



FOR SALE
CITRUS GROVE
\$527,680

FT. MEADE FL CITRUS GROVE

BUFFUM CHURCH ROAD, FT MEADE, FL 33841



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



SALE PRICE

\$527,680

OFFERING SUMMARY

| | |
|----------------------|---|
| Listing Price | \$527,680 |
| Acres | 45 Acres |
| Price / Acre | \$11,726 |
| County | Polk |
| Zoning | Agricultural |
| Irrigation | 10 inch well with 3208 Caterpillar diesel power unit & green jet irrigation |
| Utilities | Electricity |
| Soils | Sandy |
| Taxes | \$1,530 |
| Parcel IDs | 263127000000013010, 263122000000024010 |
| Coordinates | 27.7599622, -81.6993551 |

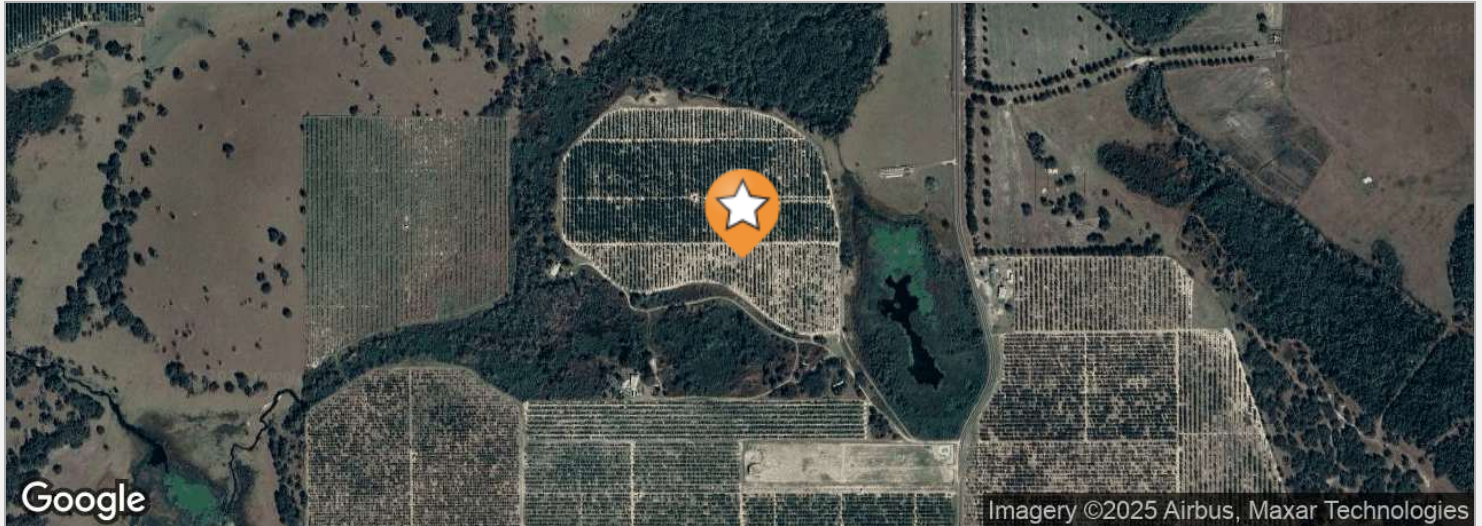
PROPERTY OVERVIEW

This 45-acre property features a productive citrus grove, with 40 net tree acres currently planted in Valencia oranges. Newly planted resets are protected with netting to support healthy growth. The grove is irrigated by a 10-inch well powered by a 3208 Caterpillar diesel engine and uses green jet irrigation for efficient water distribution. The entire grove irrigates at one time. While the property is well-suited for continued citrus production, it also offers flexibility for a range of agricultural uses, including growing citrus under screen, vegetables, strawberries, bamboo, and more. Property is accessed via a 25 foot deeded easement.

PROPERTY HIGHLIGHTS

- 45 acre citrus grove
- 40 net tree acres
- Valencia Oranges
- 10 inch well
- 3208 Caterpillar diesel power unit
- Green Jet irrigation
- Pump irrigates entire grove at one time
- Property is accessed via a 25 foot deeded easement



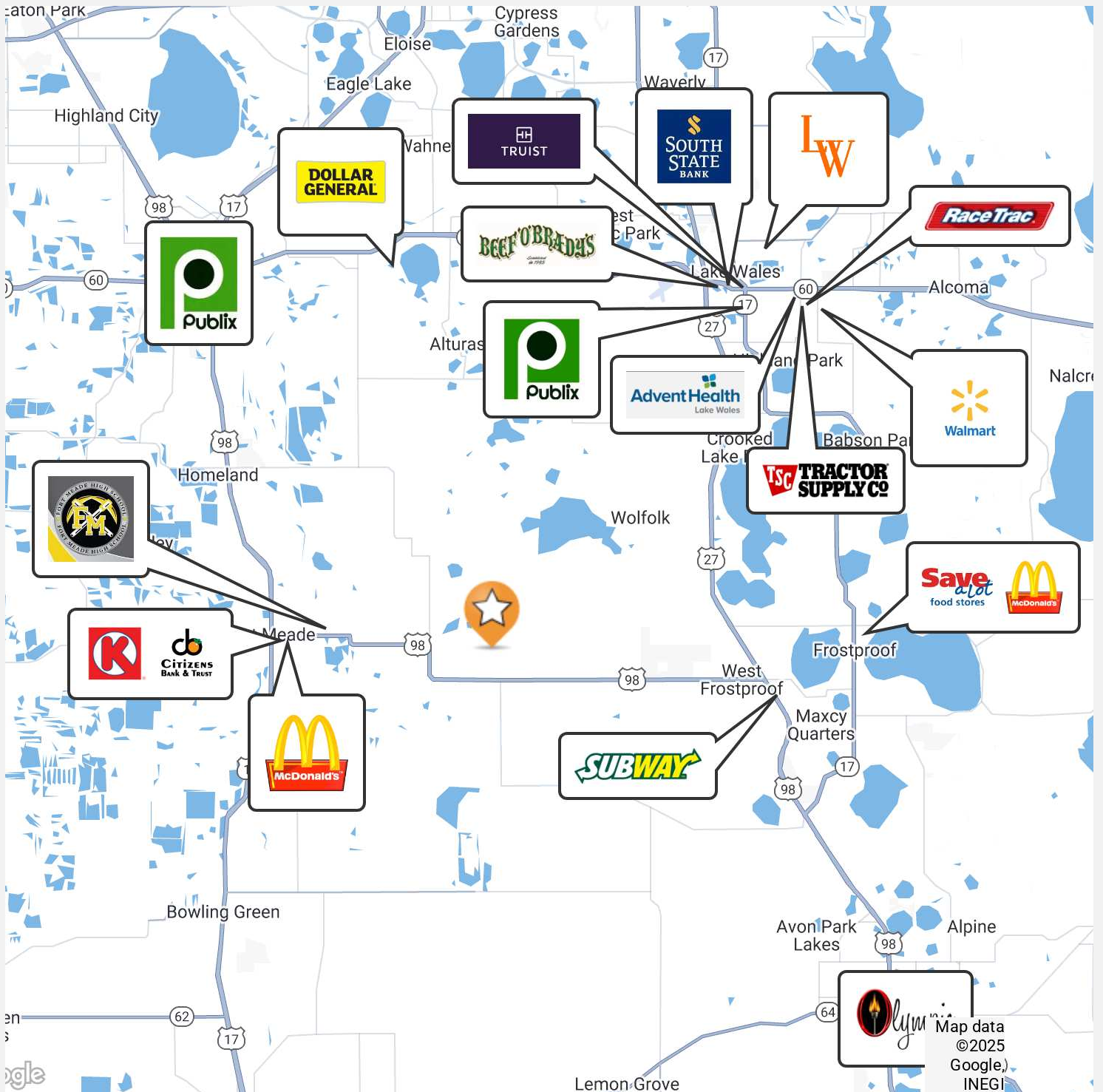


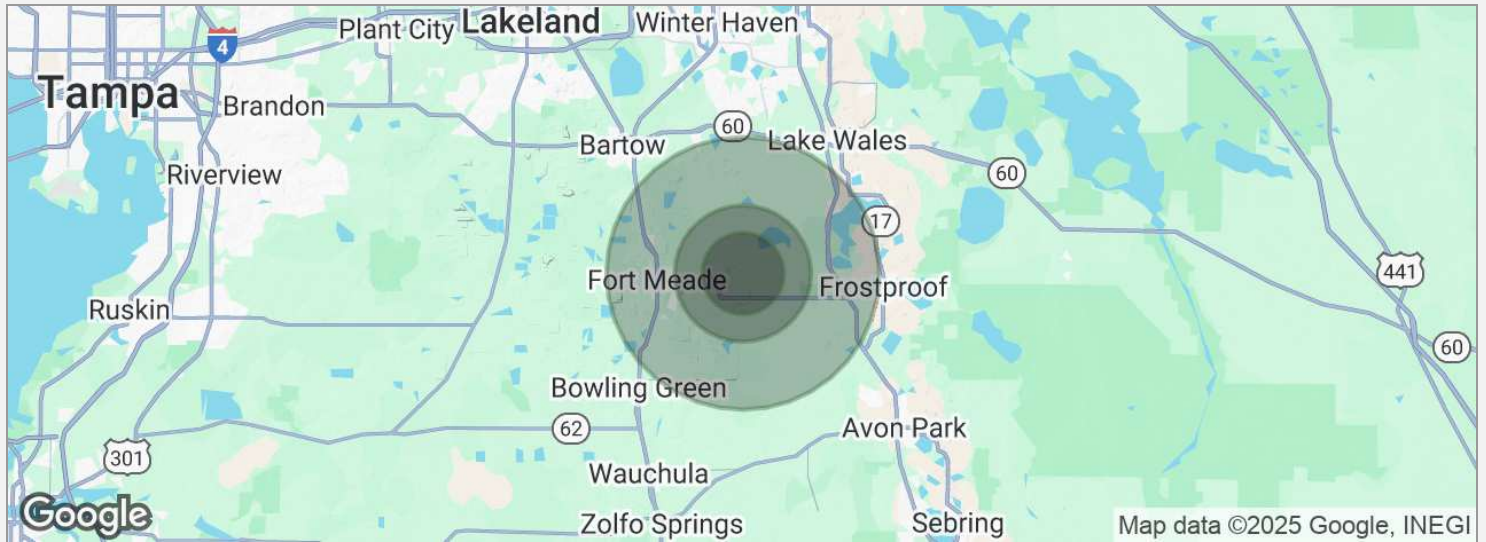
DRIVE TIMES

15 minutes to Ft. Meade
24 minutes to Avon Park
26 minutes to Lake Wales
38 minutes to Winter Haven
84 minutes to Tampa
85 minutes to Orlando

DRIVING DIRECTIONS

From Lake Buffum Road S and Lake Buffum Church Road, Ft. Meade. Drive 1.10 miles south on Lake Buffum Church Road. Then travel 0.2 miles NW down deeded easement to property. Stay on right road to property.





POPULATION

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------|---------|---------|----------|
| Total population | 820 | 2,191 | 28,112 |
| Median age | 40 | 41 | 43 |
| Median age (male) | 40 | 41 | 42 |
| Median age (Female) | 40 | 41 | 43 |

HOUSEHOLDS & INCOME

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 285 | 744 | 10,080 |
| # of persons per HH | 2.9 | 2.9 | 2.8 |
| Average HH income | \$87,471 | \$83,254 | \$68,857 |
| Average house value | \$276,180 | \$263,799 | \$220,472 |

* Demographic data derived from 2020 ACS - US Census

CHIP FORTENBERRY MBA, ALC

Broker



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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.