

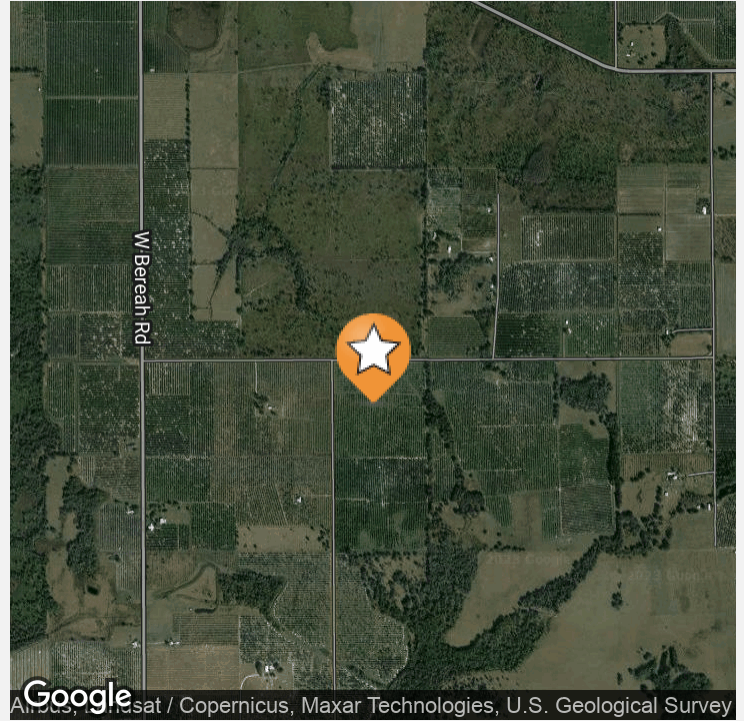


FOR SALE
CITRUS GROVE
\$400,000

40 ACRE BEREAH GROVE POLK COUNTY, FL

0 C DAVIS RD, FORT MEADE, FL 33841





OFFERING SUMMARY

Listing Price	\$400,000
Acres	40 Acres
Price Per Acre	\$10,000
County	Polk
Zoning	Agriculture
Irrigation	12 inch well with Diesel power unit and jet irrigation
Utilities	Electricity, Telephone
Soils	11 acres Smyrna & Myakka fine sand. 15 acres Zolfo fine sand. 14 acres Duette fine sand
Taxes	\$773
Parcel IDs	27-32-33-000000-011000
Coordinates	27.6590828, -81.6153523
Frontage	1,300 ft
Real Estate Taxes	\$688.06

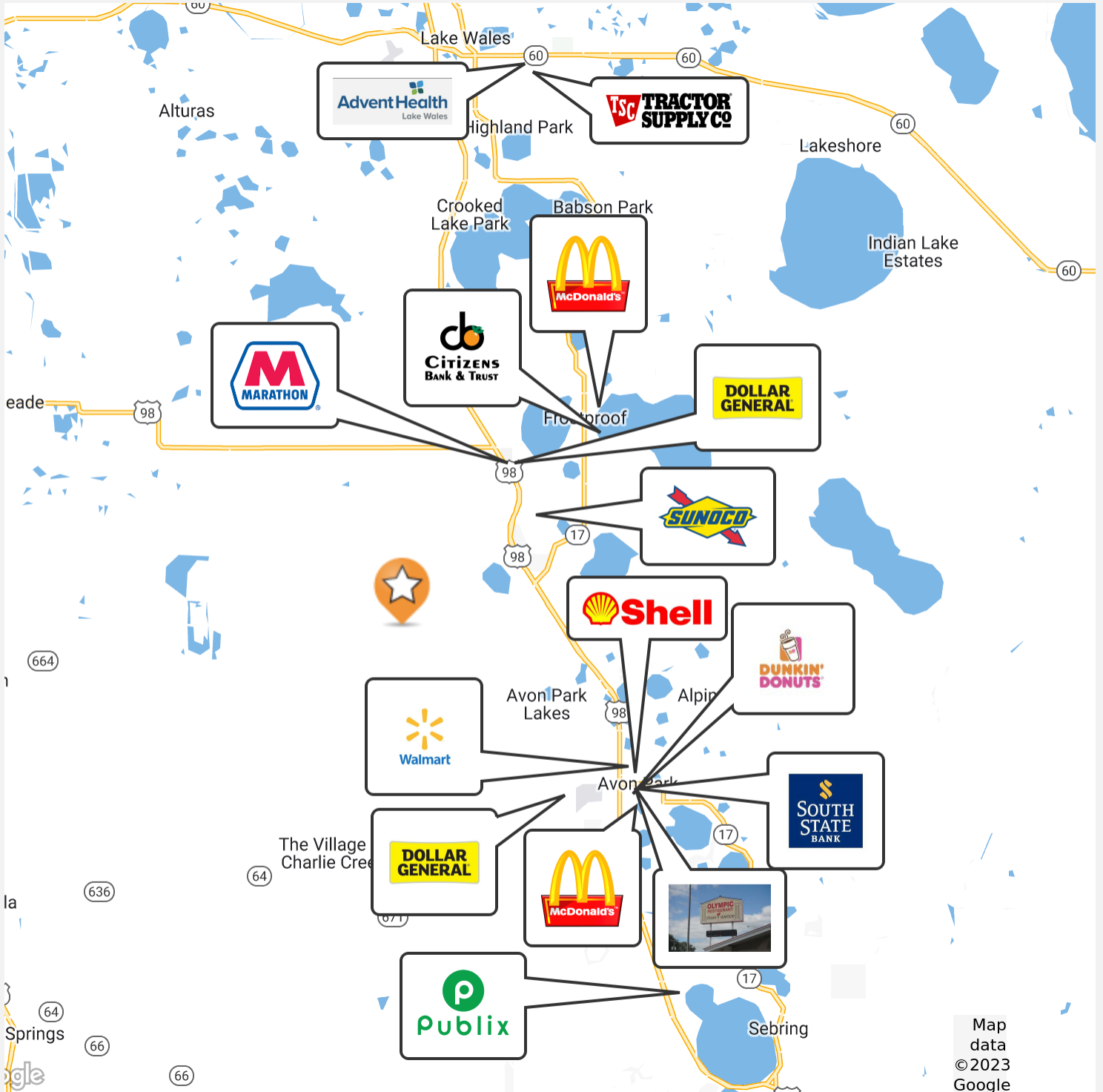
PROPERTY OVERVIEW

Nestled in these 40 acres you can find Hamlin orange groves that offer endless potential for your agricultural dreams. With a 12 inch well and diesel power unit, the possibilities are broad - from cultivating strawberry fields to harvesting blueberries or peaches, even bamboo! The future land use allows for this property to be subdivided into beautiful homesites of 1 dwelling per 5 acres - this is an opportunity unlike any other! Call now before it's too late!

PROPERTY HIGHLIGHTS

- 40 acre Hamlin Grove
- 12 inch well with diesel power unit
- Jet irrigation
- Future Land Use is 1 dwelling unit per 5 acres
- Property can be subdivided into smaller homesites

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Boundary

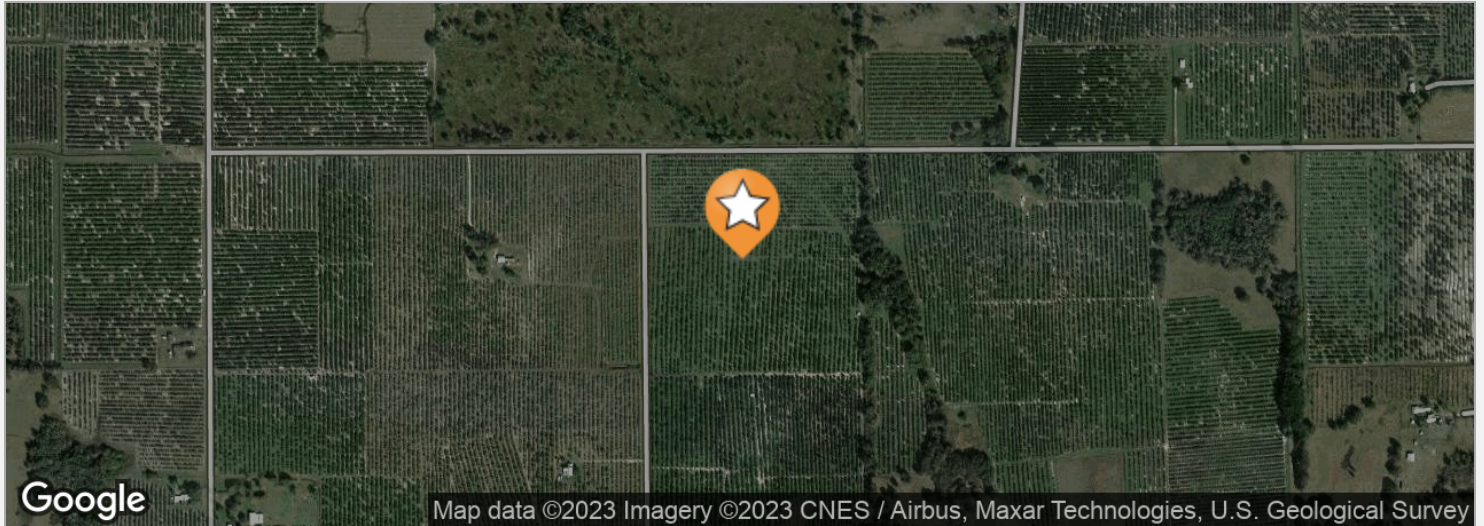


39.91 ac

CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP	
47	Zolfo fine sand, 0 to 2 percent slopes	14.85	37.21%	-	36	3w	
70	Duette fine sand	13.54	33.93%	-	29	6s	
17	Smyrna and Myakka fine sands	11.52	28.86%	-	34	4w	
Totals		0 CPI	33.05 NCCPI	4.31 Cap.			
39.91 ac		Average	Average	Average			



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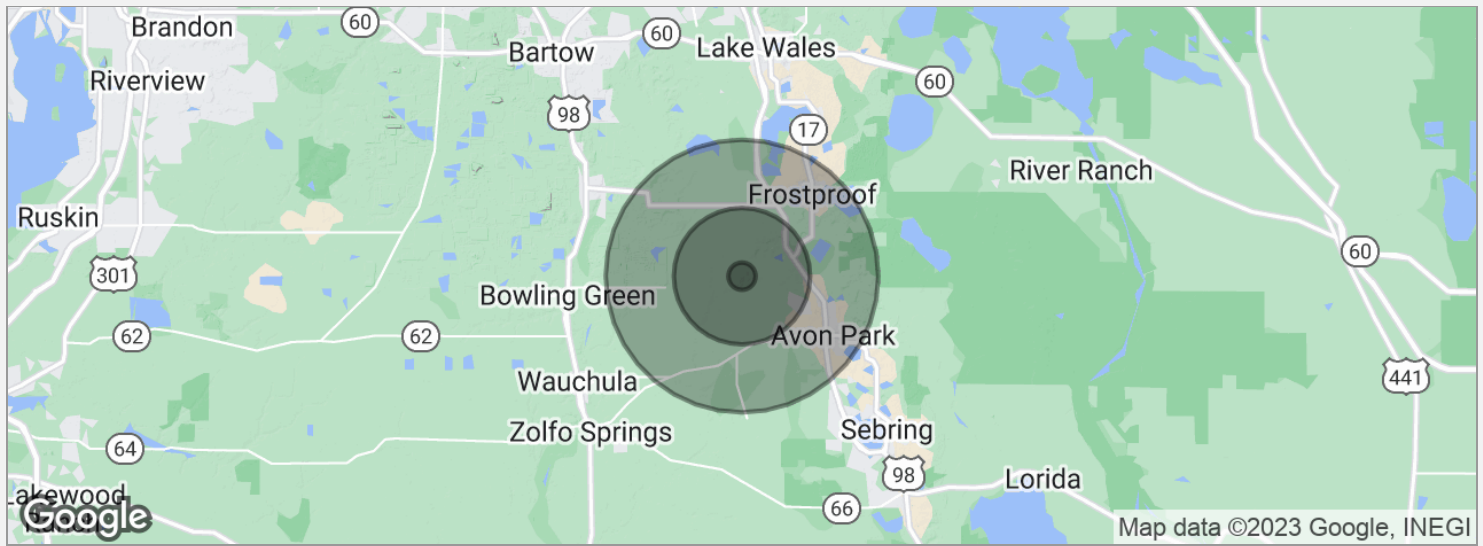
DRIVE TIMES

5 minutes to US 27
14 minutes to Frostproof
15 minutes to Avon Park
21 minutes to Ft. Meade
48 minutes to Winter Haven
97 minutes to Tampa
106 minutes to Orlando

DRIVING DIRECTIONS

From US 27 and Avon Park Cutoff Road, travel west 3 miles on Avon Park Cutoff Road to East Bereah Road. Travel south on East Bereah Road 0.75 miles to Altman Road. Travel west 0.75 miles on Altman Road to property

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	68	17,400	48,552
Median age	58.9	41.4	46.1
Median age (male)	63.4	40.3	45.4
Median age (Female)	58.7	43.6	46.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	38	7,432	22,257
# of persons per HH	1.8	2.3	2.2
Average HH income	\$38,430	\$43,136	\$44,682
Average house value	\$202,045	\$115,983	\$120,835

* 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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