

LAND FOR SALE

# COX ROAD GROVE

COX ROAD GROVE

Bartow, FL 33830

PRESENTED BY:

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**SALE PRICE****\$650,670****OFFERING SUMMARY**

<b>ACREAGE:</b>	38 Acres
<b>PRICE / ACRE:</b>	\$17,123
<b>CITY:</b>	Bartow
<b>COUNTY:</b>	Polk
<b>PROPERTY TYPE:</b>	Citrus

**PROPERTY OVERVIEW**

Cox Road Grove is an active 38-acre citrus grove in Bartow, Florida, where the area is transitioning to acreage homesites. Currently, the grove is planted with trees and has an average estimated development age between three and five years. If transitioned to homesites, the base density land use is designated one dwelling per five acres. The acreage comprises four parcels and will allow the property to divide into homesites easily.

The land to the east slopes about 20 feet towards Boggy Branch and provides a natural drain that flows most of the year. The property has about 9 acres of wetlands surrounding the drain and provides a visual barrier from adjacent properties. The adjacent properties have newly constructed large homes with surrounding acreage. With less than a 15-minute drive to downtown Bartow, this transitional acreage site is perfect for building your dream home one day.



## SPECIFICATIONS & FEATURES

<b>LAND TYPES:</b>	Citrus
<b>UPLANDS / WETLANDS:</b>	28 ± AC Uplands/9.7 ± AC Wetlands
<b>SOIL TYPES:</b>	<ul style="list-style-type: none"> <li>• Candler</li> <li>• Taveres</li> <li>• Apopka fine sands</li> <li>• Samsula Muck</li> </ul>
<b>TAXES &amp; TAX YEAR:</b>	\$571 - 2021
<b>ZONING / FLU:</b>	A/RR - Ag/Rural Residential
<b>LAKE FRONTAGE / WATER FEATURES:</b>	Boggy Branch
<b>ROAD FRONTAGE:</b>	1,320 feet on Cox Road
<b>NEAREST POINT OF INTEREST:</b>	Alturas is 1.2 miles to the east.
<b>CURRENT USE:</b>	Citrus
<b>WELLS INFORMATION:</b>	8" well with diesel power unit
<b>IRRIGATION:</b>	Microsprinkler

# PRODUCTION

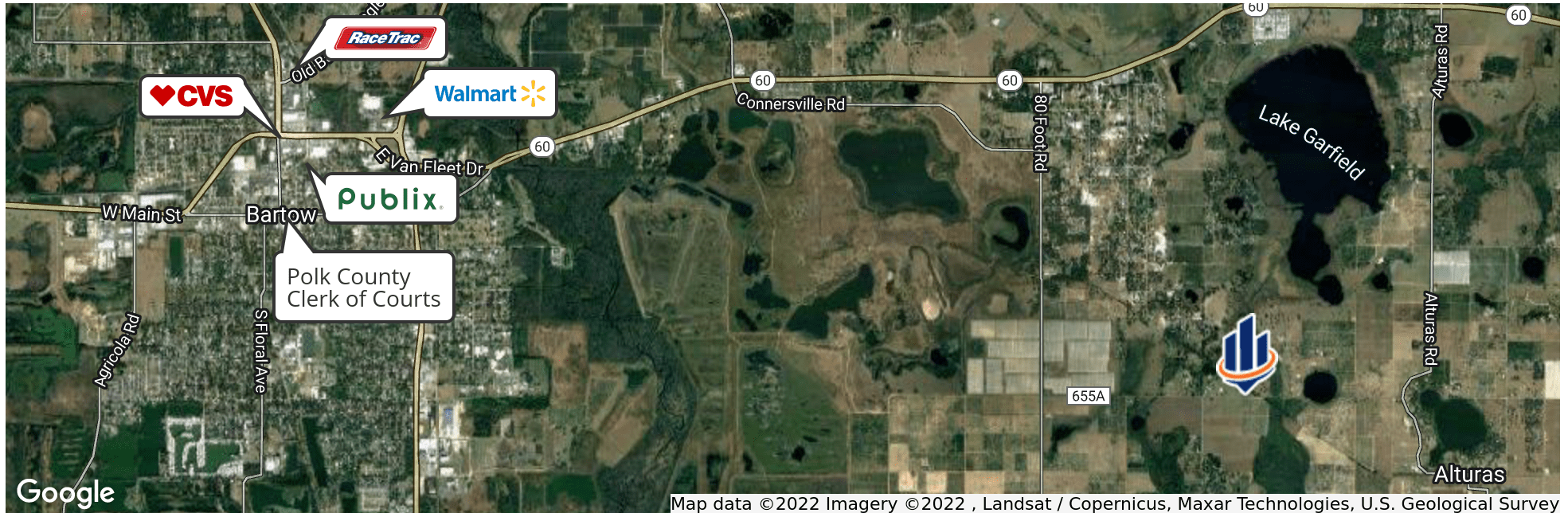
VARIETY	BOXES	BOXES PER ACRE
E & M ORANGES	3,075	102.5/acre
E & M ORANGES	3,773	125.77/acre
E & M ORANGES	3,824	127.5/acre









## LOCATION & DRIVING DIRECTIONS

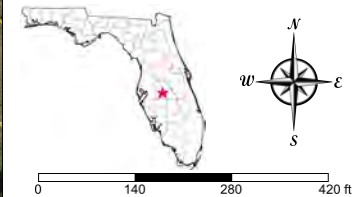
<b>PARCEL:</b>	263017000000031030; 263017000000031010; 263017000000031020; 263017000000031040
<b>GPS:</b>	27.8787225, -81.7389796
<b>DRIVING DIRECTIONS:</b>	<ul style="list-style-type: none"> <li>• From Bartow - head east on Hwy 60 3.7 miles to 80 Foot Road and turn right and go 2 miles and turn left on to Cox Road</li> <li>• The property is 1.3 miles on the right.</li> </ul>
<b>SHOWING INSTRUCTIONS:</b>	Call agent - go to



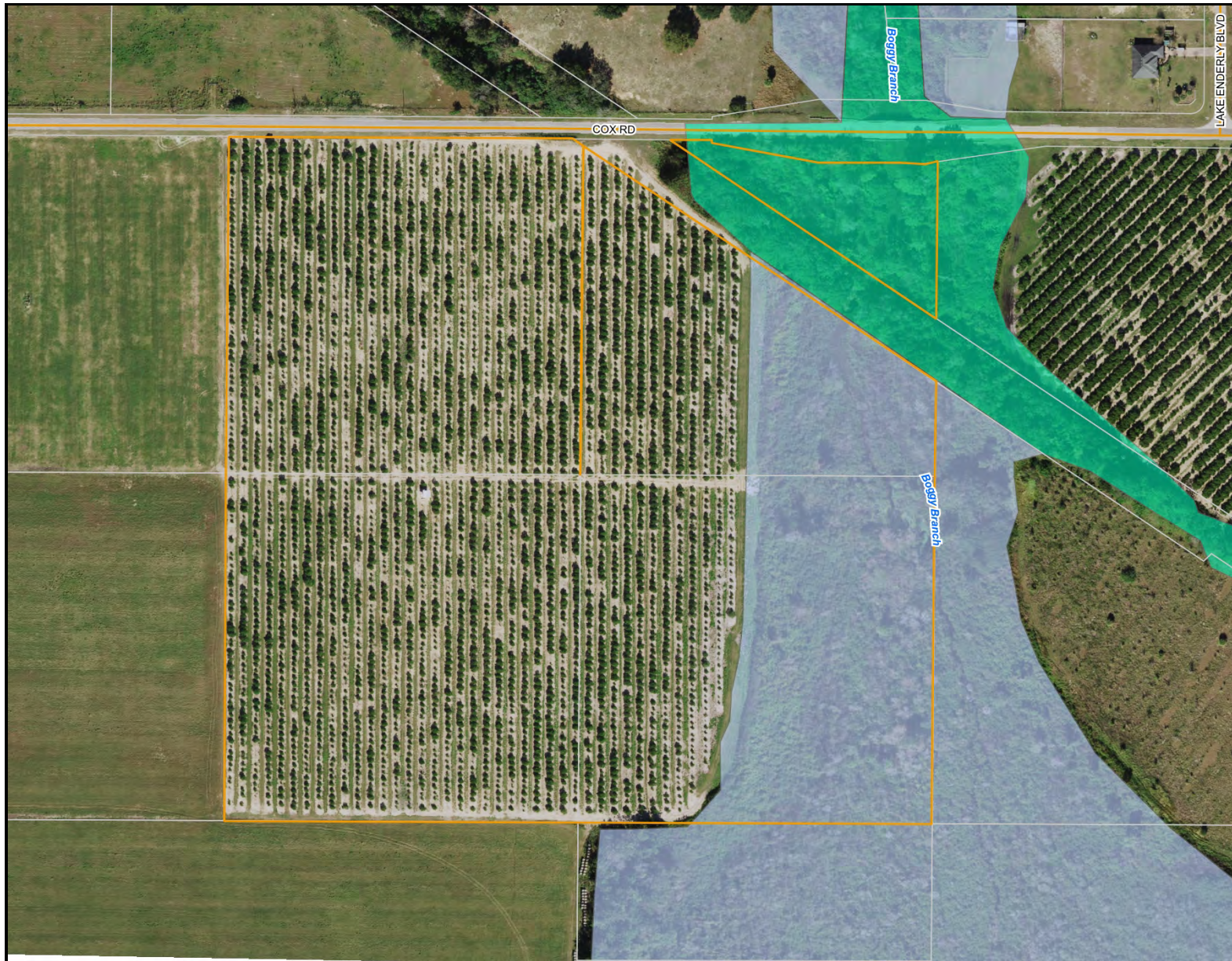


### Contours

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines
-  Five Foot Contours
-  Five Foot Contours2



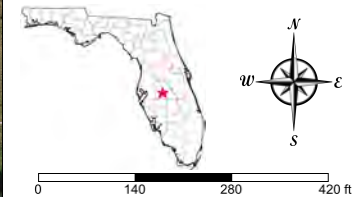
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### Wetlands

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Water Labels
- Water Labels
- Water Labels
- Water Labels
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
6410:	Freshwater Marshes	8.1
6150:	Stream And Lake Swamps (Bottomland)	1.6
<b>TOTAL WETLANDS</b>		<b>9.7</b>
<b>TOTAL UPLANDS</b>		<b>28.0</b>
<b>TOTAL ACRES</b>		<b>37.7</b>



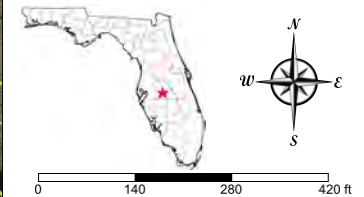
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### Soils

- County Boundaries
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- Streets MapWise
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- Water Labels
- Water Labels
- Water Labels
- Soils Boundaries

CODE	DESC	ACRES
3	Candler Sand, 0 To 5 Percent Slopes	19
13	Samsula Muck	10
15	Tavares Fine Sand, 0 To 5 Percent Slopes	6
2	Apopka Fine Sand, 0 To 5 Percent Slopes	3
TOTAL =		37.7317383268673 acres



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## POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	384.7 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	721,312 [2021]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.



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