



FOR SALE
CITRUS GROVE/RESIDENTIAL HOMESITES
\$1,500,000

120 +/- ACRE GROVE HWY 98 FROSTPROOF, FL

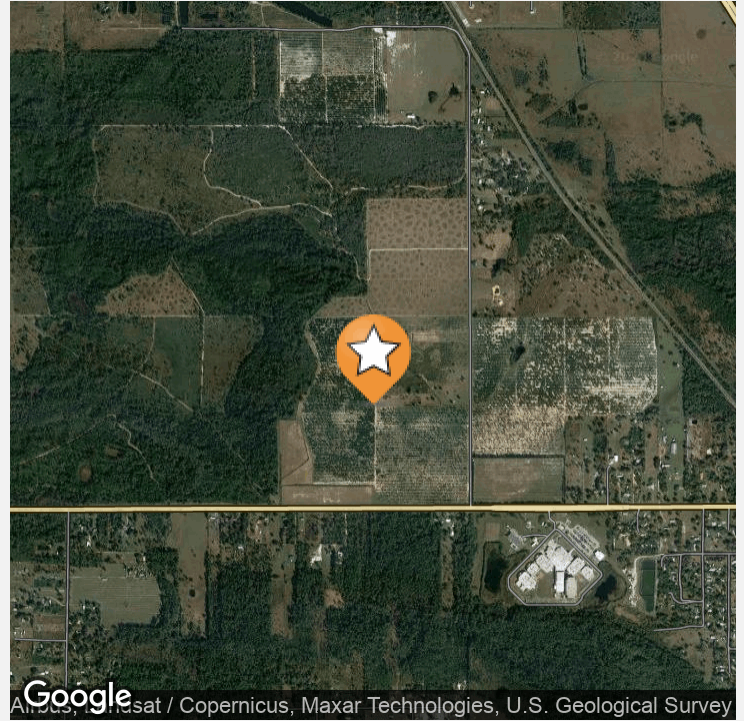
HIGHWAY 98 WEST, FROSTPROOF, FL 33843



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



OFFERING SUMMARY

Listing Price	\$1,500,000
Acres	120 Acres
\$/Acre	\$12,500
County	Polk
Zoning	Agriculture
Irrigation	12 inch well with diesel engine and Jet Irrigation
Utilities	Electricity and Telephone
Soils	Sandy
Parcel IDs	273134000000021020, 273134000000024010
Coordinates	27.7372437, -81.6011887
Frontage	2,700 ft
Real Estate Taxes	\$2279

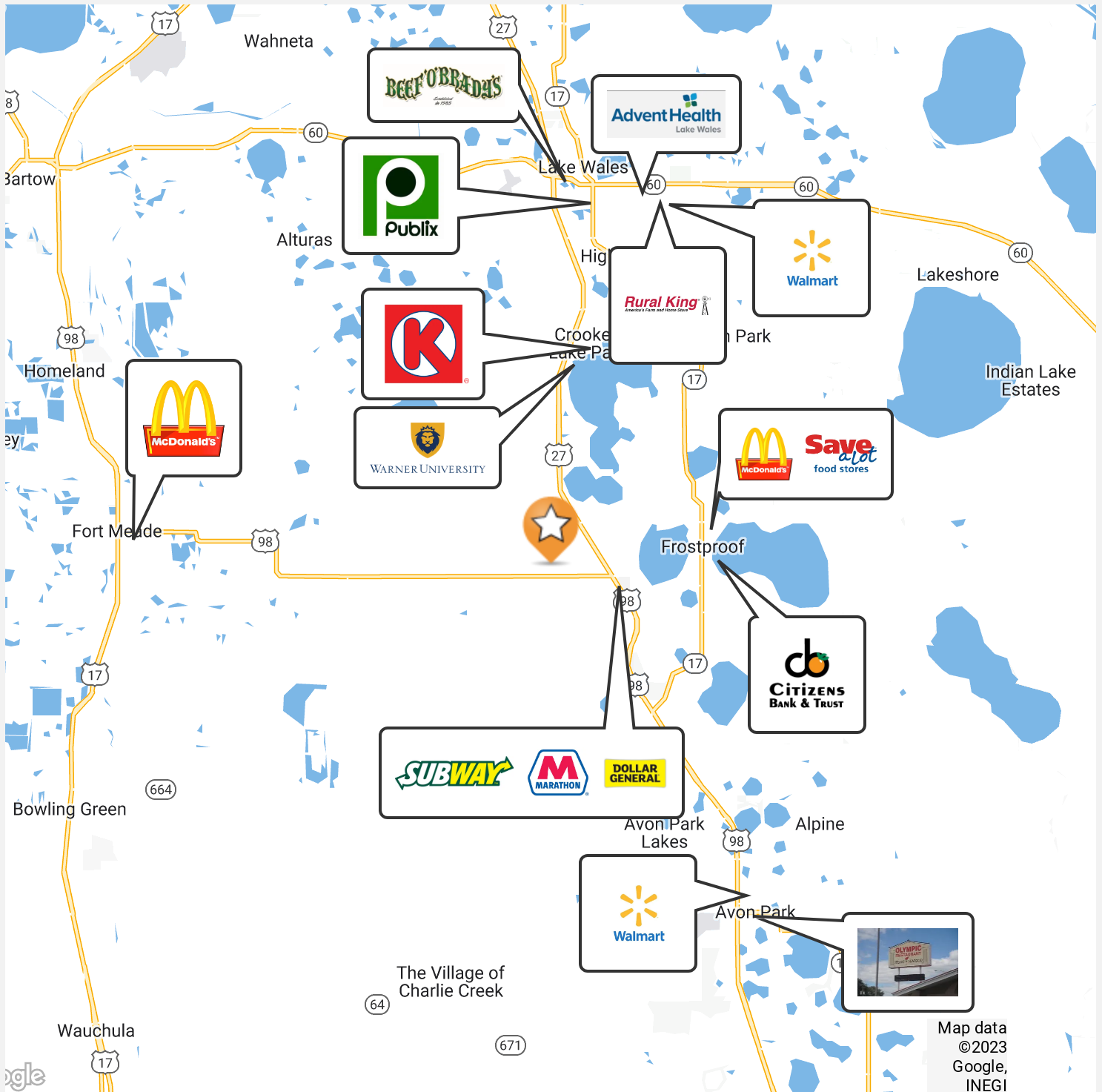
PROPERTY OVERVIEW

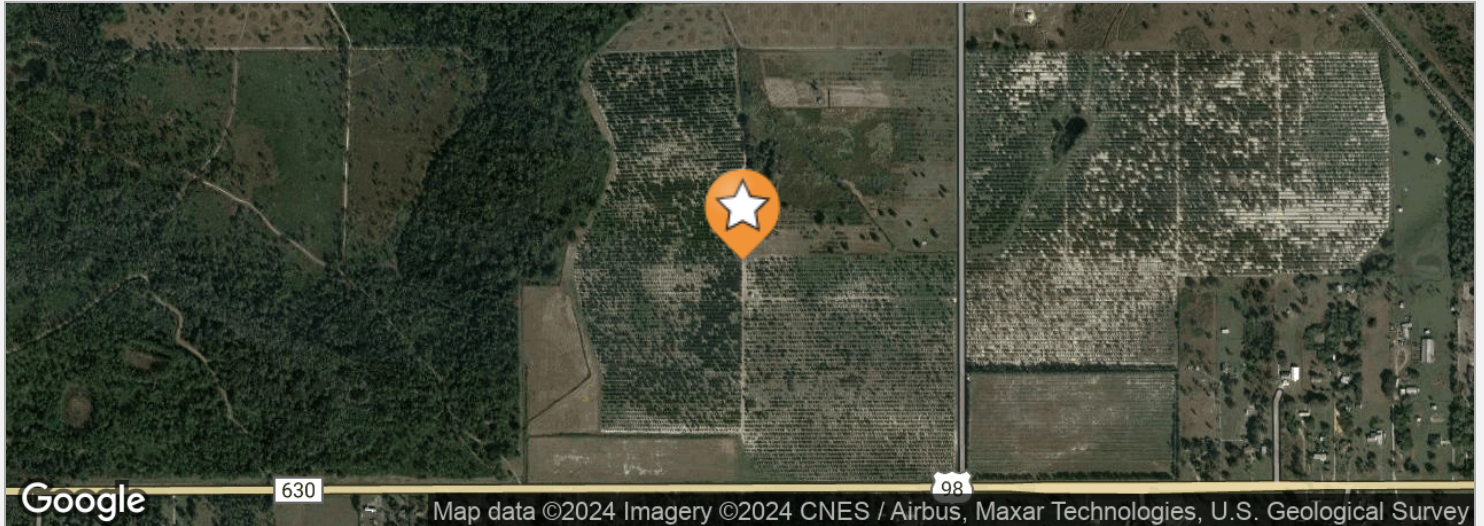
120 +/- acres citrus grove and woods. Zoning is agricultural with FLU density of 1 unit per 5 acres. Perfect for Ranchettes. Secluded yet close to shopping and restaurants.

PROPERTY HIGHLIGHTS

- 120 +/- Acres
- 99 acres citrus grove, 21 acres woods & vacant land
- Located on US Hwy 98
- 1.5 miles from US 27
- Perfect for Ranchettes
- Secluded yet close to shopping and restaurants





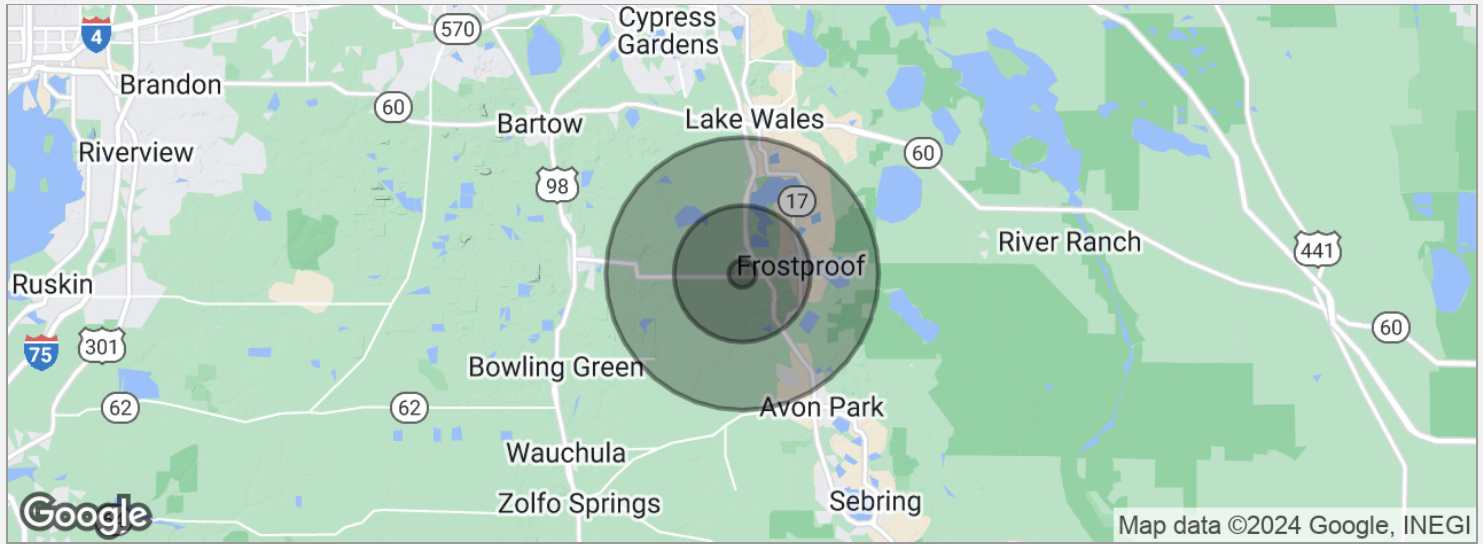


DRIVE TIMES

2 minutes to US 27
10 minutes to Frostproof
15 minutes to Avon Park
17 minutes to Lake Wales
40 minutes to Winter Haven
90 minutes to Tampa
100 minutes to Orlando

DRIVING DIRECTIONS

From US Hwy 27 and Hwy 98, drive west 1.5 miles on Hwy 98 to property



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

CHIP FORTENBERRY MBA, ALC

Broker Associate



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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