

HAMLIN-VALENCIA GROVE— LAKE BUFFUM AREA



Southwest corner of grove intersection Doc Lind-



Grove area along Gabriel Road.



East side is Valencia. Lots of "skips" .



NE corner Murray and Gabriel Road.

This little grove is located about 2,000 ft. South of the Polk County boat landing on Doc Lindsey Road. This location of the grove South of the lake should typically provide some cold protection.

There is a about 3100 ft. paved road frontage. The paved roads (Doc Lindsey, Gabriel and Murray Road) would thus permit a division of the property into 3 residential sites with the current A/RR (Residential/Rural) Land Use.

This property could be continued as citrus grove with considerable improvements necessary, could be cleared and utilized as a great site for a nice home and pasture for horses, cattle, goats, etc.

There is not currently Ag Exemption because of the condition of the grove but this could be obtained by either improving the grove or conversion to pasture. Current taxes are \$ 1,526. per year.

PRICE \$ 120,000.

EXCLUSIVELY BY:

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Picture on the left– The pole toward right side of picture is the pole and service box (Peace River Electric Service) for this grove. It has not been active for several years.

The 2nd picture is the location of the 4" well that services this grove. It has not been used for several years and owner does not know the depth.

This grove has had no care for several years other than mowing.

Grove picked about 1400 boxes of Hamlins (2019) and as of listing date, Valencia crop has not been picked.

BROKER'S STATEMENT:

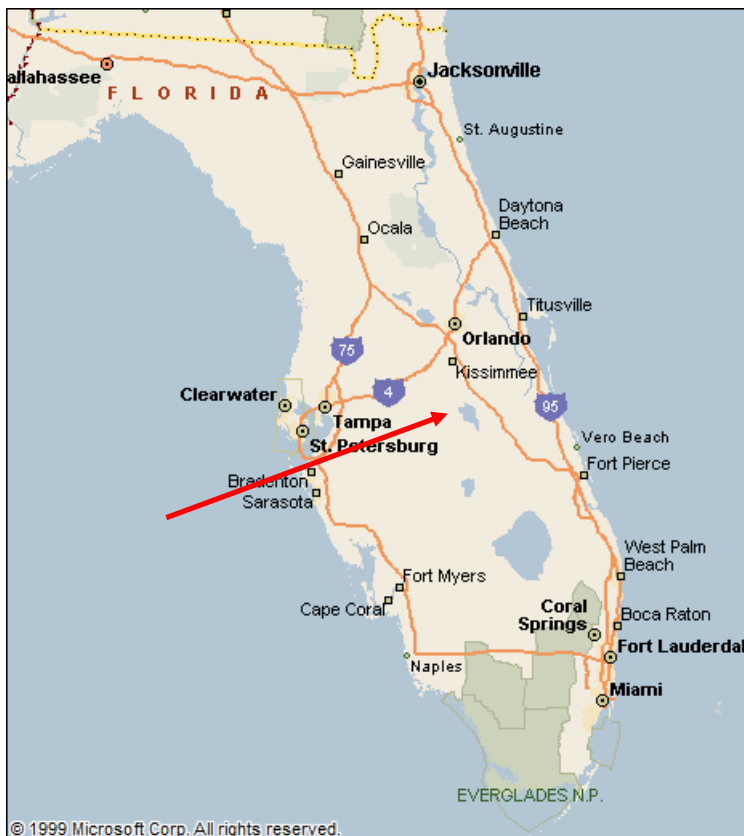
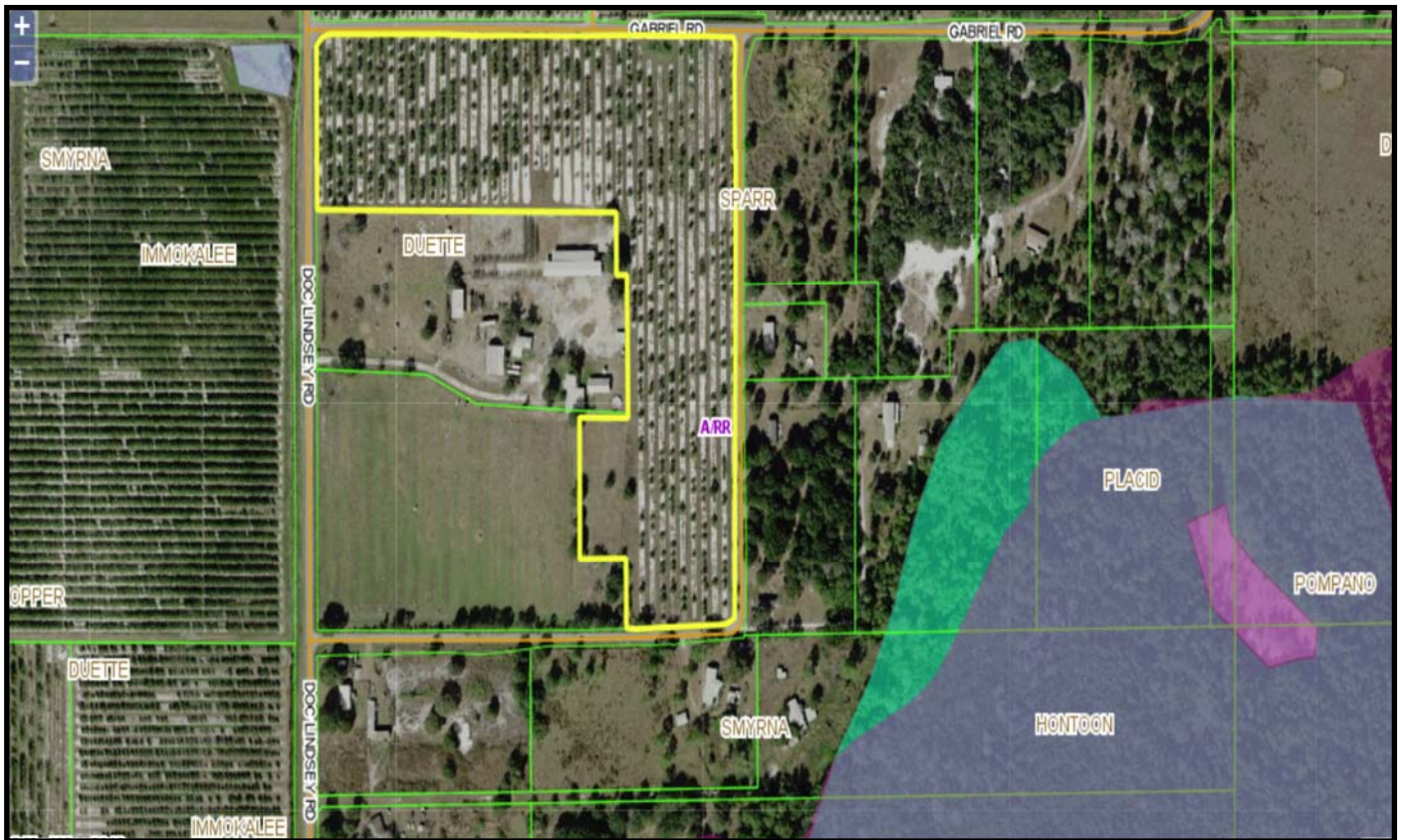
Any information provided or implied in this package is obtained from sources that I consider reliable; however, I am not responsible for misstatement of facts, errors, omissions, prior sales, leases, easements, changes in price, zoning changes or withdrawal from market without notice or other such actions that are not within my control or knowledge. This office is not responsible for verification of property boundaries, wetlands or scrub verification, 100 year or other flood zone info, soils or sub-soils, determination of flood hazard areas, underground hazards such as sink holes, buried tanks or other contamination or safety or condition of any drinking or irrigation wells on a property. Buyer should always have the Health Dept. check the quality of drinking water source. This office will provide a list of firms available for environmental assessments if you so request. Information on this property has been obtained from best known sources and is not warranted to be correct as to information from other sources, invalid map or document interpretation, etc. An agricultural consultant should advise for persons not involved in the industry.

The Comprehensive Plan that is now effective in Florida has made a drastic change in our land use and development as we knew it in the past. County Planning verification for intended use is highly recommended. A buyer should personally confirm that the intended purchase meets their present needs and any intended future use.

All Real Estate investments contain risk. It is recommended that potential buyers investigate and inspect this property, obtain any desired professional advice from contractors, building inspectors, citrus consultants, engineers, planners, your CPA or other financial adviser, etc. to fully evaluate this property and the investment. This should include your personal confirmation of present zoning, future land use, availability of utilities and all other regulations that would affect the intended use.

Soils are primarily Sparr and info available to me indicates no designated wetlands or hydric soils.

Area in yellow is the property.



DIRECTIONS:

From Fort Meade, take Hwy. 98/630 East toward Frostproof– Follow to Lake Buffum Church Rd., turn Left (North) follow to Lake Buffum road South, turn Right and follow to Doc Lindsey Road, turn left and follow to signs on the right.