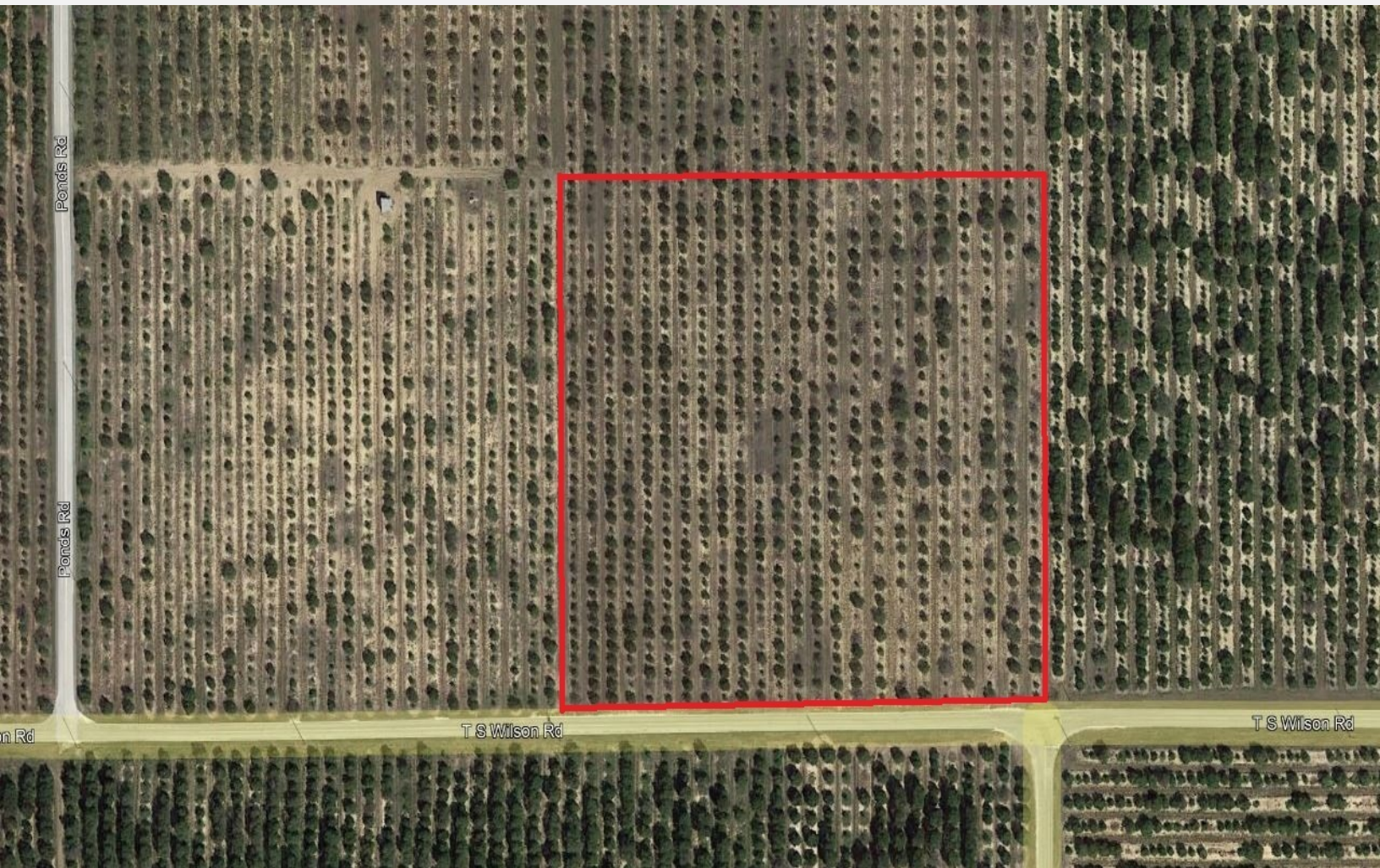


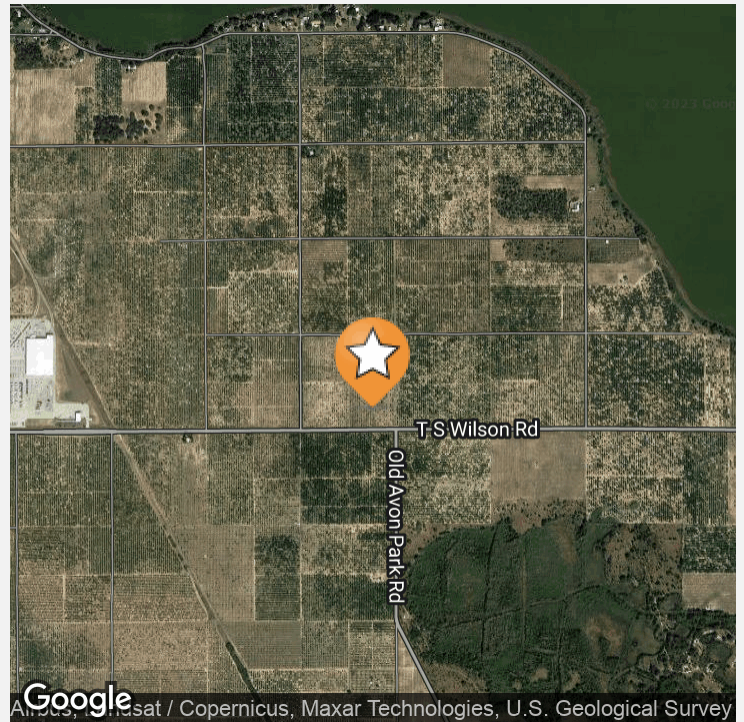


**FOR SALE
LAND
\$199,000**

PRIME 10 +/- ACRES HOMESITE POLK COUNTY, FL

TS WILSON ROAD, FROSTPROOF, FL 33843





OFFERING SUMMARY

Listing Price	\$199,000
Acres	10 Acres
Price Per Acre	\$19,900
County	Polk
Zoning	Agricultural
Utilities	Electricity, Telephone
Soils	Sandy
Parcel IDs	283203000000042010
Coordinates	27.7194709, -81.5075127
Real Estate Taxes	\$167

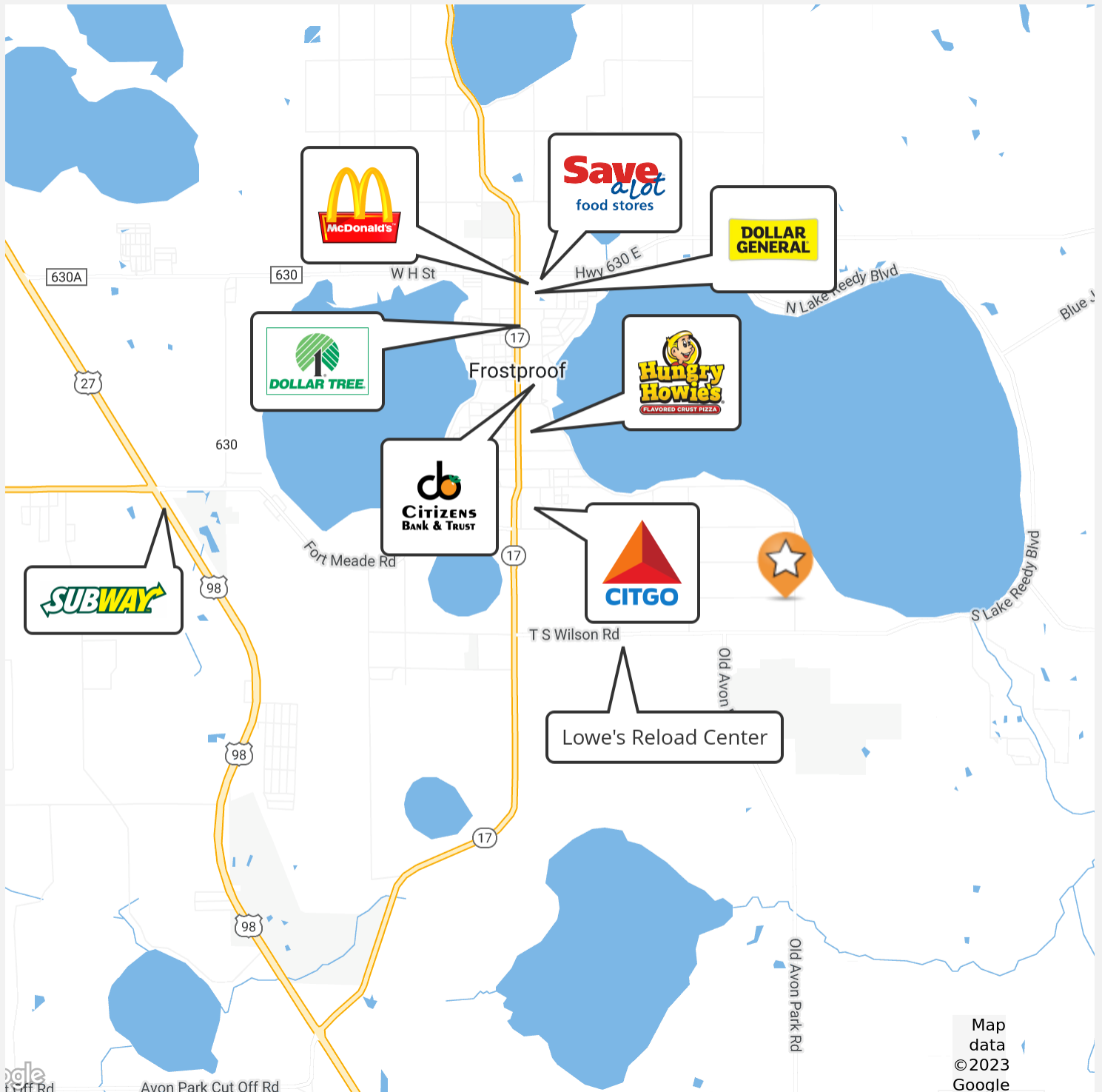
PROPERTY OVERVIEW

Imagine all of the possibilities with this 10 acre tract! Located on TS Wilson Road. If you have your heart set on building a home, this lot would be perfect for you. High and Dry Land. This property will not last long so call now before it's gone forever!! This property is part of a larger parcel that is being subdivided. Actual acres to be determined by a survey.

PROPERTY HIGHLIGHTS

- 10 +/- Acres
- Zoned Agricultural
- Zoning allows one dwelling unit per 5 acres
- High and Dry Land
- Electricity and Telephone near site
- Property is part of a larger parcel that is being subdivided
- Actual acres to be determined by a survey

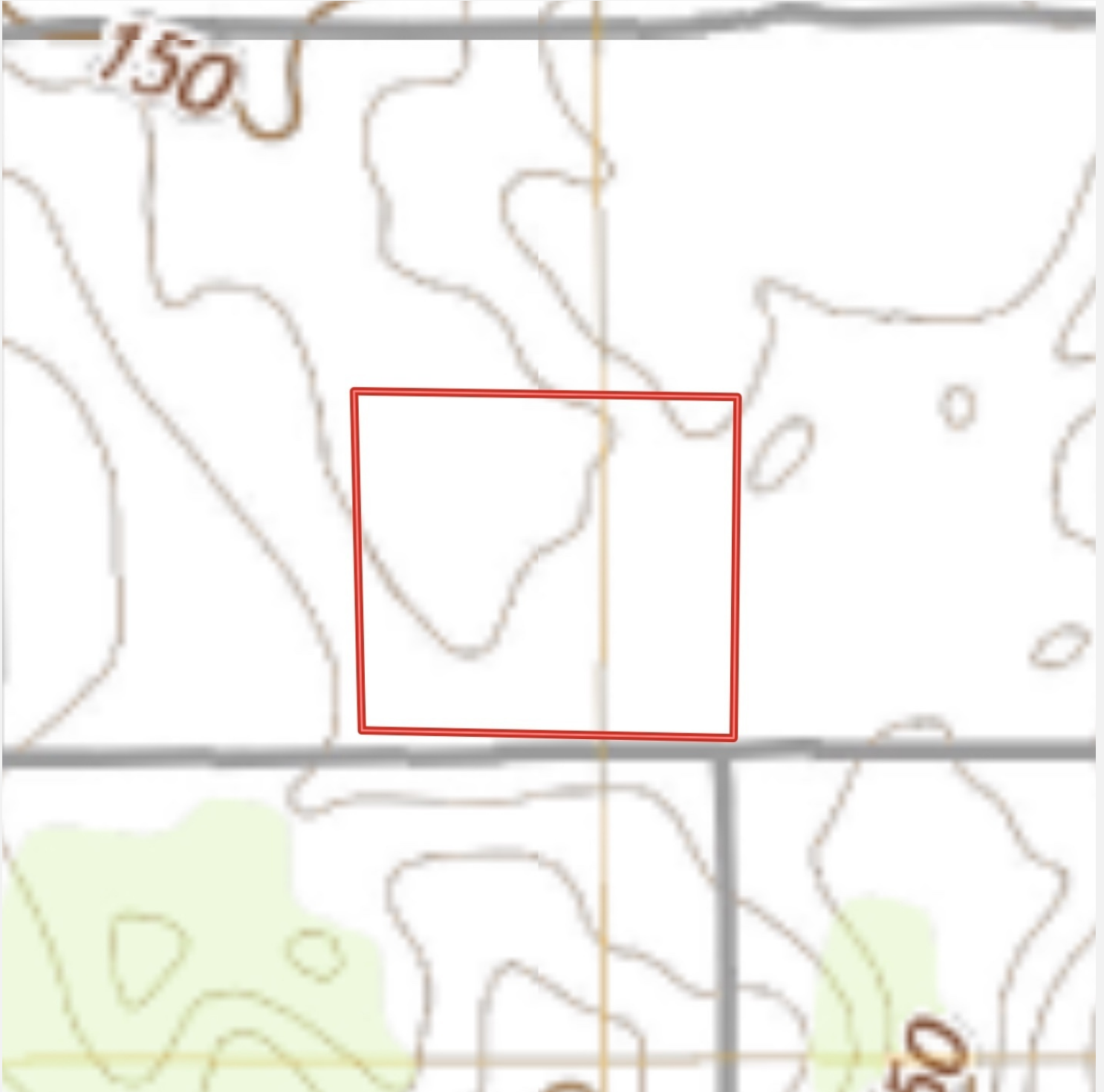
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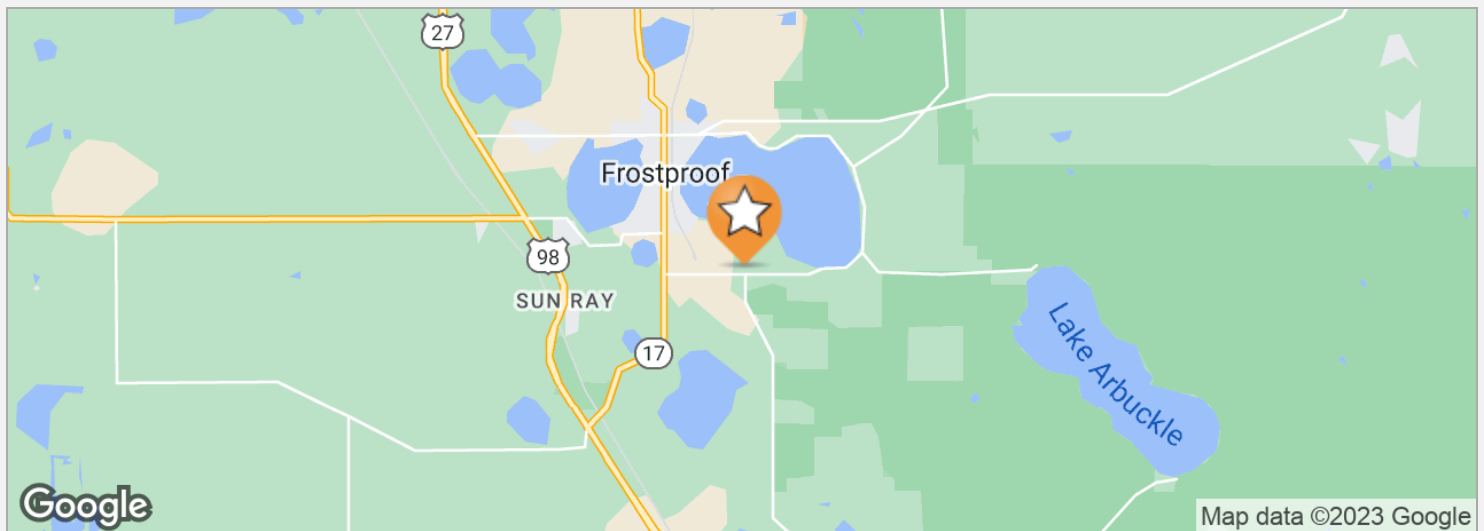
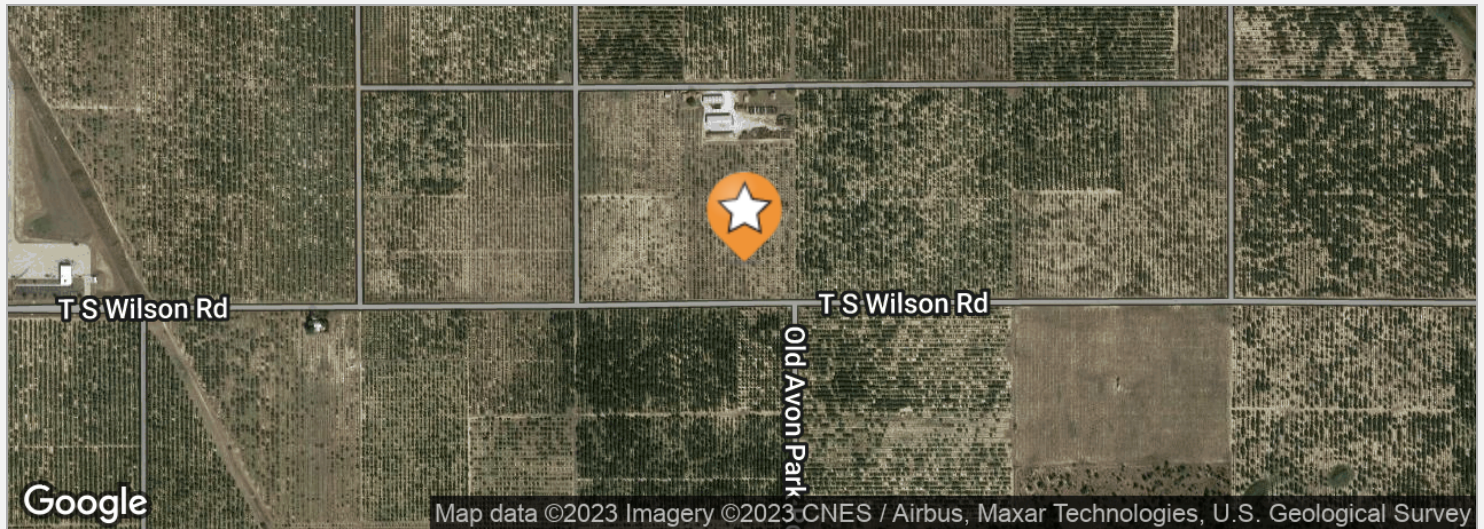
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<div>  Boundary: 9.63 ac </div>							
Code	Description	Acres	%	CPI	NCCPI	CAP	
3	Candler sand, 0 to 5 percent slopes	9.63	100%	-	17	4s	
Totals 9.63 ac		0 CPI Average		17 NCCPI Average		4 Cap. Average	





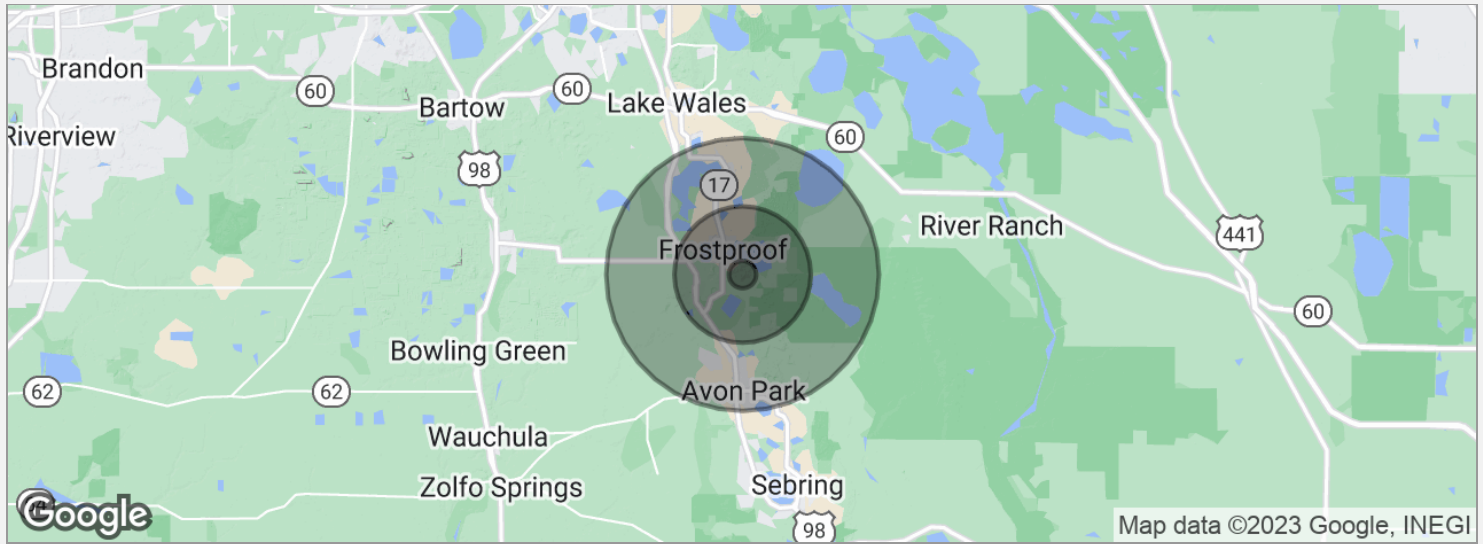
DRIVE TIMES

5 minutes to Frostproof
17 minutes to Avon Park
42 minutes to Winter Haven
84 minutes to Orlando
90 minutes to Tampa

DRIVING DIRECTIONS

From Ponds Road & TS Wilson Road, Drive 0.10 miles east on TS Wilson Road to property.

ID#: 1228414



POPULATION	1 MILE	5 MILES	10 MILES
Total population	146	7,825	39,667
Median age	63.0	52.4	42.7
Median age (male)	65.2	52.9	42.0
Median age (Female)	61.4	51.4	44.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	81	4,167	17,189
# of persons per HH	1.8	1.9	2.3
Average HH income	\$29,276	\$38,188	\$42,708
Average house value	\$133,584	\$115,713	\$121,119

* Demographic data derived from 2020 ACS - US Census

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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