



FOR SALE
CITRUS GROVE
\$360,800

44 ACRE CITRUS GROVE - POLK COUNTY, FL

MCCLELLAN RD, FROSTPROOF, FL 33843

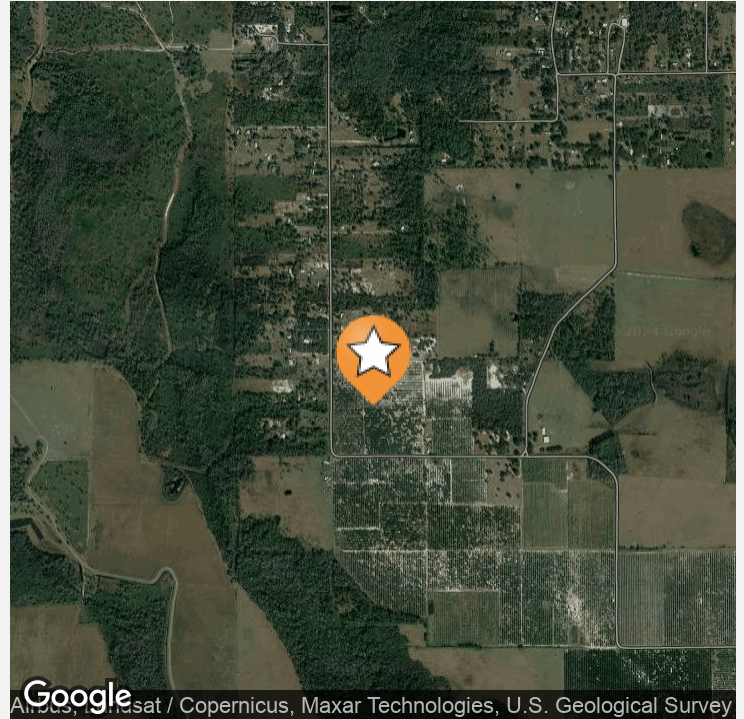


ID#: 1305049

Chip Fortenberry MBA, ALC
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Corporate Office
141 5th St. NW Suite 202
Winter Haven, FL 33881



OFFERING SUMMARY

Listing Price	\$360,800
Acres	44 Acres
Price Per Acre	\$8,200
County	Polk
Zoning	Agriculture
Irrigation	12 inch well with diesel power unit
Utilities	Electricity, Telephone
Soils	Sandy
Parcel IDs	273209000000042000, 273216000000013040
Coordinates	27.7062922, -81.623791
Frontage	1,300 ft
Real Estate Taxes	\$835

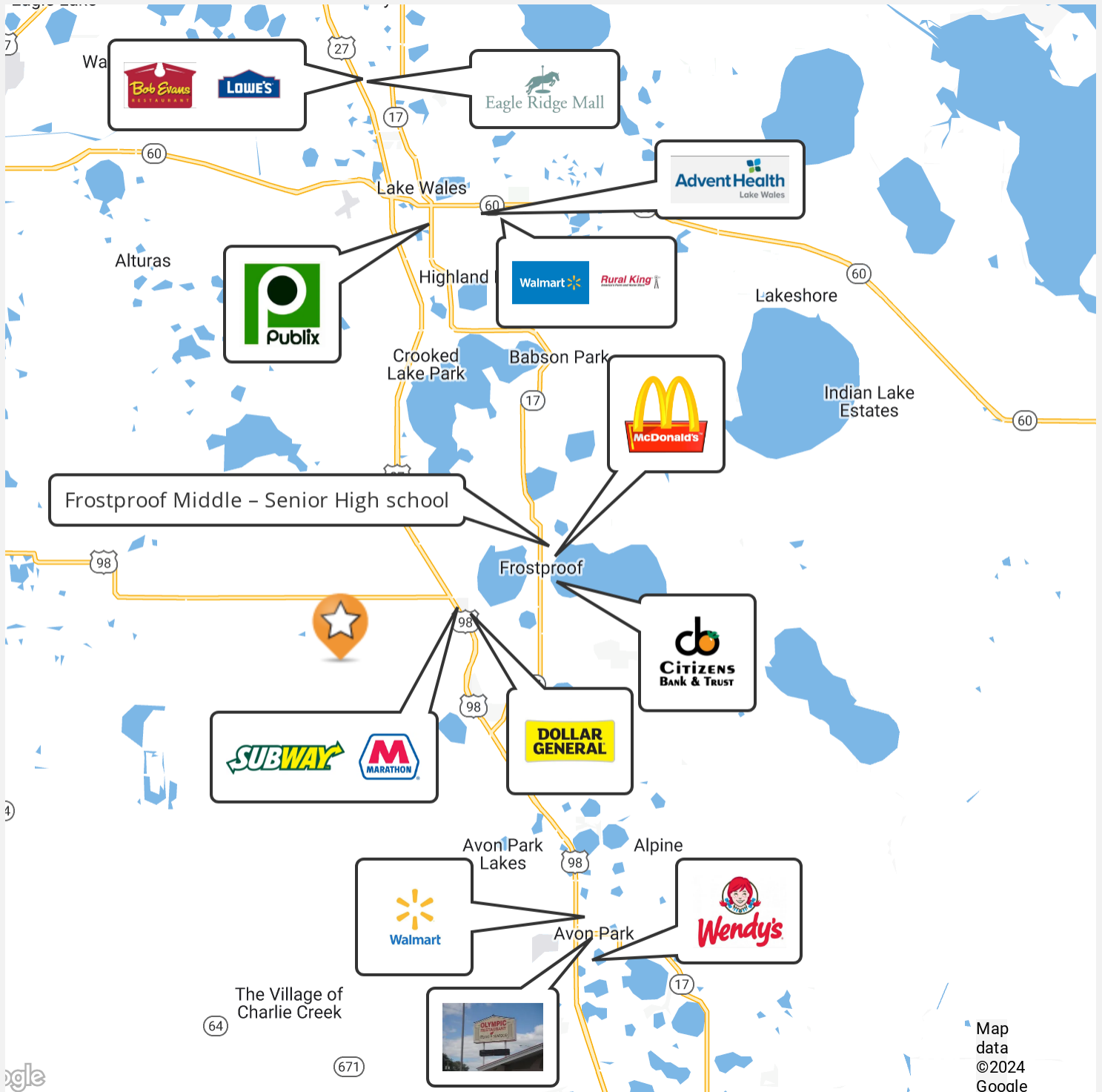
PROPERTY OVERVIEW

44 acre citrus grove with 12 inch well, diesel power unit and jet irrigation. Can be used for various agricultural ventures including citrus production, bamboo, blueberries, strawberries, etc. Zoned agriculture with a future land use of 1 dwelling unit per 5 acres. Perfect for ranchettes or a homesite.

PROPERTY HIGHLIGHTS

- 44 acre citrus grove
- Round oranges
- 12 inch well
- Diesel power unit
- Jet irrigation
- Zoned Agriculture
- Future Land Use allows 1 dwelling unit per 5 acres
- Perfect for ranchettes

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44 ACRE CITRUS GROVE - POLK COUNTY, FL

Mcclellan Rd, Frostproof, FL 33843

Additional Photos

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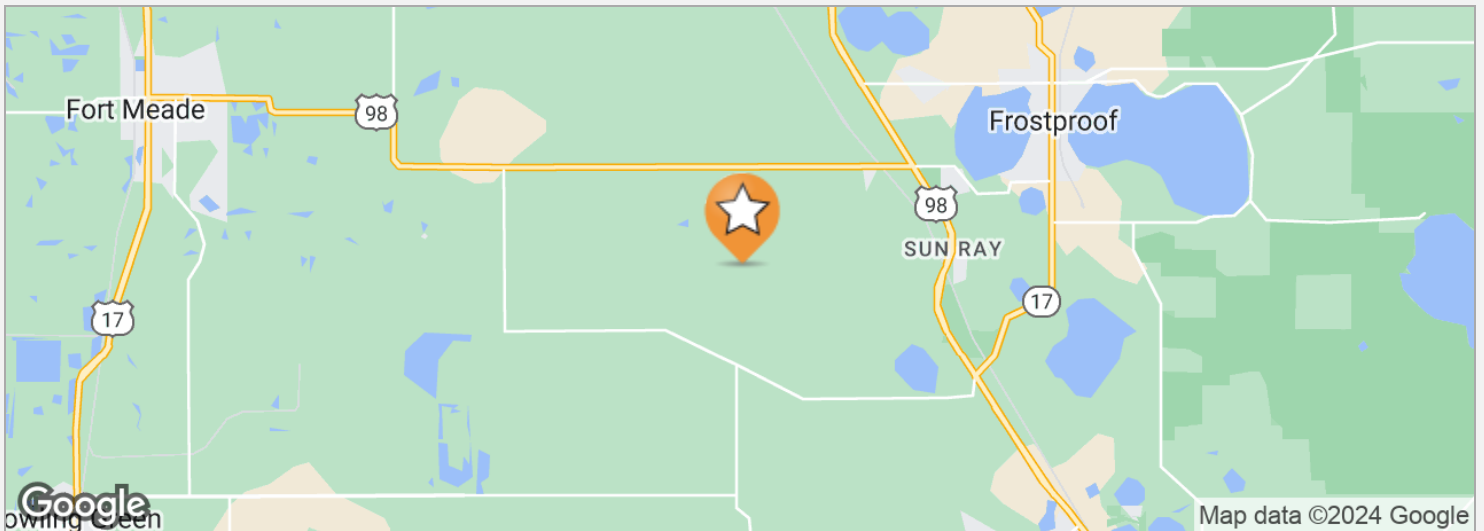


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DRIVE TIMES

5 minutes to US 27
14 minutes to Frostproof
18 minutes to Avon Park
22 minutes to Lake Wales
95 minutes to Tampa
100 minutes to Orlando

DRIVING DIRECTIONS

From US 27 and HWY 98 Frostproof, travel west 3.25 miles to McClellan Road, travel south 1.75 miles to property

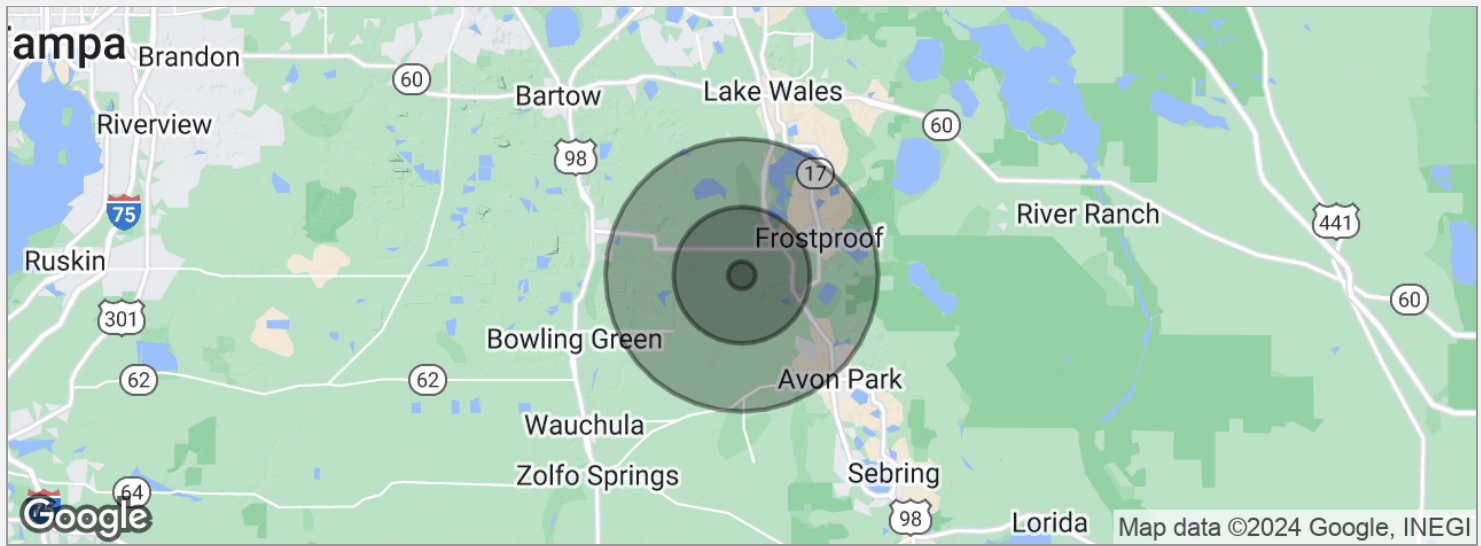
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Demographics Map

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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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