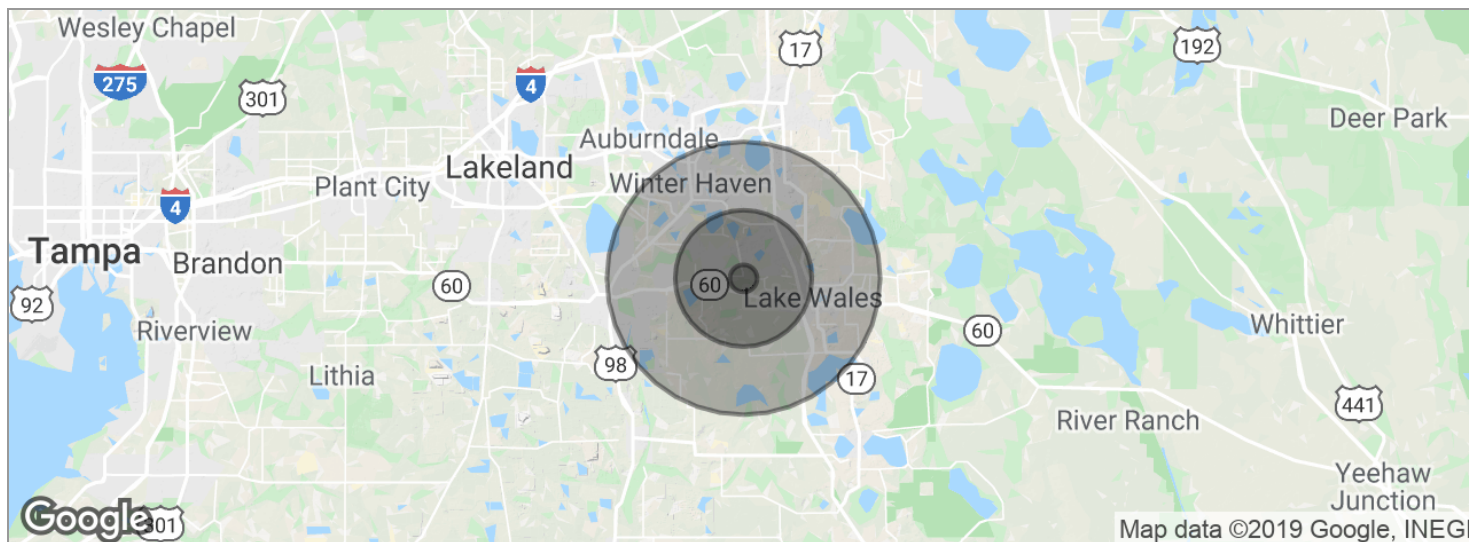


ID#: 406328



Chip Fortenberry, MBA, ALC
chip@crosbydirt.com
863.673.9368

crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600



POPULATION	1 MILE	5 MILES	10 MILES
Total population	622	26,494	131,268
Median age	40.3	40.3	39.7
Median age (male)	40.4	40.1	39.0
Median age (Female)	41.1	40.4	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	238	10,111	51,333
# of persons per HH	2.6	2.6	2.6
Average HH income	\$57,703	\$61,487	\$54,121
Average house value		\$160,051	\$160,546

* Demographic data derived from 2010 US Census

ID#: 406328



Chip Fortenberry, MBA, ALC
chip@crosbydirt.com
863.673.9368

crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600

CHIP FORTENBERRY, MBA, ALC

Broker Associate - Land Specialist, REALTOR®



141 5th St. NW, Suite 202
Winter Haven, FL 33881
T 863.293.5600
C 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 properties for his clients.

PROFESSIONAL EXPERIENCE:

- 10 years managing citrus groves for institutional and small growers
- Licensed Real Estate Agent since 1998
- Licensed Real Estate Broker
- Sold over \$50 million dollars of agricultural and commercial properties
- Citrus grove owner
- Past member of the Citrus advisory committee of Hardee, Desoto, Manatee, and Sarasota counties
- Past member of the Citrus advisory committee of Southwest Florida.

EDUCATION

BS Business/Citrus Florida Southern College 1990
MBA University of Florida 2005

MEMBERSHIPS & AFFILIATIONS

East Polk County Association of Realtors
National Association of REALTORS®
Realtors Land Institute. Accredited Land Consultant designation.
Florida Citrus Production Managers Association
Florida Farm Bureau Member
Past member of the Citrus advisory committee of Hardee, Desoto, Manatee, and Sarasota counties
Past member of the Citrus advisory committee of Southwest Florida.

ID#: 406328



Chip Fortenberry, MBA, ALC
chip@crosbydirt.com
863.673.9368

crosbydirt.com
141 5th St. NW
Winter Haven, FL 33881
863.293.5600