

LAND FOR SALE

PIT ROAD GROVE

2853 PIT ROAD

Bartow, FL 33830

LISTED BY:

RICHARD DEMPSEY

Senior Advisor

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SALE PRICE

\$270,000

OFFERING SUMMARY

ACREAGE:	19.97 Acres
PRICE / ACRE:	\$13,520
CITY:	Bartow
COUNTY:	Polk
PROPERTY TYPE:	Citrus Grove

PROPERTY OVERVIEW

The Pit Road Grove is a 19.97 ± acre citrus grove developed with young early/mid-season orange trees that are about three years old development age. The property slopes gently to the west and provides good air and water drainage to the wooded area. This wooded area of the property serves as a habitat for native wildlife.

The property also features a pump house with an 8" well with a diesel power unit, micro-sprinklers, and 660' feet of frontage on a county-maintained clay-grade road.

Contact Richard Dempsey to schedule a showing!



SPECIFICATIONS & FEATURES

LAND TYPES:	Citrus
UPLANDS / WETLANDS:	18.73 ± Upland Acres / 1 ± Wetland Acres
SOIL TYPES:	<ul style="list-style-type: none"> • Apopka • Taveres Fine Sands
TAXES & TAX YEAR:	2021 - \$346
ZONING / FLU:	A/RR - Ag/Rural Residential
WATER SOURCE & UTILITIES:	8" well
ROAD FRONTAGE:	660' county maintained clay grade road
NEAREST POINT OF INTEREST:	Alturas is about four miles north
CURRENT USE:	Citrus Grove
POTENTIAL RECREATIONAL / ALT USES:	The west end of the tract adjoins a wooded property that serves as habitat for native wildlife.
LAND COVER:	Citrus
STRUCTURES & YEAR BUILT:	Pump house
WELLS INFORMATION:	8" well with diesel power unit
INVENTORY:	The citrus tree are very young and have not reached the maturity to produce significant amounts of fruit.
IRRIGATION:	Micro-sprinkler



LOCATION & DRIVING DIRECTIONS

PARCEL:	263017000000021020
GPS:	27.8668457, -81.7275207
DRIVING DIRECTIONS:	From Bartow head east on Hwy 60 to 80 Foot Rd; Turn right and head south to Alturas Babson Park Cutoff Rd and turn left; Go east about 3 miles to Pit Rd and turn left on to Pit Rd; The property is about 3/4 mile north on the left side
SHOWING INSTRUCTIONS:	Contact Richard Dempsey

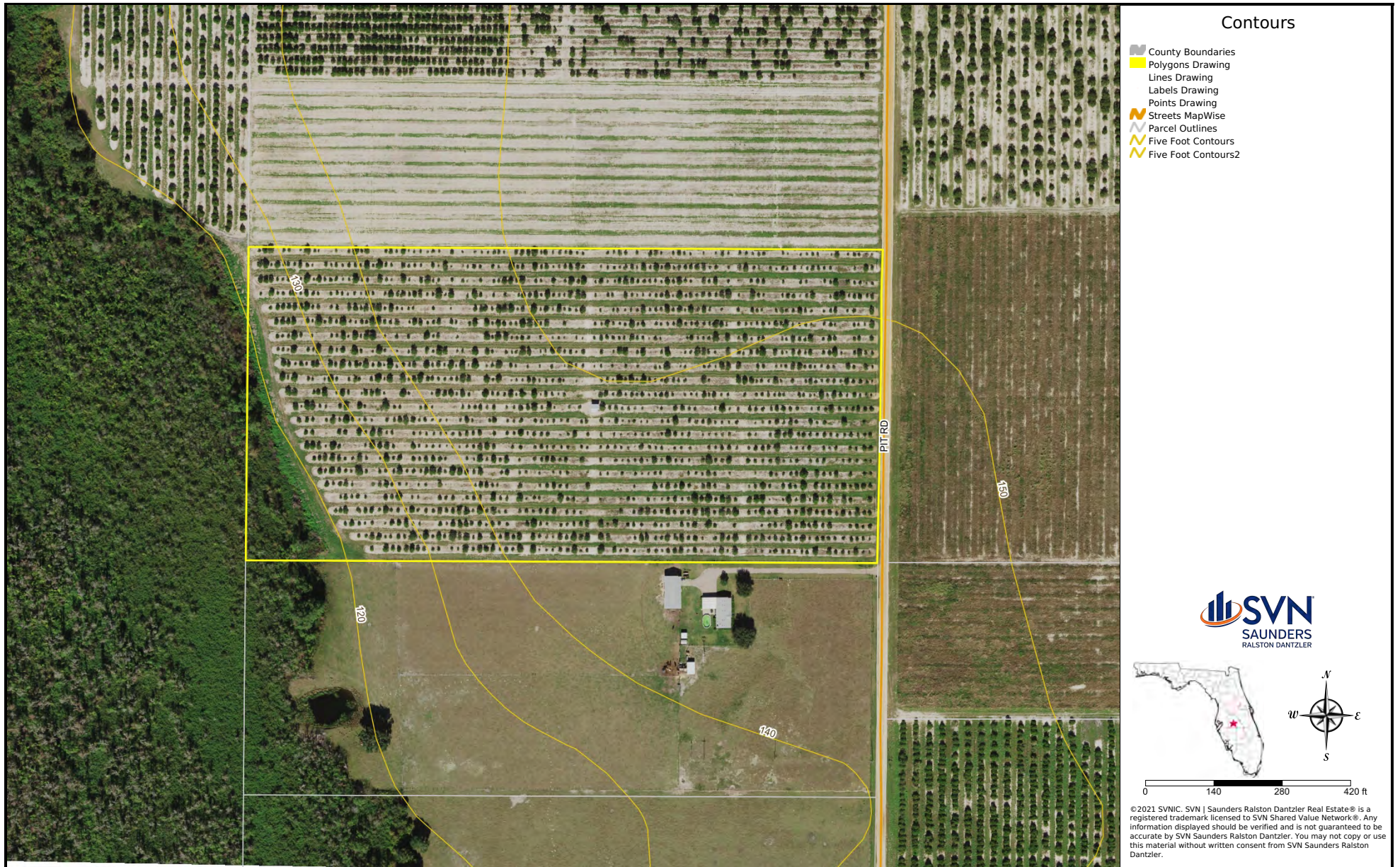
















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PROFESSIONAL BACKGROUND

ALC, Richard Dempsey is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Richard has over twenty years of Florida land sales experience. Richards's real estate career began in 1984 as an appraiser for the Polk County Property Appraiser's Office. For thirteen years, he was a state-certified general appraiser with an agricultural lender, appraising a wide variety of properties.

His experience includes small residential tracts up to 25,000-acre groves, along with various types of commercial properties all over the state. Having sales and appraisal experience throughout Florida, Richard is knowledgeable about the diverse aspects of today's real estate market.

Disciplines

- Agricultural land
- Ranchland
- Citrus groves
- Large-acreage tracts
- Hunting/recreational tracts
- Commercial/development land

SVN | Saunders Ralston Dantzler

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