



FOR SALE
LAKEFRONT GREENHOUSE
\$2,900,000

FROSTPROOF LAKE CLINCH NURSERY WITH LAKEFRONT
COUNTY ROAD 630RD, FROSTPROOF, FL 33843



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

Executive Summary



SALE PRICE **\$2,900,000**

OFFERING SUMMARY

Listing Price	\$2,900,000
Acres	18 Acres
Price/Acre	\$161,111
County	Polk
Zoning	A/RR
Irrigation	8 inch well with John Deere power unit and 4 inch well
Utilities	Electricity, telephone, internet, well, septic
Soils	Sandy
Parcel IDs	283131000000031020, 283131000000031070, 283131000000031040
Coordinates	27.7460521, -81.5623136
Frontage	480 ft
Taxes	\$3,633

PROPERTY OVERVIEW

This beautiful 18-acre property on Lake Clinch in Frostproof offers a rare combination of natural beauty, agricultural infrastructure, and residential potential. Featuring 31,680 square feet of greenhouses, scenic wooded areas, and approximately 230 feet of frontage on one of the area's most desirable lakes, the property provides stunning views along with excellent opportunities for fishing, boating, and water skiing. A productive 8-inch well powered by a John Deere power unit and a 4-inch electric well serving the greenhouses support agricultural operations, while septic, electricity, telephone, and internet services are available on site. The property also includes 2.5 acres of a former bare-root citrus nursery with irrigation, suitable for growing a wide variety of trees, vegetables, and other crops. Offering privacy and seclusion while remaining conveniently close to schools, shopping, and restaurants, this versatile property is ideal for continuing nursery operations, establishing a farm, or creating a beautiful lakefront homesite. There is a 2,500' grass airstrip to the north of the property.

PROPERTY HIGHLIGHTS

- 18 beautiful acres located on Lake Clinch in Frostproof with 230 feet of lake frontage
- 31,680 square feet of greenhouses already in place
- Beautiful wooded areas providing privacy and natural beauty
- 8-inch well powered by a John Deere power unit & 4-inch electric well
- Electricity, telephone, internet & Septic system on site
- 2.5 acres of former bare-root citrus nursery with irrigation infrastructure suitable for growing a wide variety of trees, vegetables, and other crops
- Secluded setting with a peaceful country atmosphere. Conveniently located near schools, shopping, and restaurants

Additional Photos



Additional Photos



Additional Photos



Location Maps 2



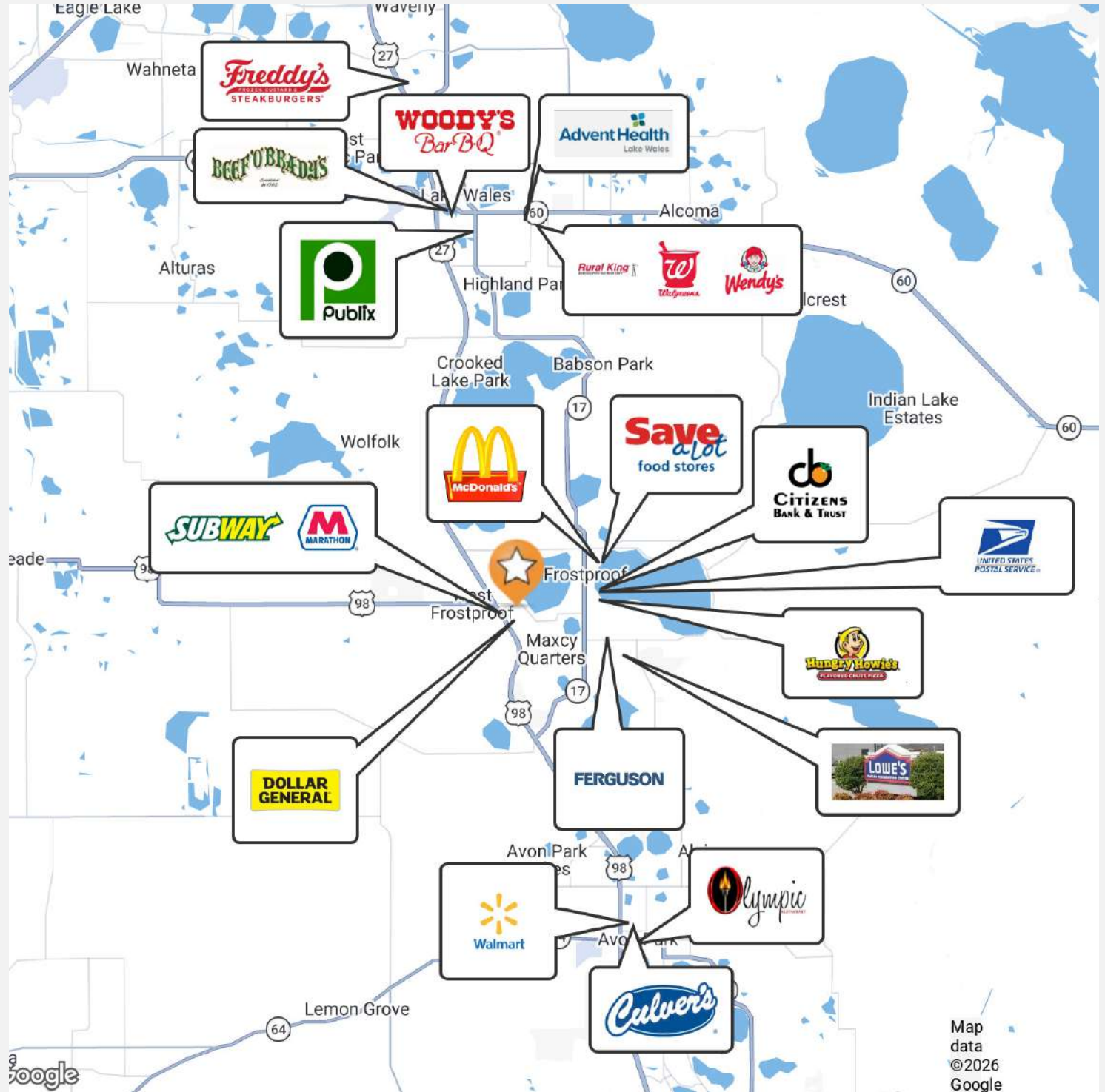
DRIVE TIMES

6 minutes to Frostproof
15 minutes to Avon Park
18 minutes to Lake Wales
38 minutes to Winter Haven
90 minutes to Orlando
90 Minutes to Tampa

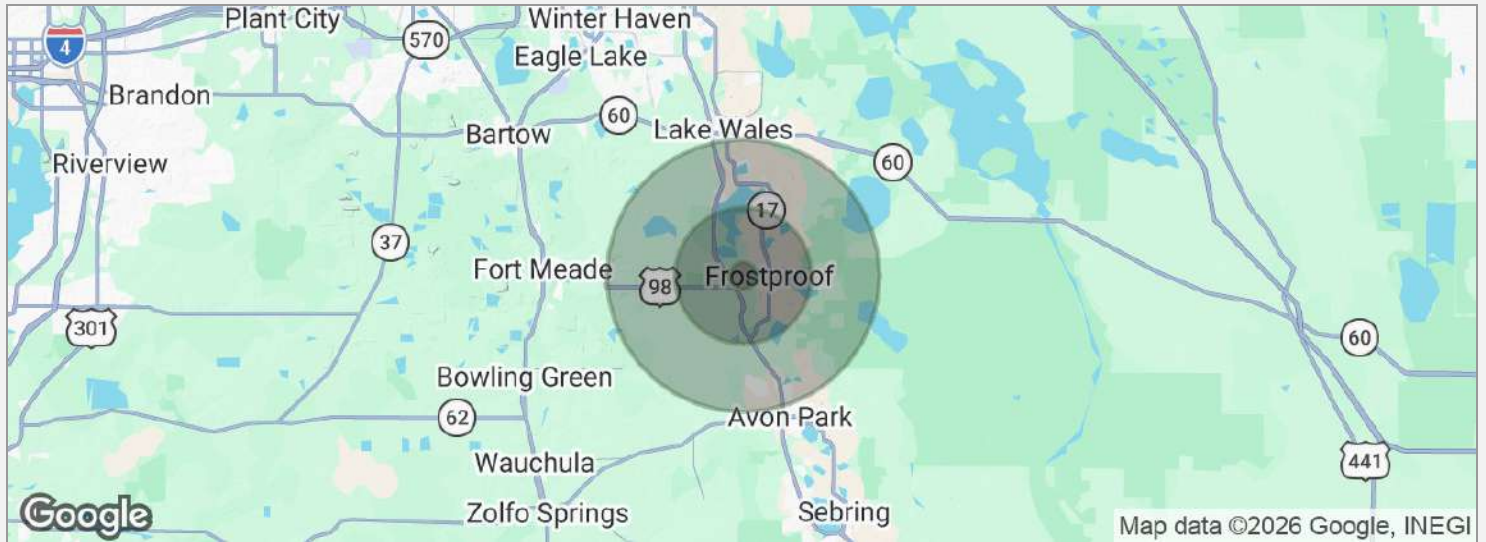
DRIVING DIRECTIONS

From US 27 and 630A Frostproof, Travel east 1.45 miles to St HWY 630 W. Travel south 0.60 miles to the property

Retailer Map



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	806	10,714	33,411
Median age	62.5	52.5	46.3
Median age (male)	55.4	50.4	44.9
Median age (Female)	64.0	50.0	47.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	291	3,959	12,371
# of persons per HH	2.8	2.7	2.7
Average HH income	\$70,916	\$66,931	\$68,656
Average house value	\$64,152	\$132,303	\$163,347

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 1

CHIP FORTENBERRY MBA, ALC

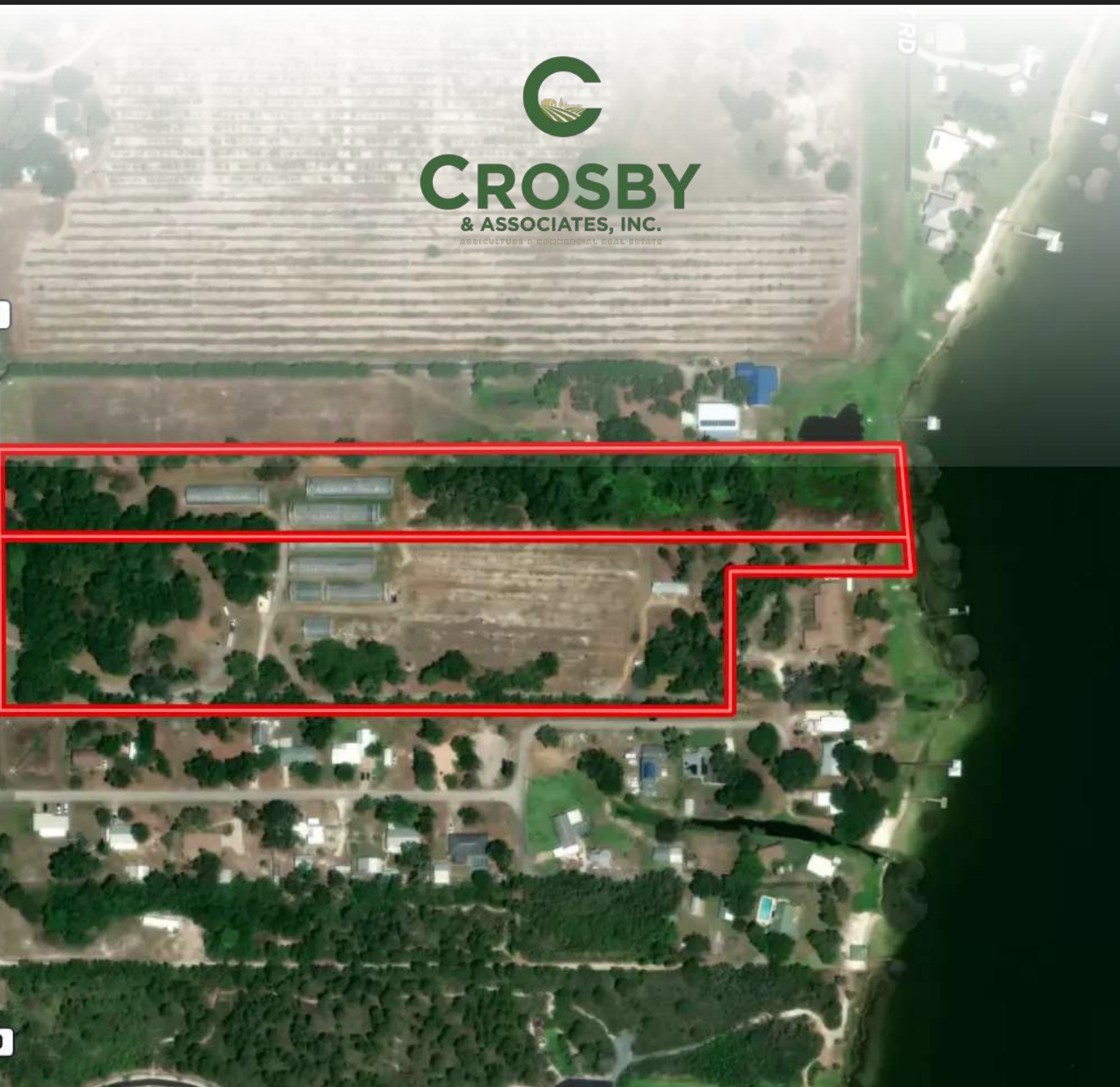
Broker Associate



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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.



SECTION 1

COMPANY INFORMATION

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