



OTTO POLK RD

FROSTPROOF, FL 33843

David Hitchcock, ALC, CCIM
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Property Overview



Sale Price

\$762,000

PROPERTY OVERVIEW

This property, zoned A/RR, is perfectly suited for citrus and agricultural endeavors in the vibrant Frostproof area. With its ample space and favorable zoning, this parcel presents a compelling opportunity for investors looking to capitalize on the region's rich agricultural heritage. The expansive land provides a versatile canvas for cultivating citrus groves, farming, and other agricultural activities. The strategic positioning of the property within the flourishing agricultural landscape of Frostproof makes it an ideal investment for those seeking to contribute to the area's agricultural legacy while harnessing the potential for growth and prosperity.

OFFERING SUMMARY

Acreage:	48.1 Acres
Price / Acre:	\$15,842
City:	Frostproof
County:	Polk
Property Type:	Land: Blueberry, Citrus, Farms & Nurseries Properties, Land Investment, Sod, Strawberry

Specifications & Features



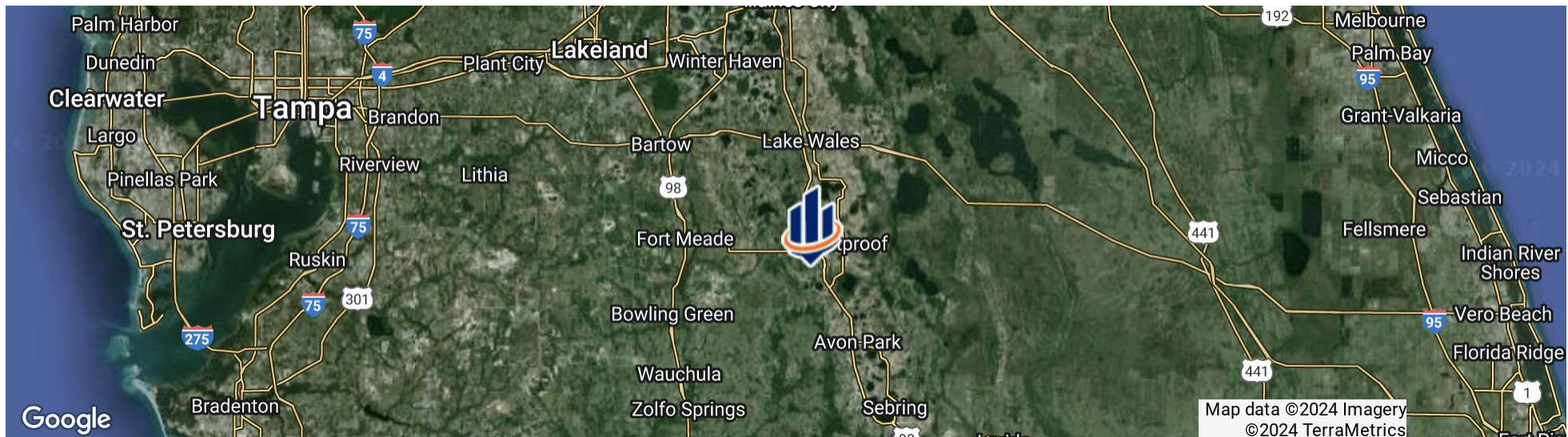
SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Blueberry• Citrus• Farms & Nurseries Properties• Land Investment• Sod• Strawberry
Uplands / Wetlands:	48.1 total acres, 8 acres wetlands <ul style="list-style-type: none">• Zolfo• Immokalee• Smyrna• Basinger
Soil Types:	
Taxes & Tax Year:	2023- \$1,838.00
Zoning / FLU:	A/RR
Water Source & Utilities:	12" deep well, water permit #5132, current until 2032
Road Frontage:	2,00' on Fazzini Dr
Nearest Point of Interest:	US 27
Potential Recreational / Alt Uses:	This property would be perfect for continuing growing citrus or switch to other agricultural opportunities such as bamboo, strawberries or sod.





LOCATION & DRIVING DIRECTIONS

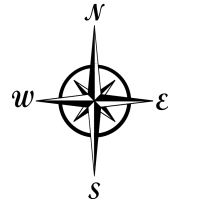
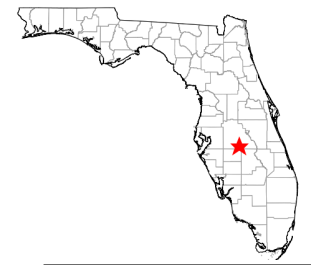
- Parcel: 27-32-14-000000-032010
27-32-14-000000-034010
27-32-14-000000-032030
- GPS: 27.7013707, -81.5812629
- Driving Directions:
- From State Road 60 in Lake Wales take US 27 14.5 miles S to Otto Polk Rd
 - Head west for 1.8 mi, the property will be on the left



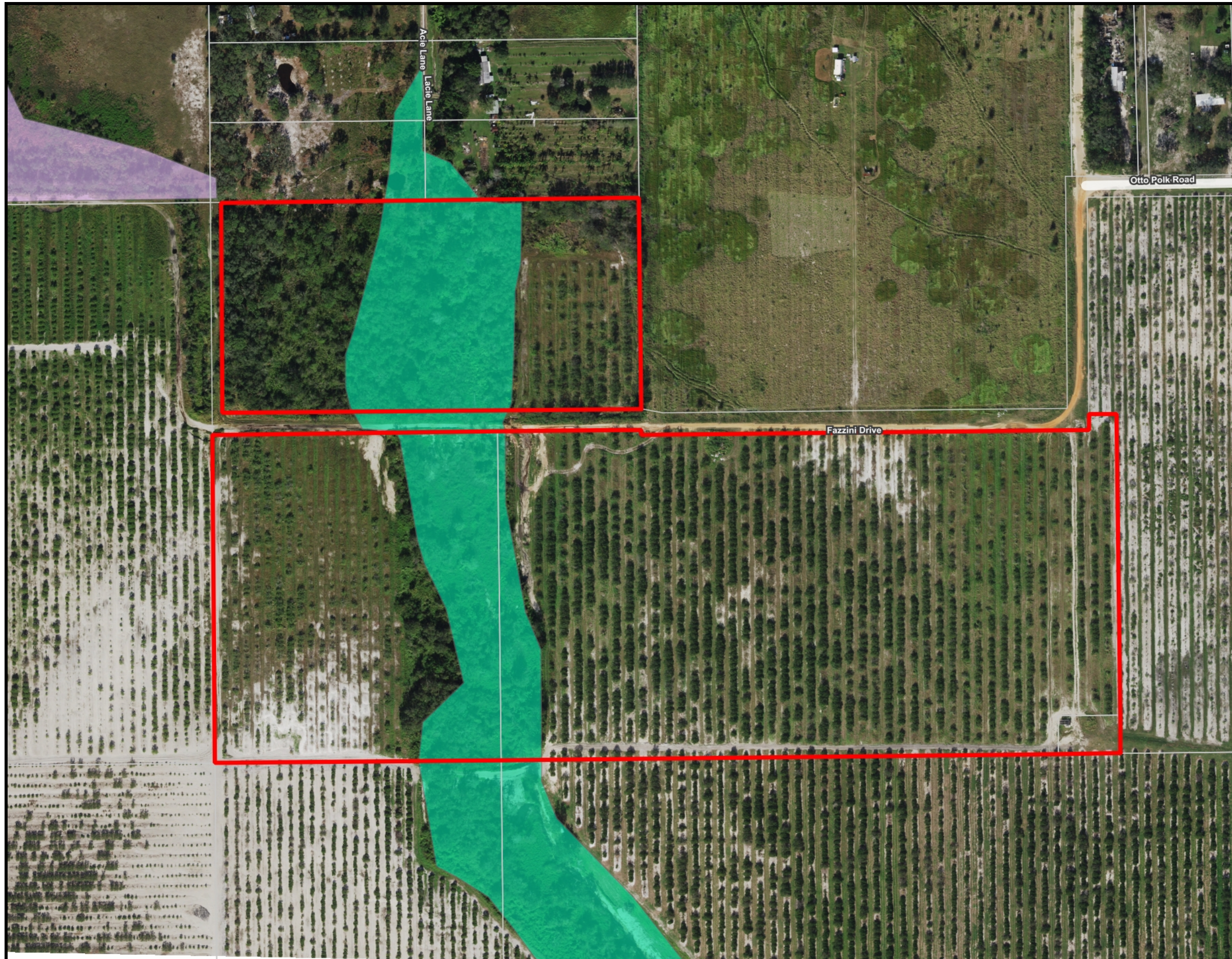




-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Toll Roads
-  Interstates
-  US Roads
-  State Roads
-  County Roads
-  Streets OSM Hybrid
-  Interstates
-  Toll Roads
-  US Roads
-  State Roads
-  County Roads
-  Streets OSM Hybrid
-  Parcel Outlines

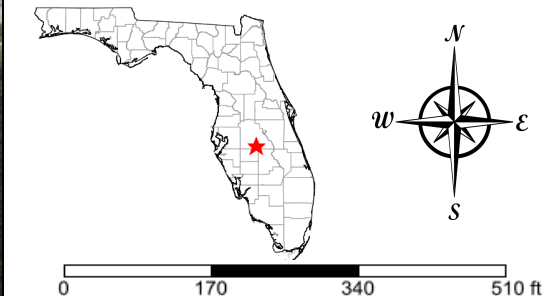


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- Parcel Outlines
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

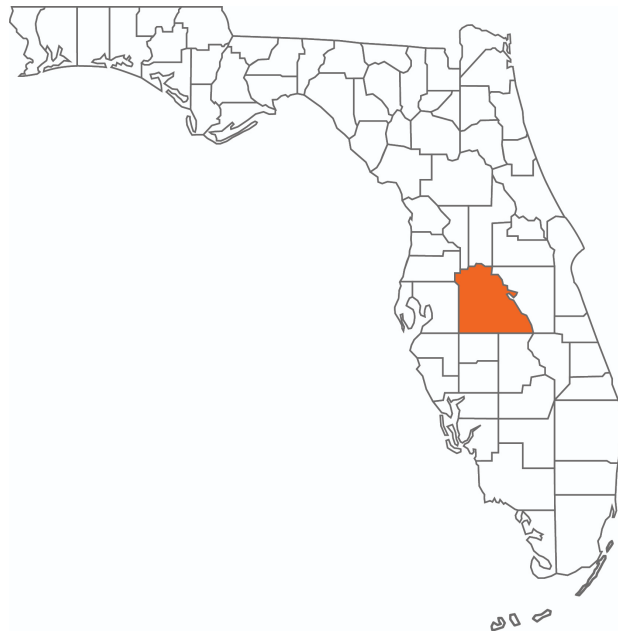
CODE	DESC	ACRES
6150:	Stream And Lake Swamps (Bottomland)	8.0
	TOTAL WETLANDS	8.0
	TOTAL UPLANDS	40.1
	TOTAL ACRES	48.1



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Additional Photos





POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



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Senior Advisor

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PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a Bachelor of Science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and Co-Captain of the 1973 Gator Football Team.

David is also an active bicyclist, both in road and mountain biking. He is married, a father of two daughters, and a grandfather of six.

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Lakeland, FL 33801



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Orlando, Florida 32801
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Lake City, Florida 32055
352.364.0070

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Thomasville, Georgia 31792
229.299.8600

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