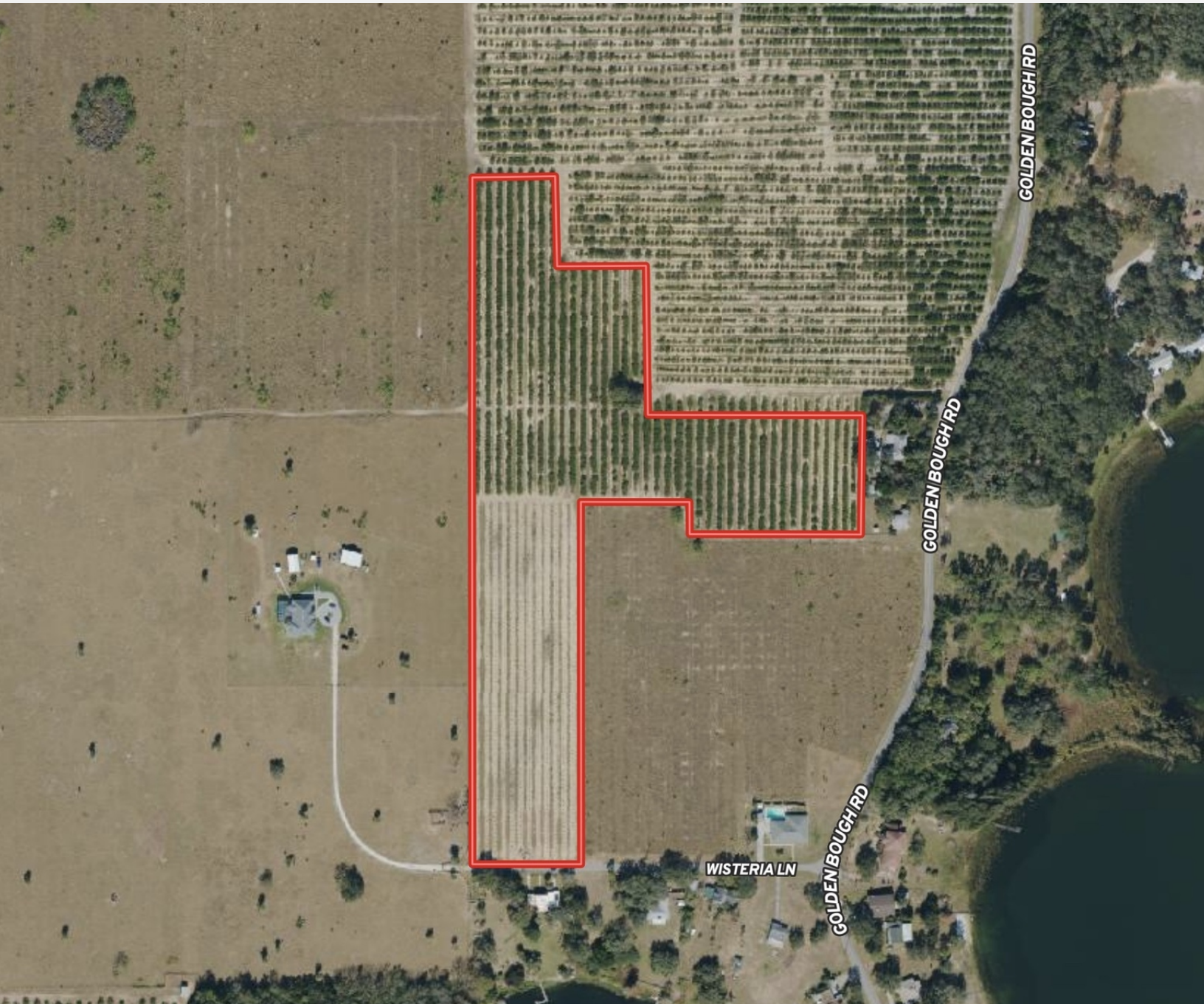




# FOR SALE RESIDENTIAL HOMESITE/CITRUS GROVE \$299,000

WISTERIA LANE RESIDENTIAL HOMESITE WITH VALENCIA  
GROVE IN LAKE WALES, FL

WISTERIA LANE, LAKE WALES, FL 33898



CHIP@CROSBYDIRT.COM  
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863.673.9368



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





## SALE PRICE

**\$299,000**

## OFFERING SUMMARY

Acres	14.23 Acres
\$/Acre	\$21,012
County	Polk
Zoning	Ag, FLU 1 unit per 5 acres
Irrigation	2 wells with electric motors
Utilities	Electricity, Telephone
Soils	Sandy
Taxes	\$291
Parcel IDs	2830139462000000570, 2830139462000000561, 2830120000000024010
Coordinates	27.8769685, -81.4732806
Frontage	256 ft
Real Estate Taxes	\$291

## PROPERTY OVERVIEW

14 +/- acre residential lot. Rolling hills. Secluded yet close to schools, restaurants and shopping. Valencia grove with 2 wells with electric motors & jet irrigation

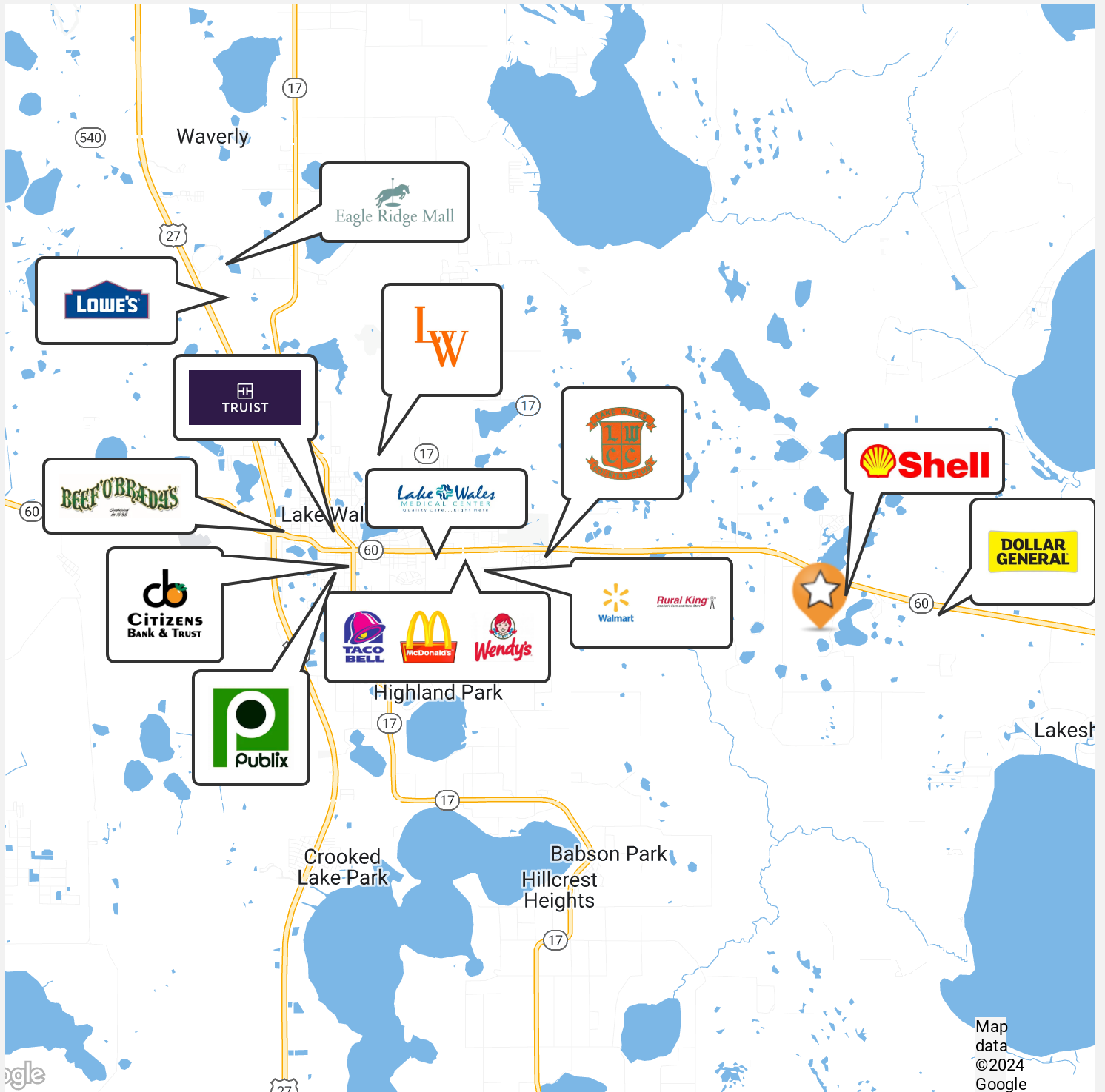
## PROPERTY HIGHLIGHTS

- 14 +/- acre residential lot
- Rolling hills
- Secluded yet close to schools, restaurants and shopping.
- 2 wells with electric motors and jet irrigation
- Producing Citrus Grove
- All Valencia Oranges

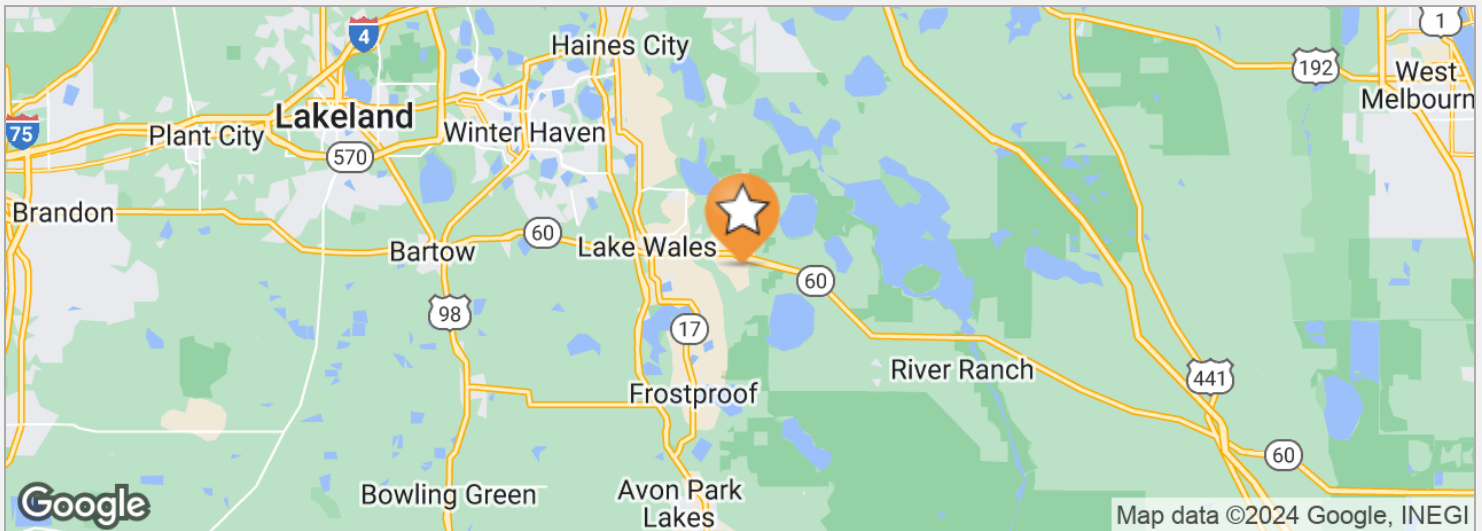
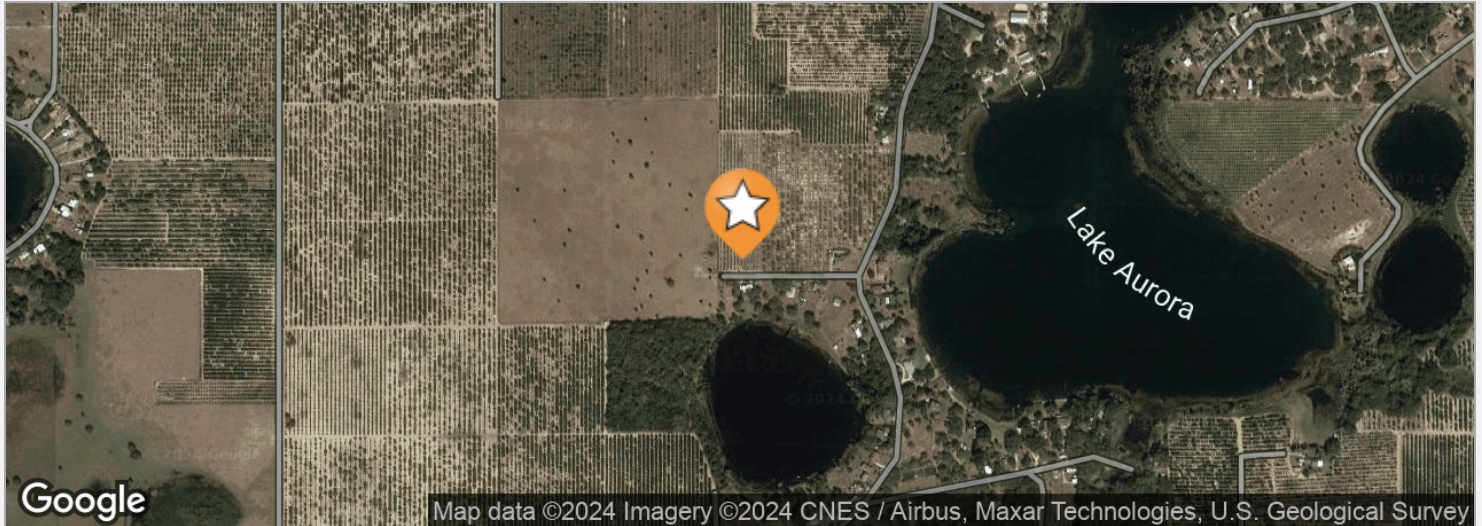












#### DRIVE TIMES

9 minutes to Lake Wales  
40 minutes to Winter Haven  
60 minutes to Vero Beach  
90 minutes to Tampa  
98 minutes to Orlando

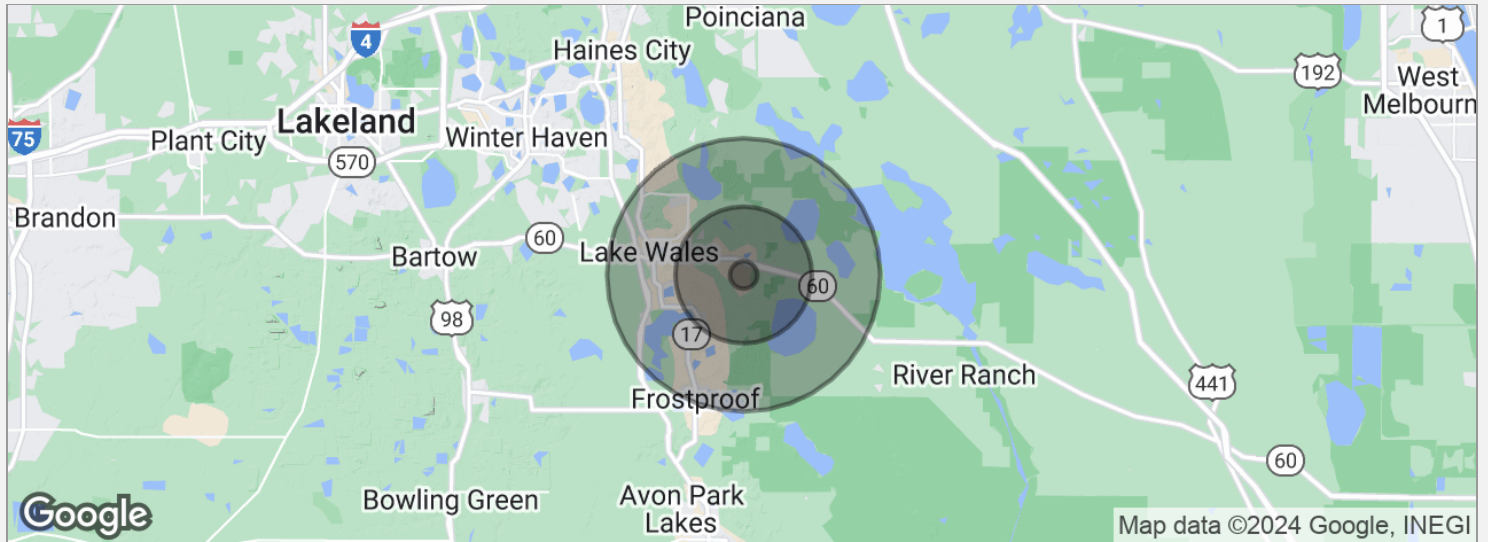
#### DRIVING DIRECTIONS

From SR 60 and Golden Bough Rd. Lake Wales, Travel 0.80 miles south on Golden Bough Rd to Wisteria Lane.  
Travel 0.10 mile west on Wisteria Lane to Property



Demographics Map

6



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	138	8,711	40,315
Median age	45.2	48.0	44.0
Median age (male)	48.0	47.7	44.3
Median age (Female)	41.9	46.2	45.2

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	65	5,373	20,502
# of persons per HH	2.1	1.6	2.0
Average HH income	\$38,735	\$34,552	\$44,130
Average house value	\$148,503	\$117,196	\$147,576

\* Demographic data derived from 2020 ACS - US Census



## 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.