



**FOR SALE**  
**LARGE RESIDENTIAL LOT**  
**\$585,000**

47± SCENIC WOODED ACRES WITH TRAILS, WILDLIFE,  
AND LAKE ACCESS

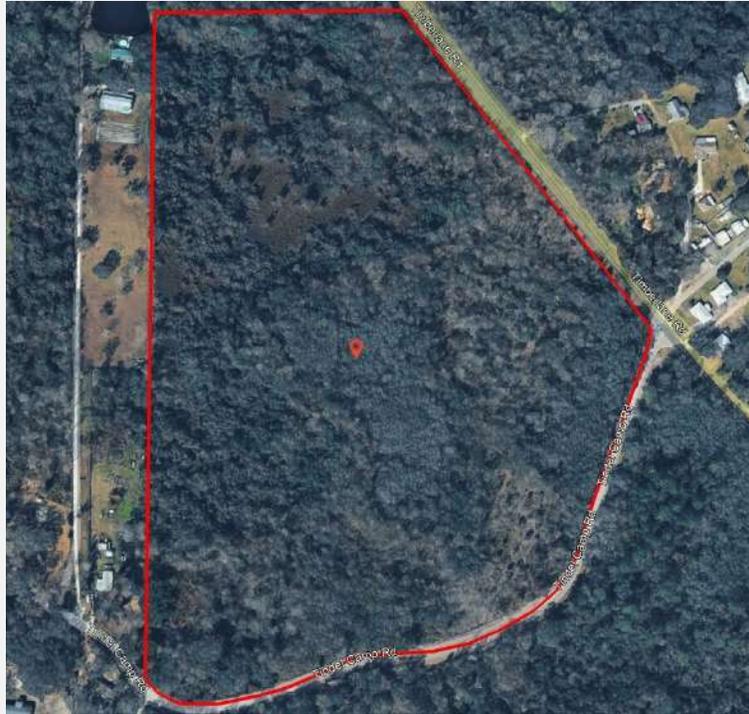
**6336 TIMBERLANE RD, LAKE WALES, FL 33898**



**CHIP@CROSBYDIRT.COM**  
**CHIP FORTENBERRY MBA, ALC**  
**863.673.9368**



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



**SALE PRICE**

**\$585,000**

**OFFERING SUMMARY**

<b>Listing Price</b>	\$585,000
<b>Acres</b>	46.64 Acres
<b>Price Per Acre</b>	\$12,543
<b>County</b>	Polk
<b>Zoning</b>	RS
<b>Utilities</b>	Electricity, Water, Telephone, Internet
<b>Parcel IDs</b>	28290600000023040
<b>Coordinates</b>	27.9792123, -81.5517335
<b>Frontage</b>	1,100 ft
<b>Sewer</b>	Needs Septic
<b>Real Estate Taxes</b>	\$1,094

**PROPERTY OVERVIEW**

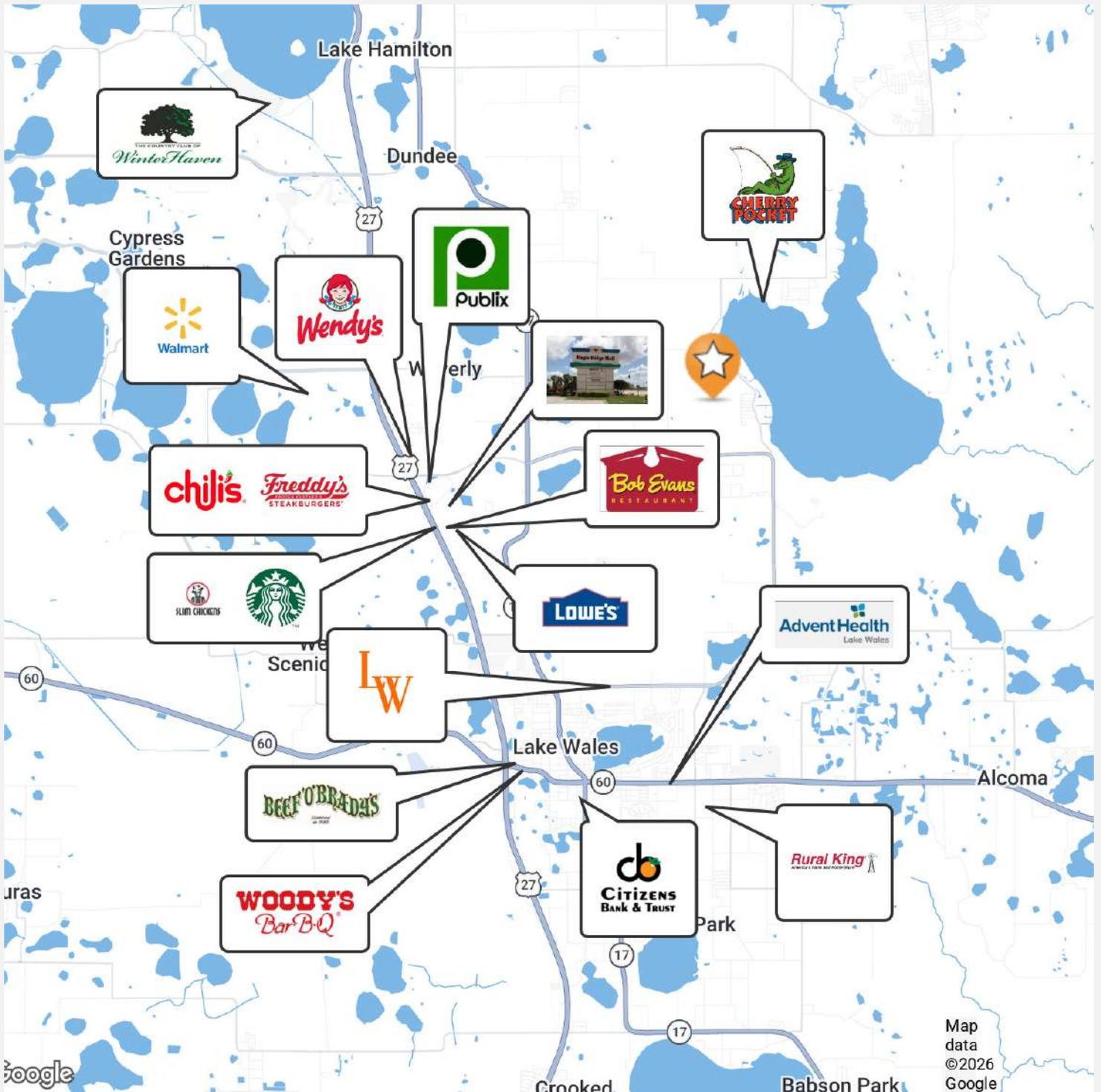
This beautiful 47 wooded acres offers the perfect setting for your private homesite, combining peaceful seclusion with convenient access to everyday essentials like schools, restaurants, and shopping. The property is ideal for outdoor enthusiasts, featuring abundant wildlife on the property, four-wheeling trails, and a large harvest of saw palmetto seeds known for their medicinal uses. Located just 200 yards from a boat ramp at Lake Pierce, you'll enjoy easy access to fishing and boating, and only one mile away is Cherry Pocket Steak & Seafood Shak, a popular fish camp and restaurant known for its great food and live music. There is a water line next to the property.

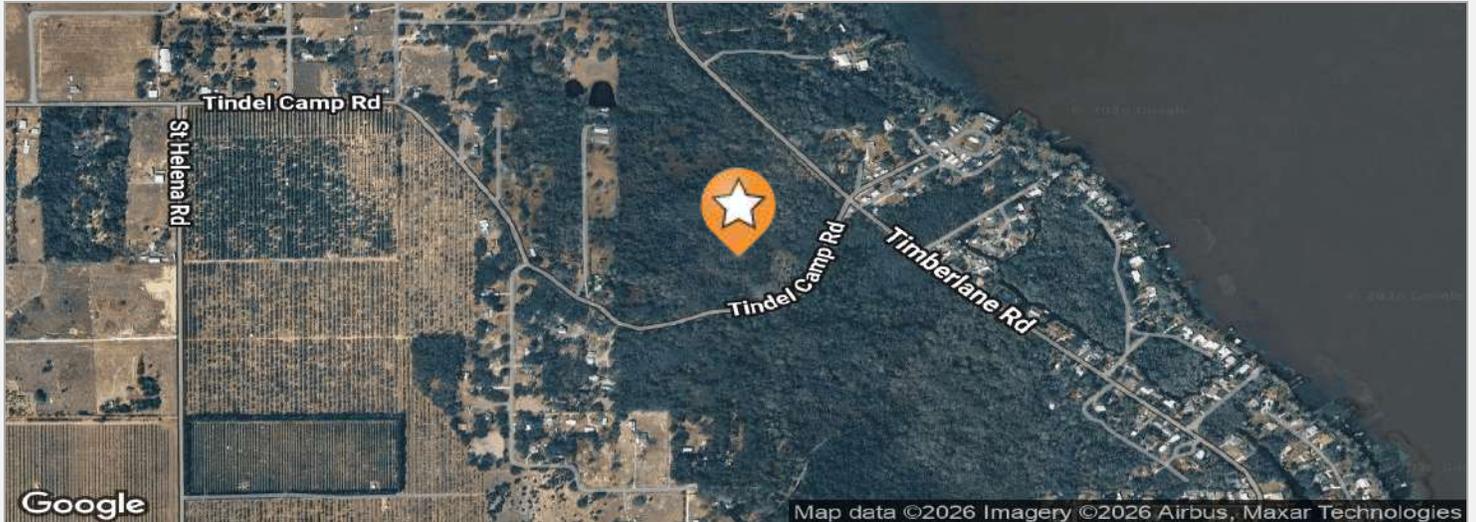
**PROPERTY HIGHLIGHTS**

- 47 wooded acres - perfect location for a private homesite
- Secluded setting with convenient access to schools, restaurants, and shopping
- Abundant wildlife on the property
- Ideal terrain for four-wheeling and outdoor recreation
- Large harvest of saw palmetto seeds for medicinal purposes
- Just 200 yards from the boat ramp at Lake Pierce
- One mile from Cherry Pocket Steak & Seafood Shak - popular fish camp/restaurant with great food and live music







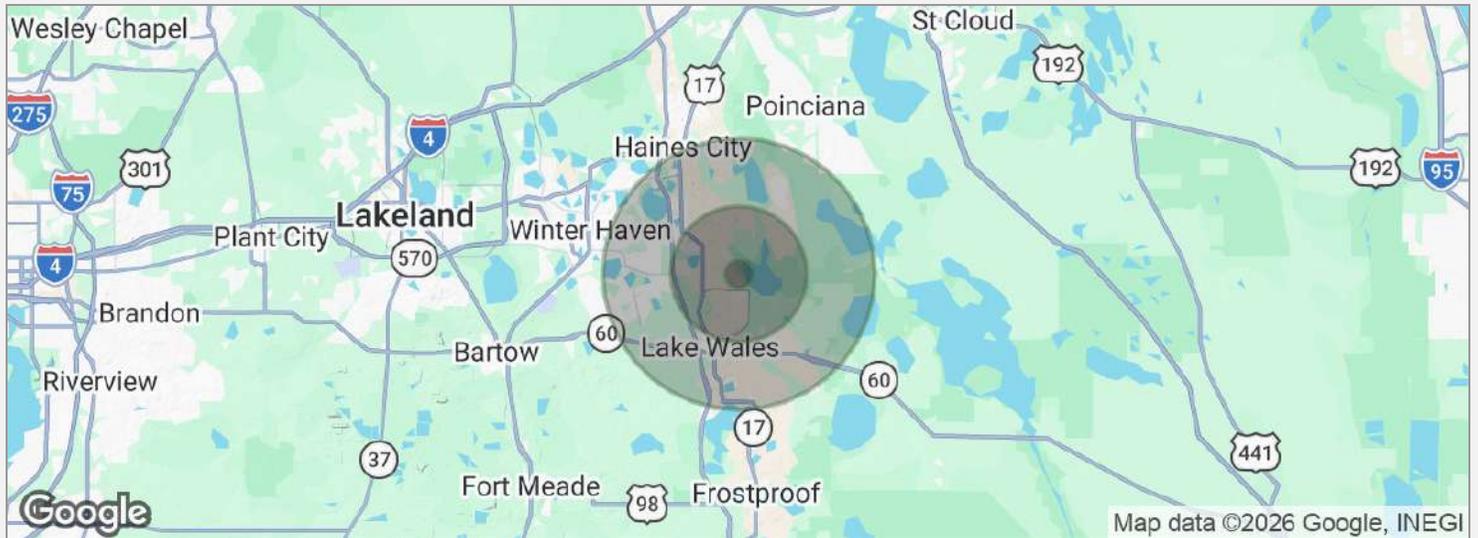


**DRIVE TIMES**

- 9 minutes to Dundee
- 15 minutes to Lake Wales
- 25 minutes to Winter Haven
- 70 minutes to Orlando
- 90 minutes to Tampa

**DRIVING DIRECTIONS**

From Scenic Highway and Tindel Camp Road, Travel east 2.5 miles on Tindel Camp Road to property

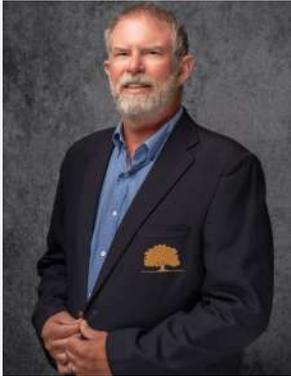


<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	1,064	28,755	118,518
Median age	45	42	43
Median age (male)	45	41	42
Median age (Female)	45	43	44
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	409	10,797	45,161
# of persons per HH	2.6	2.7	2.6
Average HH income	\$74,565	\$73,041	\$76,754
Average house value	\$275,074	\$298,497	\$289,549

\* 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.