



FOR SALE
CITRUS GROVE
\$440,000

44 ACRES GROVE WITH LAKE VIEWS PERFECT FOR RANCHETTES

US HIGHWAY 630 E , FROSTPROOF, FL 33843





PROPERTY DESCRIPTION

44 acre citrus grove is now available! Located in Frostproof on Hwy 630 and Barr Road, this property has 35 acres of uplands. Perfect for a home site, residential lots, or continued agricultural use. Future land use is 1 dwelling unit per 5 acres. Enjoy a secluded yet close to shopping, restaurants and schools piece of land. There are 1,300 feet on Hwy 630, 1,400 feet on N Lake Ready BLVD and 1,900 feet on Barr Road. All roads are paved. Views of Reedy Lake are perfect for those that enjoy a stunning view. Comes with an 8 inch well with Jet irrigation. Irrigation system needs work but can be fully functional. SWFWMD permit expires 2030 but can be renewed for 20 years.

LOCATION DESCRIPTION

44 acres citrus grove located on Hwy 630 in Frostproof Florida

OFFERING SUMMARY

Sale Price:	\$440,000
Lot Size:	44 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	58	4,052	16,225
Total Population	133	7,773	34,017
Average HH Income	\$47,201	\$41,250	\$41,242

ID#: 1146782



PROPERTY HIGHLIGHTS

- 44 acre citrus grove located in Frostproof on Hwy 630 and Barr Road
- 35 upland acres
- Future land use is 1 dwelling unit per 5 acres
- Invest and develop into ranchettes
- Perfect for a home site, residential lots or continued agricultural use
- Secluded yet close to shopping, restaurants and schools
- Views of Reedy Lake
- 1000 feet on HWY 630
- 8 inch well with Jet Irrigation

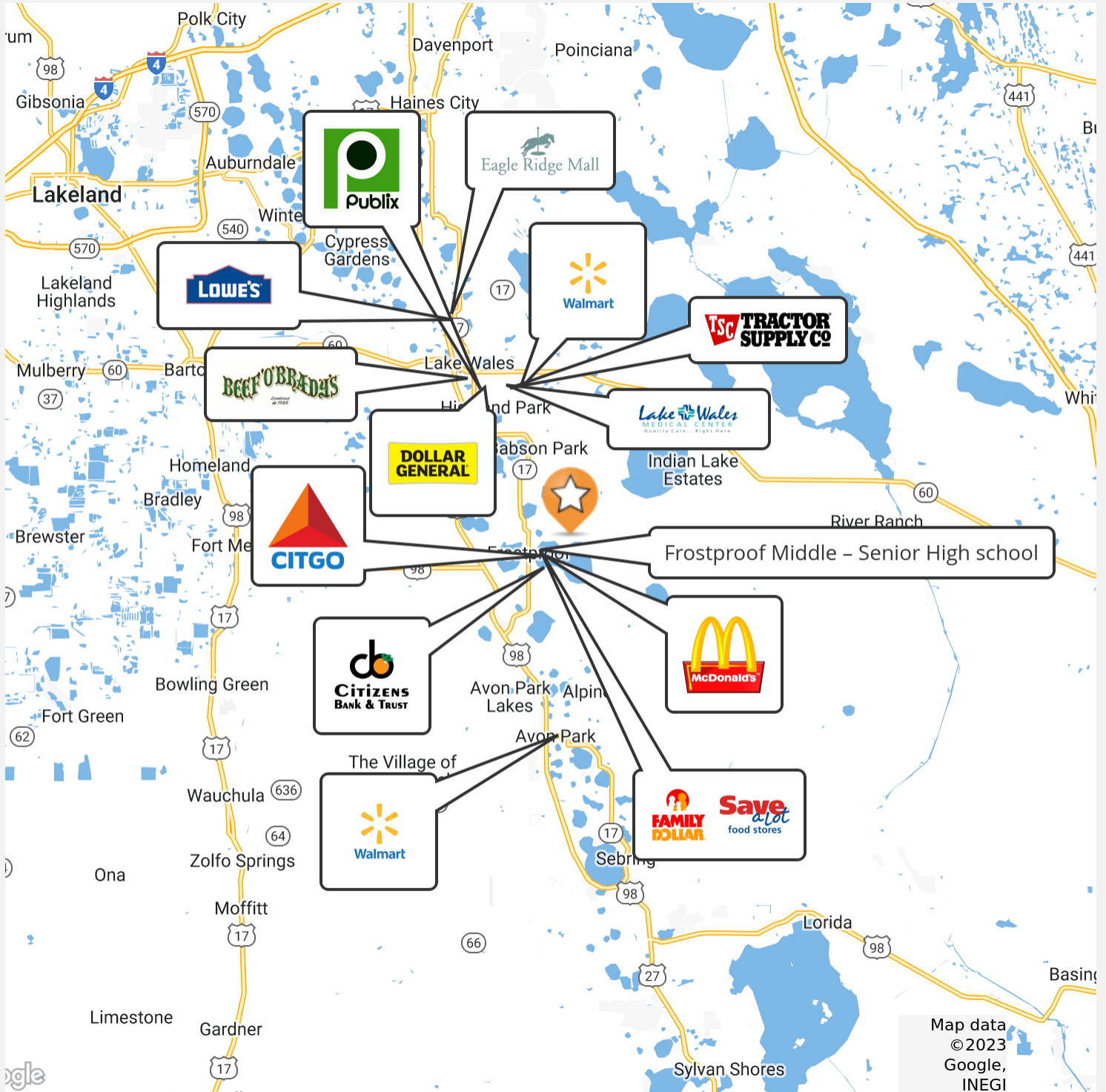
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Additional Photos

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Aerial



Topography

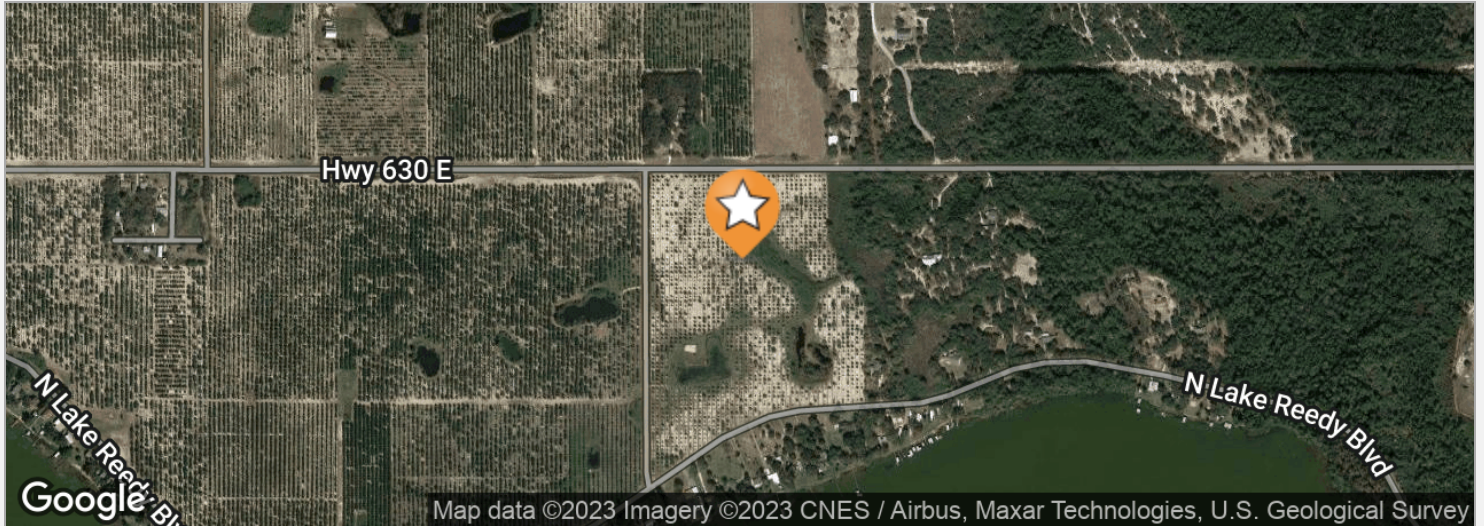


Floodplains



Wetlands

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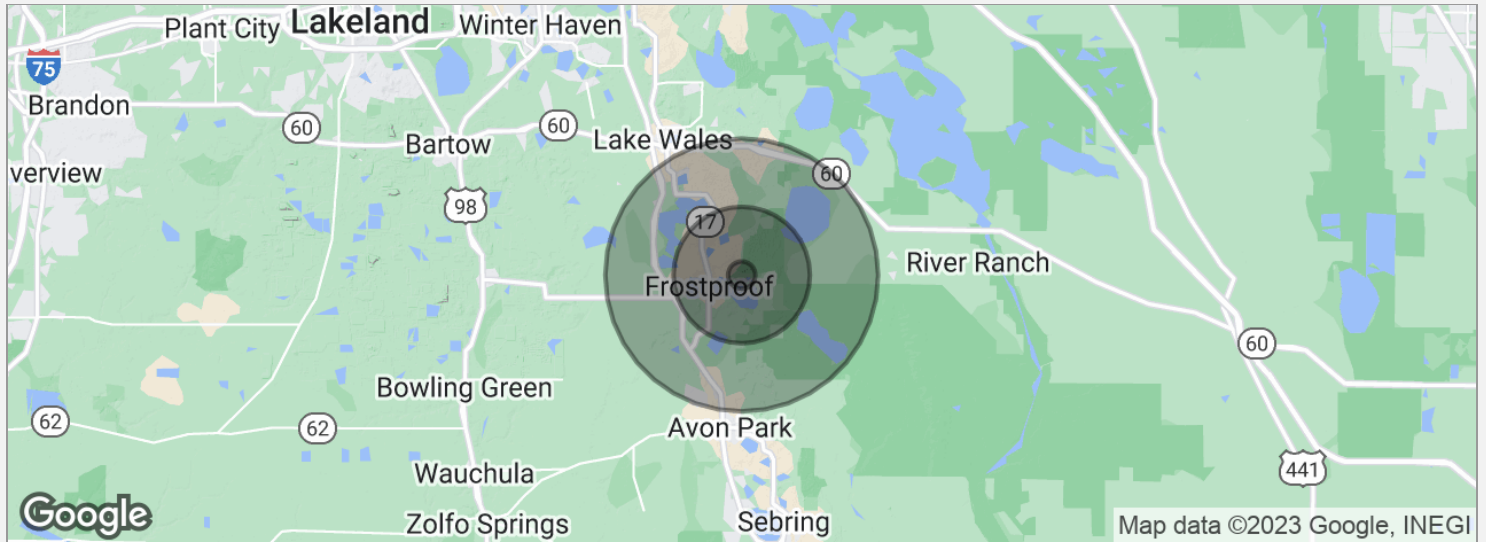
DRIVE TIMES

7 minutes to downtown Frostproof
22 minutes to Lake Wales
22 minutes to Avon Park
72 minutes to Orlando
100 minutes to Tampa

DRIVING DIRECTIONS

From highway 17 and SR 630 Frostproof, Drive 2.25 miles east to the property

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	133	7,773	34,017
Median age	45.5	51.5	46.2
Median age (male)	48.2	52.0	44.6
Median age (Female)	44.3	50.6	47.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	58	4,052	16,225
# of persons per HH	2.3	1.9	2.1
Average HH income	\$47,201	\$41,250	\$41,242
Average house value	\$190,515	\$131,017	\$127,023

* Demographic data derived from 2020 ACS - US Census

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CHIP FORTENBERRY MBA, ALC

Broker Associate



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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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