# SEMINOLE ROAD GROVE

Babson Park, FL • Polk County

20.27 +/- Acres Total 7 +/- Acres of Hamlin Oranges 13 +/- Acres of Valencia Oranges



### SEMINOLE ROAD GROVE

Babson Park, FL . Polk County

The grove includes 7 +/- acres of Hamlin oranges and 13 +/- acres of Valencia oranges. Although this is a commercial grove, it is in a beautiful area of Babson Park and would be a good investment.





## **Motivated Seller!**

Total Acreage: 20.27 +/- acres
7 +/- acres of Hamlin oranges
13 +/- acres of Valencia oranges

Sale Price: \$120,000 Price per Acre: \$5,920

Site Address: Seminole Road, Babson Park, FL 33827
Road Frontage: 1,340 +/- FT on Seminole Road

Soil Types: Astatula Sand

Irrigation/Wells: (1) 12-inch Well

Water Use Permits: SWFWMD #4346.5, expires March 17,

2025

Uplands/Wetlands: 100% Uplands

Zoning/FLU: A/RR

**Annual Taxes:** \$534.12 (2015)

Improvements: 12-inch Well with motor and pump

Parcel IDs:

283033 000000 042040283033 000000 042020

#### **Driving Directions:**

- From Warner University in Babson Park, go south on SR
   17 about 1.3 miles to Seminole Road
- Go east on Seminole for 1/4 mile
- Property will be on the left

## Hamlin and Valencia Oranges Beautiful Area, Excellent Investment

Boxes/LBS Solid				
Variety	2012/13	2013/14	2014/15	3 Yr Avg
Hamlin Oranges	1,921 / 12,943	1,541 / -	1,164 / 5,979	1,542 / 6,307
Valencia Oranges	4,623 / 31,726	3,048 / -	2,053 / 11,531	3,241 / 14,419
Total	6,544 / 44,669	4,589 / 0	3217 / 17510	4783 Total Prod Boxes

For additional details, go to:

### www.SaundersRealEstate.com/SeminoleRoadGrove



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