



**FOR SALE
RECREATIONAL LOT
\$65,000**

TIMBERLANE ROAD 6.5 ACRES

6239 TIMBERLANE RD, LAKE WALES, FL 33898



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



SALE PRICE **\$65,000**

OFFERING SUMMARY

Listing Price	\$65,000
Acres	6.5 Acres
Price Per Acre	\$10,000
County	Polk
Zoning	RS
Utilities	Electricity, Water, Telephone, Internet
Parcel IDs	282906000000023010
Coordinates	27.9853518, -81.553493
Frontage	400 ft
Real Estate Taxes	\$755

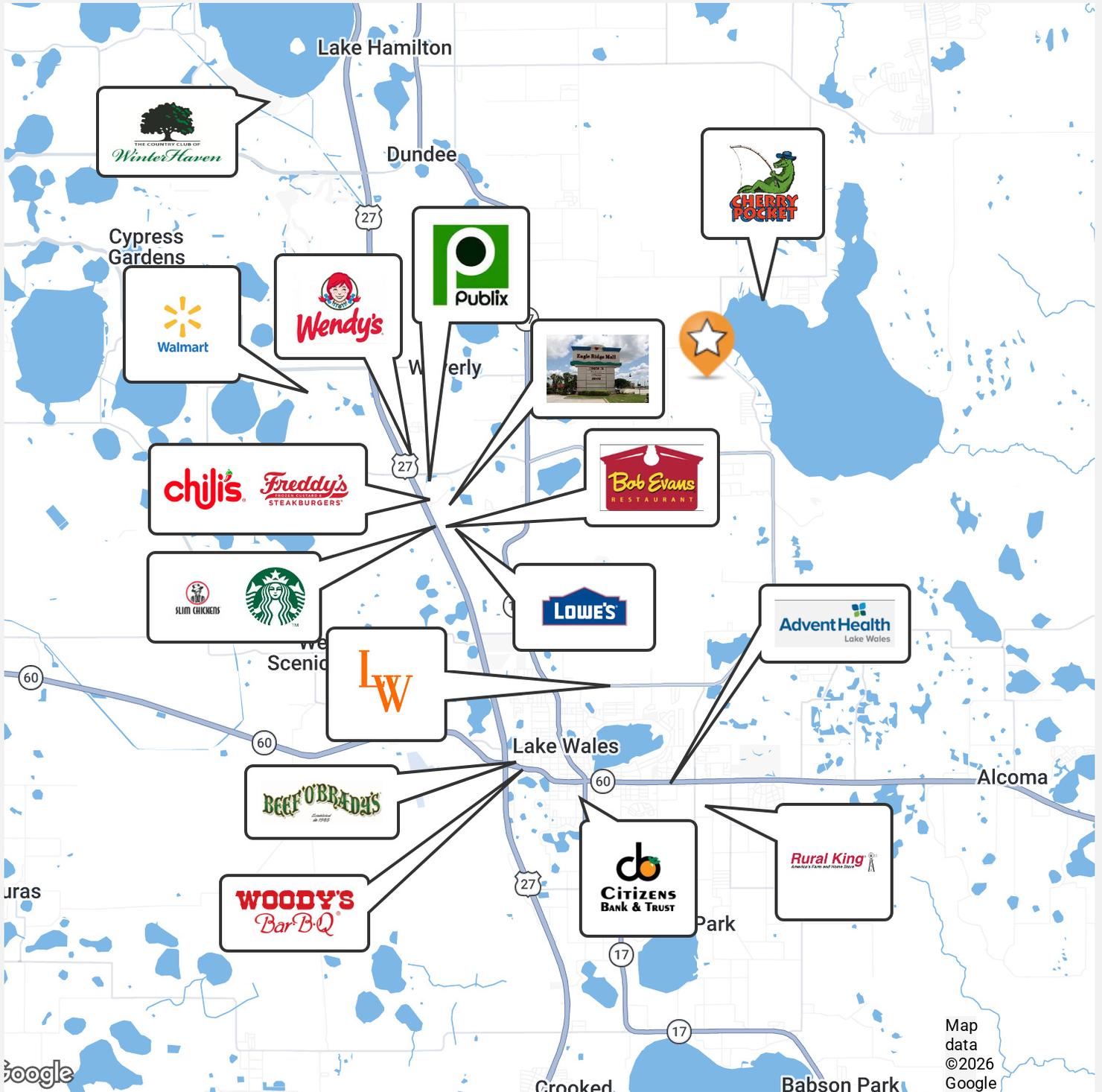
PROPERTY OVERVIEW

This beautiful 6.5 acre wooded acres offers the perfect setting for recreational needs, 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

- 6.5 wooded acres - perfect location for your recreational needs
- 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





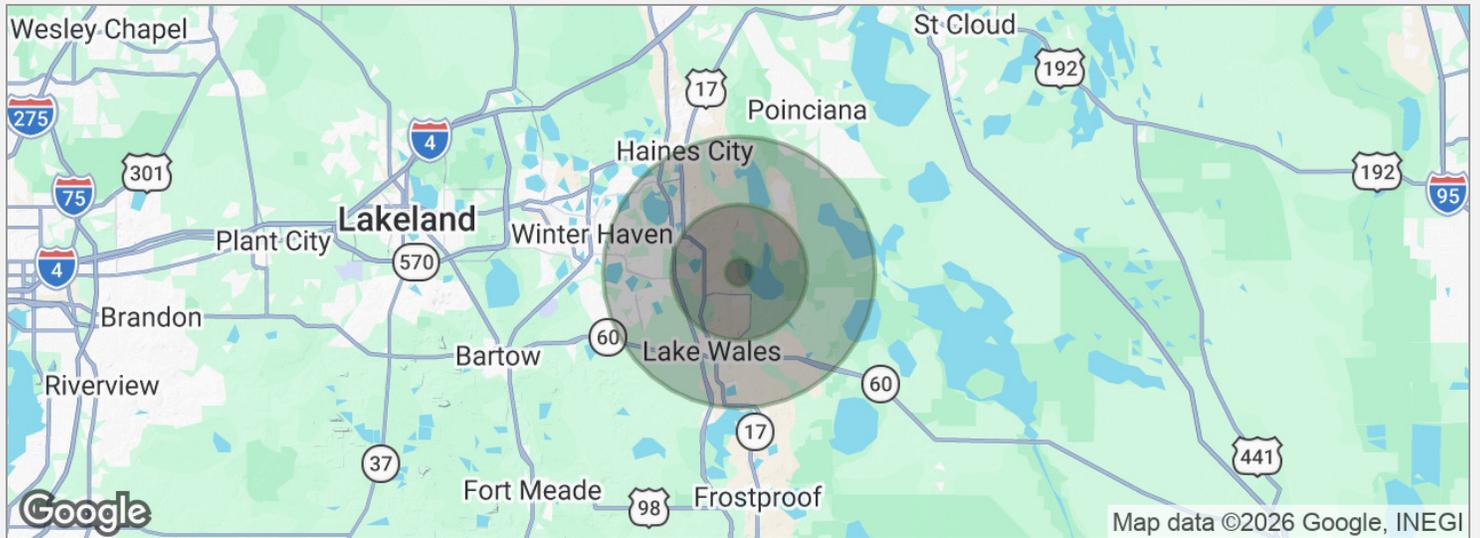


DRIVE TIMES

- 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 Timberlane Road, Travel north 0.35 miles to the property



POPULATION	1 MILE	5 MILES	10 MILES
Total population	736	26,740	145,886
Median age	45	42	44
Median age (male)	45	42	43
Median age (Female)	45	43	45
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	285	10,120	56,321
# of persons per HH	2.6	2.6	2.6
Average HH income	\$76,844	\$74,000	\$76,867
Average house value	\$282,310	\$303,412	\$291,777

* 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.