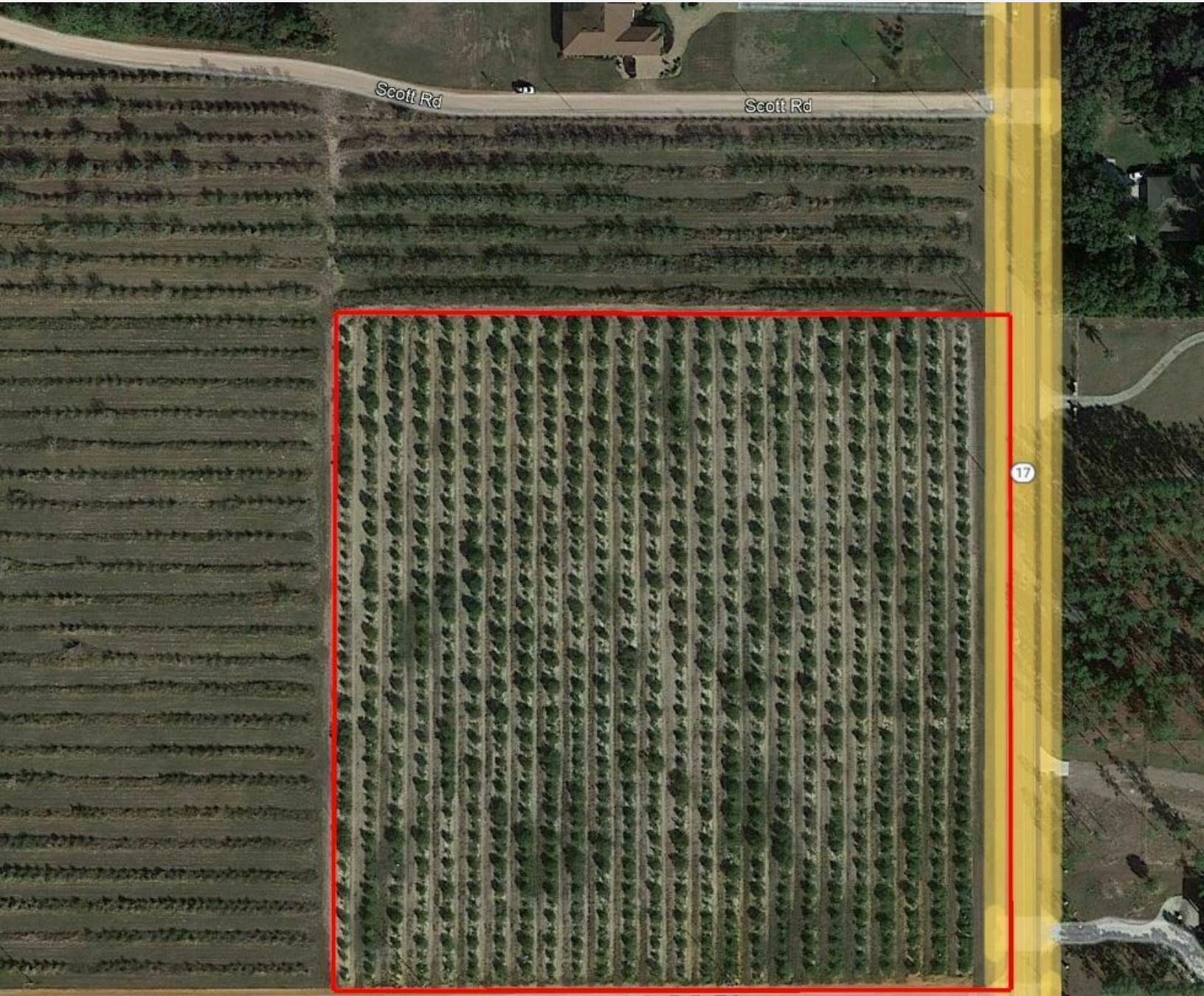




**FOR SALE**  
**CITRUS GROVE**  
**\$250,000**

LAKE WALES DEVELOPMENT OPPORTUNITY + CITRUS GROVE

**S SCENIC HWY, LAKE WALES, FL 33898**

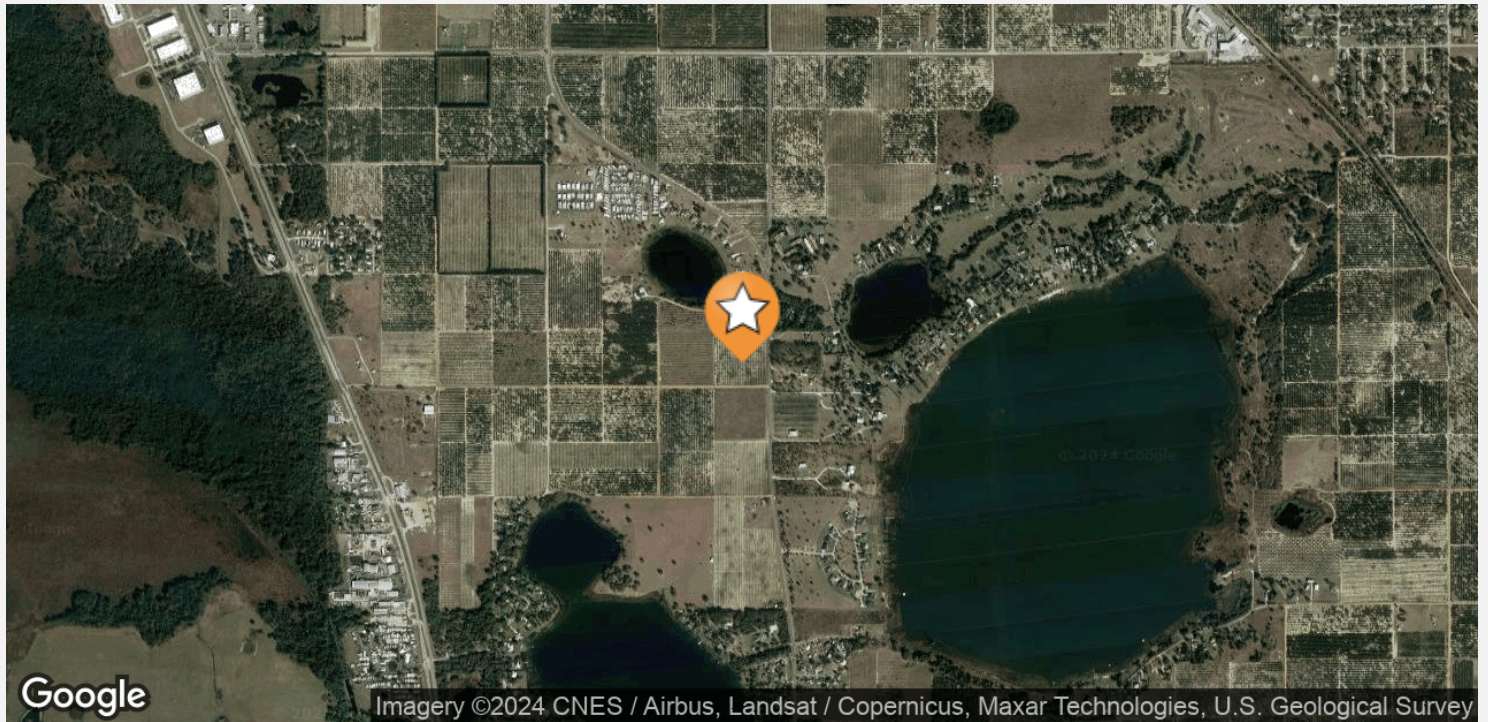


CHIP@CROSBYDIRT.COM  
CHIP FORTENBERRY MBA, ALC  
863.673.9368



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





## VIDEO

### OFFERING SUMMARY

<b>Listing Price</b>	\$250,000
<b>Acres</b>	9.81 Acres
<b>Price Per Acre</b>	\$25,484
<b>County</b>	Polk
<b>Zoning</b>	Agricultural
<b>Utilities</b>	Electricity, Telephone
<b>Soils</b>	Candler Sand
<b>Taxes</b>	\$156
<b>Parcel IDs</b>	273024000000031020
<b>Coordinates</b>	27.8618448, -81.5740417
<b>Frontage</b>	670 ft
<b>Real Estate Taxes</b>	\$156

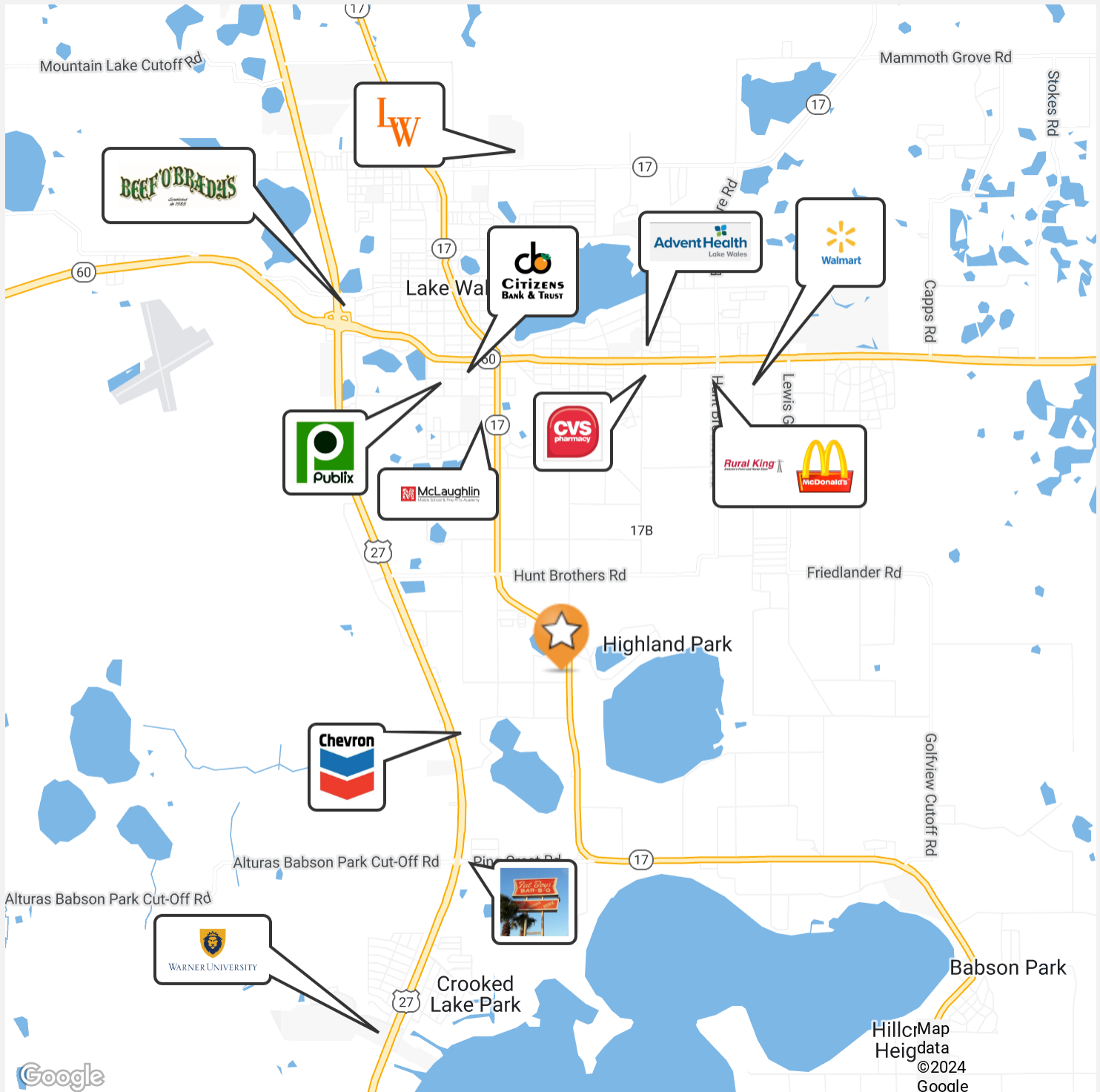
### PROPERTY OVERVIEW

The perfect mix of rural and urban living with 10+/- acres to develop, this citrus grove is perfect for those looking for a fresh start. This location doesn't get much better than this; with shopping and restaurants near by, this spot is convenient and enjoyable. Currently zoned agriculture with a future land use of 1 unit per 5 acres, this lot is ideal for creating small ranchettes or your dream home site. Call in before its gone!

### PROPERTY HIGHLIGHTS

- 10 +/- acres citrus grove
- All round oranges
- Property is currently zoned agricultural
- Future land use of 1 unit per 5 acres
- Property is perfect for 5 acre lots or the density can be increased with a PUD
- Public water is nearby
- Minutes to shopping and restaurants
- Traffic Count 5,300 vehicles per day

ID#: 1067964



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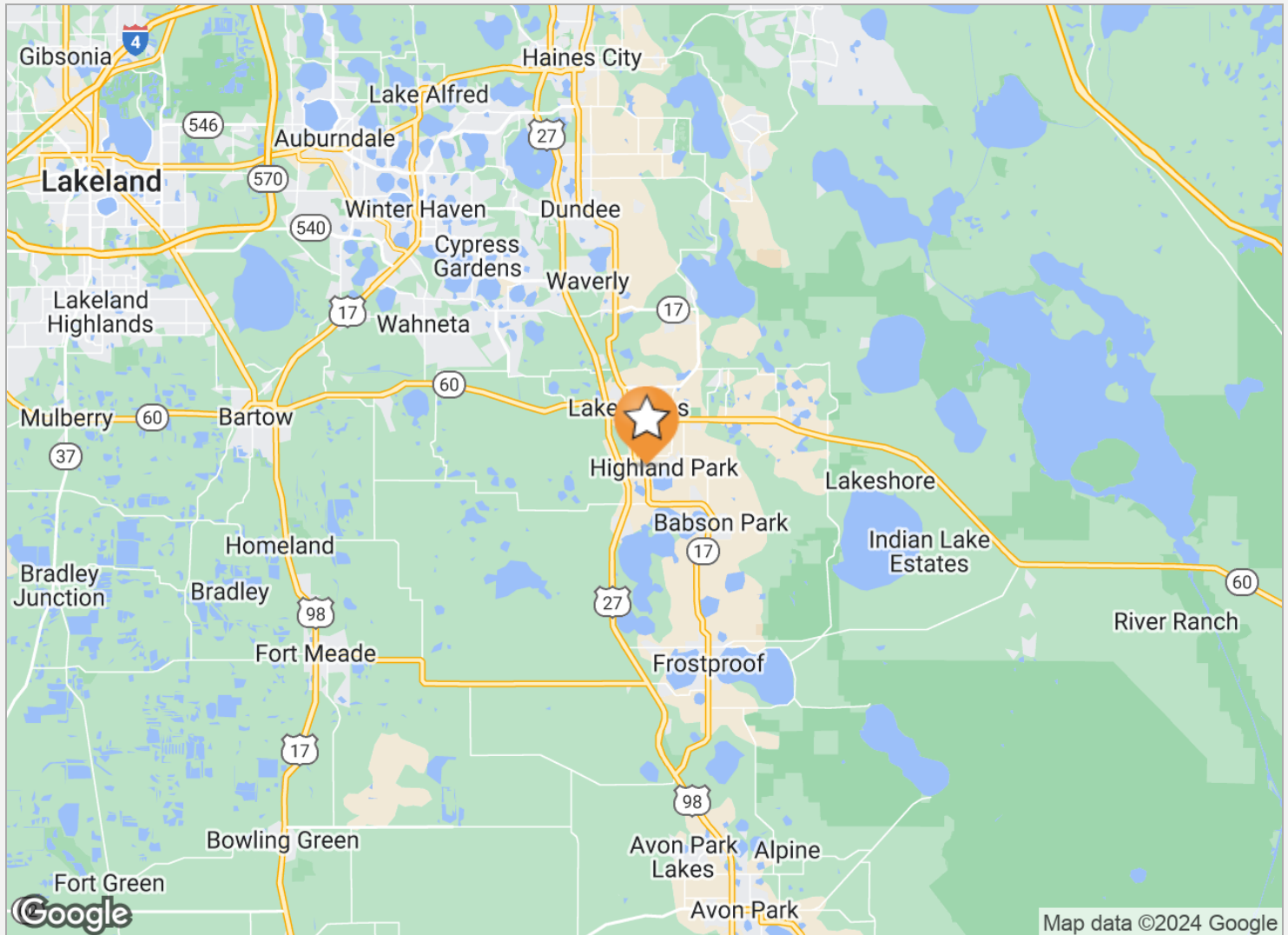


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141 5th St. NW Suite 202  
Winter Haven, FL 33881



## LOCATION DESCRIPTION

The perfect mix of rural and urban living with 10 +/- acres to develop, this citrus grove is perfect for those looking for a fresh start. This location doesn't get much better than this; with shopping and restaurants near by, this spot is convenient and enjoyable. Currently zoned agriculture with a future land use of 1 unit per 5 acres, this lot is ideal for creating small ranchettes or your dream home site. Call in before its gone!

## DRIVE TIMES

7 minutes to Lake Wales, 29 minutes to Winter Haven, 80 minutes to Orlando, 90 minutes to Tampa

## DRIVING DIRECTIONS

From Scenic Highway and Hunt Brothers Road, Lake Wales, Drive south on Scenic Highway 1 mile to the property

**ID#: 1067964**