

# CITRUS GROVE WITH FUTURE DEVELOPMENT POTENTIAL

40± acres | Lake Wales, Polk County, FL

**UNDER CONTRACT**

LAND FOR SALE



Offering subject to errors, omission, prior sale or withdrawal without notice.

## LOCATION

Old Bartow Lake Wales Rd, Lake Wales, FL 33859

## SIZE

40± acres

## PRICE

\$11,900/acre or \$476,000

## ZONING

Agricultural

## ROAD FRONTAGE

705'± on Old Bartow Road  
1,877'± on Waters Road

## UTILITIES

8" well with diesel pump

## PIDs

272931000000032030; 272931000000041010

## DESCRIPTION

This grove is highly productive and will be sold with the current crop given to the buyer. Most of the acreage consists of earlies/mids with the balance planted in Valencias. The diesel pump, proper irrigation and high level of care give this grove the framework to remain highly productive for years to come. There are approximately 35± net grove acres in fee simple ownership, with another 4± acres of grove leased that convey with the sale (highlighted in red on map). During the 2019 harvest season, this grove produced an average of over 260 boxes per acre. ***If you are looking for a highly productive orange grove with long term development potential, look no further.***

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



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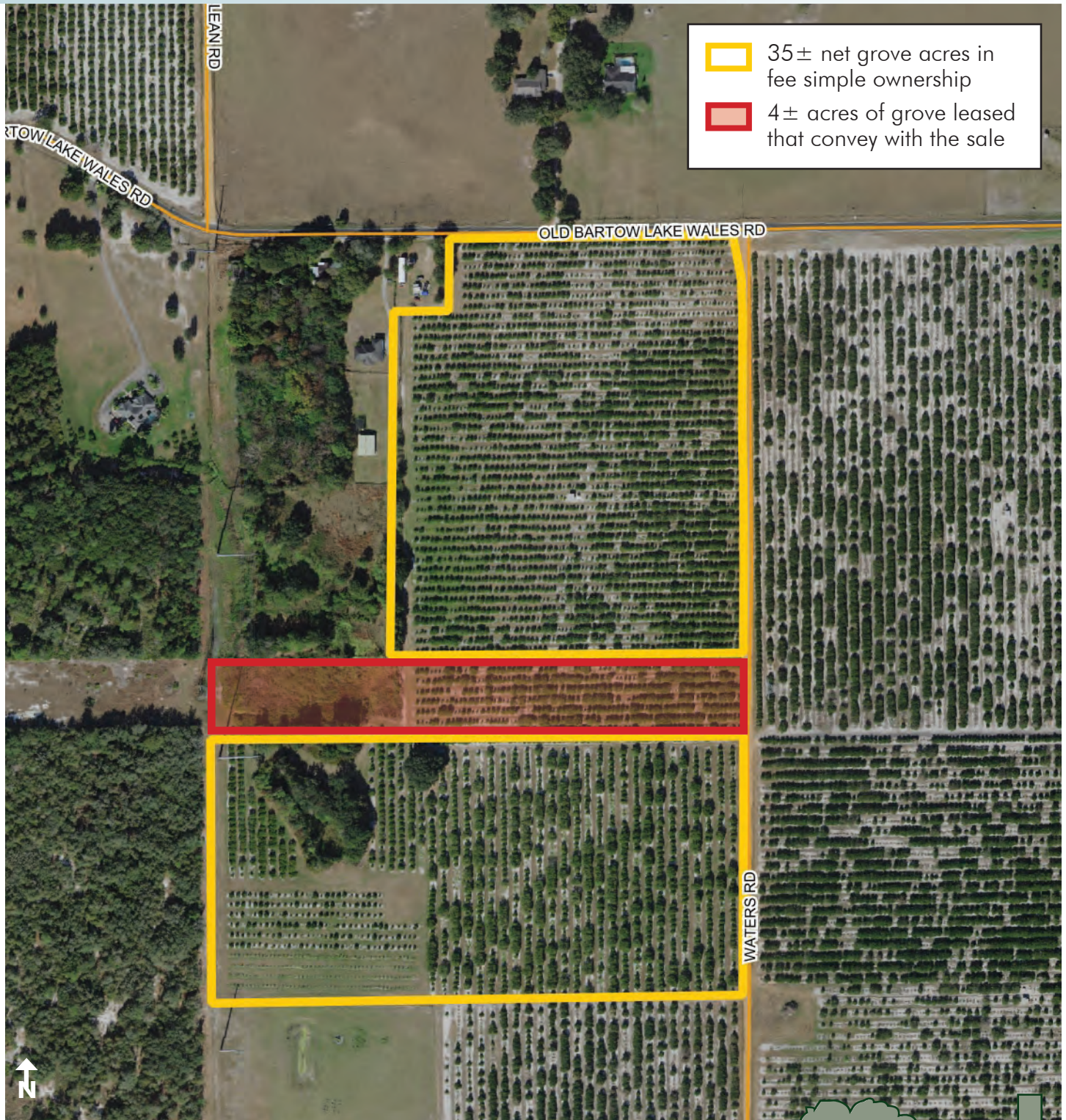






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-  35± net grove acres in fee simple ownership
-  4± acres of grove leased that convey with the sale

PROPERTY MAP

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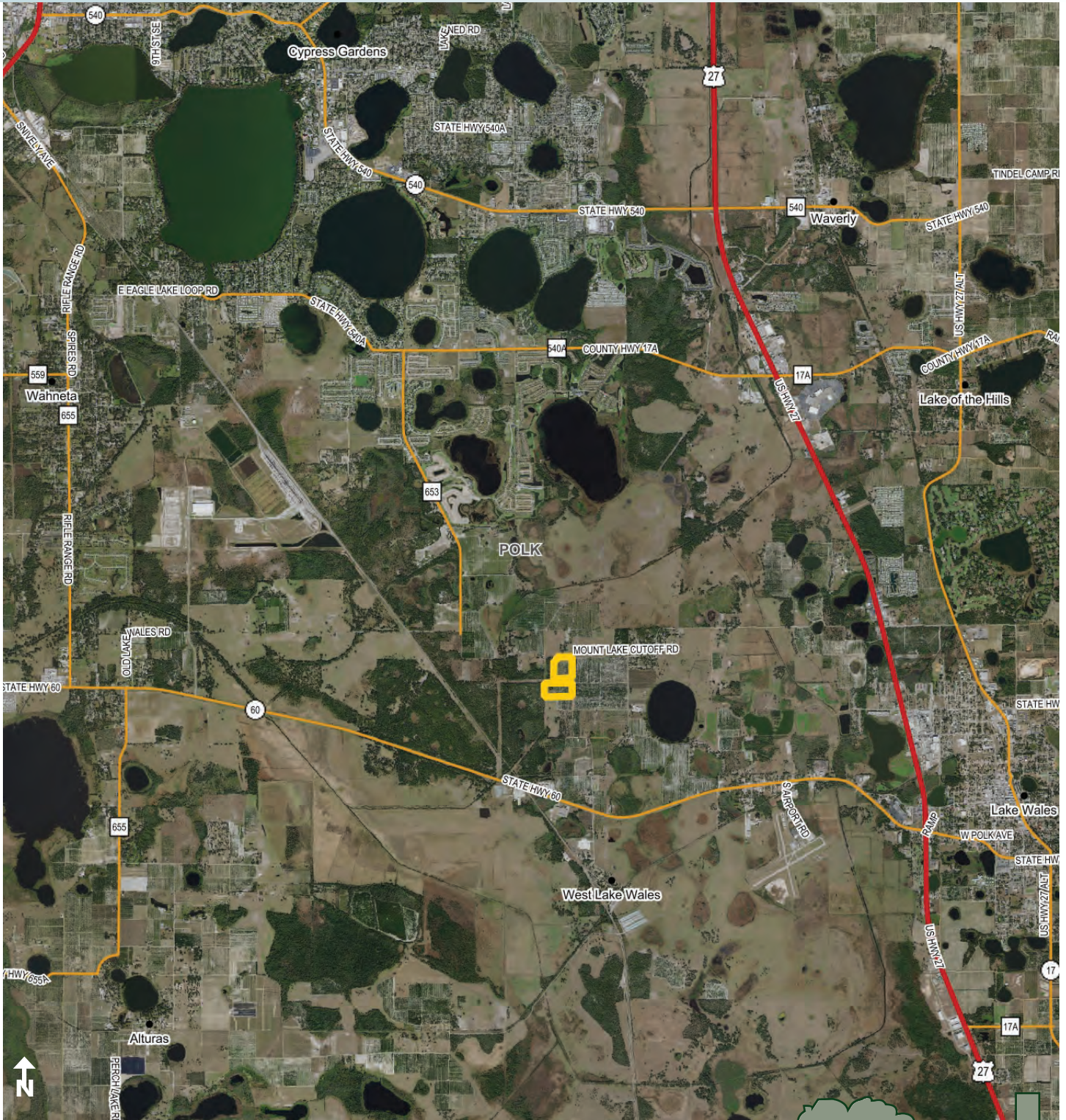




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REGIONAL MAP

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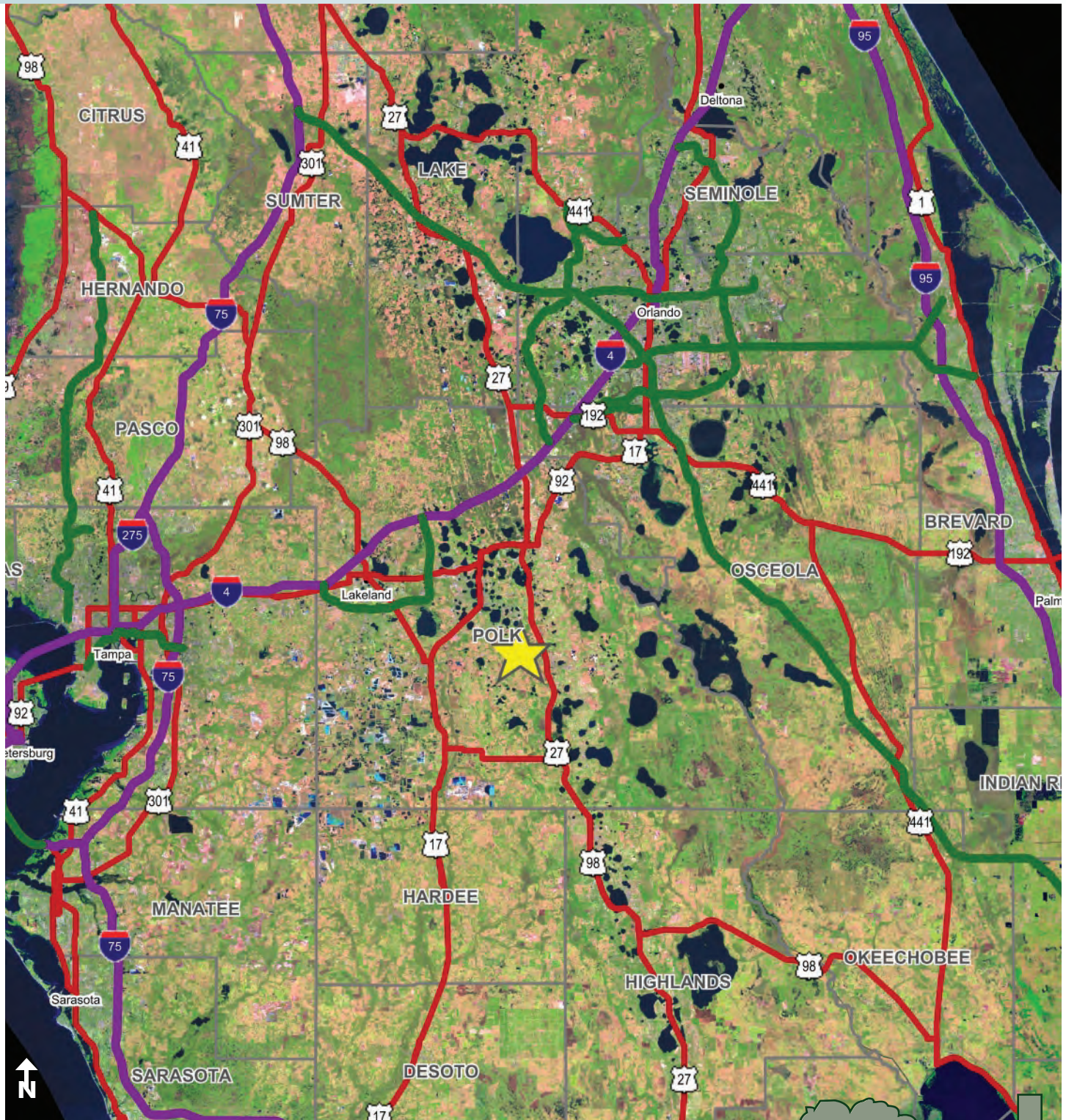




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LOCATION MAP

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