



FOR SALE
CITRUS GROVE
\$924,000

LAKE WALES CITRUS GROVE / RESIDENTIAL HOMESITES.

LAKE PARK RD, LAKE WALES, FL 33898





SALE PRICE

\$924,000

OFFERING SUMMARY

Listing Price	\$924,000
Acres	38.5 Acres
Price Per Acre	\$24,000
County	Polk
Zoning	A/RR
Irrigation	6 & 10 inch wells with jet irrigation
Utilities	Electricity, Telephone
Soils	Sandy
Parcel IDs	283001938200001000, 283001938200000900
Coordinates	27.9090533, -81.4800912
Real Estate Taxes	\$675

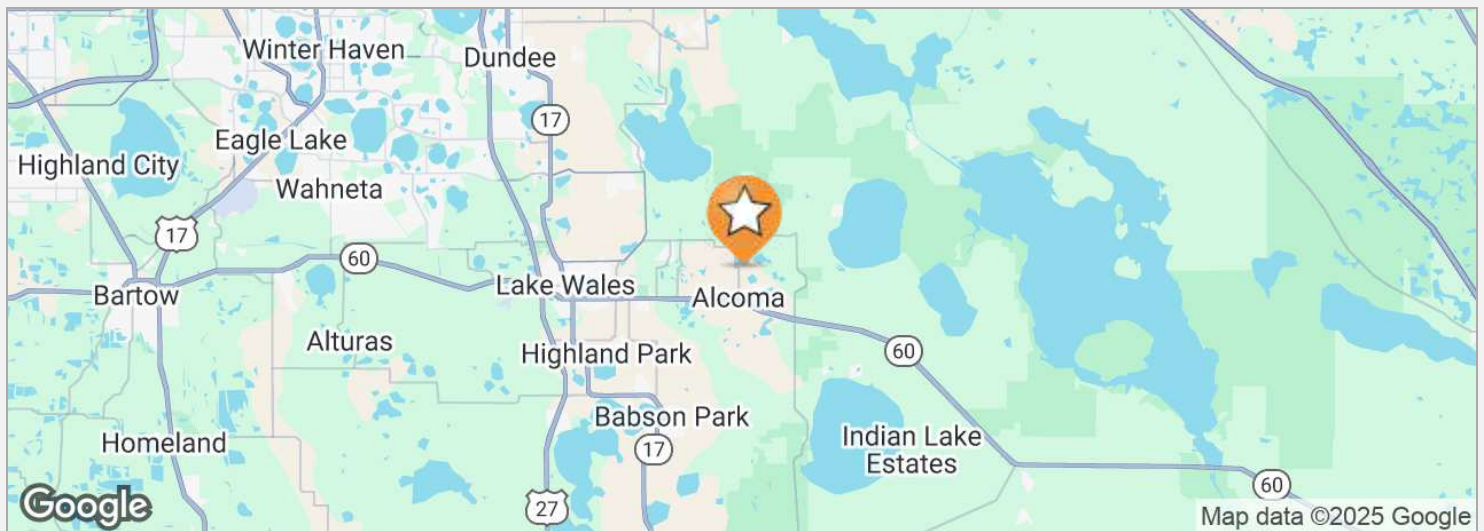
PROPERTY OVERVIEW

This 38.5-acre citrus grove in Lake Wales, Florida features premium Valencia and Vernia fruit varieties, known for their exceptional flavor and quality. The property offers a rare combination of privacy and convenience. Secluded enough for peace and quiet, yet just minutes from shopping, restaurants, and schools. It is fully equipped with 10 & 6 inch well. The 6 inch well has a John Deere power unit and the 10 inch well has an electric motor. The grove is irrigated with jet irrigation, making it ideal for continued agricultural use. County hard roads on two sides. With its scenic setting and ample space, the grove also presents a great opportunity for several homesites, blending rural charm with modern accessibility.

PROPERTY HIGHLIGHTS

- 38.5 acre citrus grove
- FLU is 1 unit per 5 acres
- 29 acres Valencia oranges and 9.5 acres Vernia
- 6 & 10 inch wells with jet irrigation
- Secluded yet close to town
- Perfect for continued agricultural use or for 1 to 7 homesites



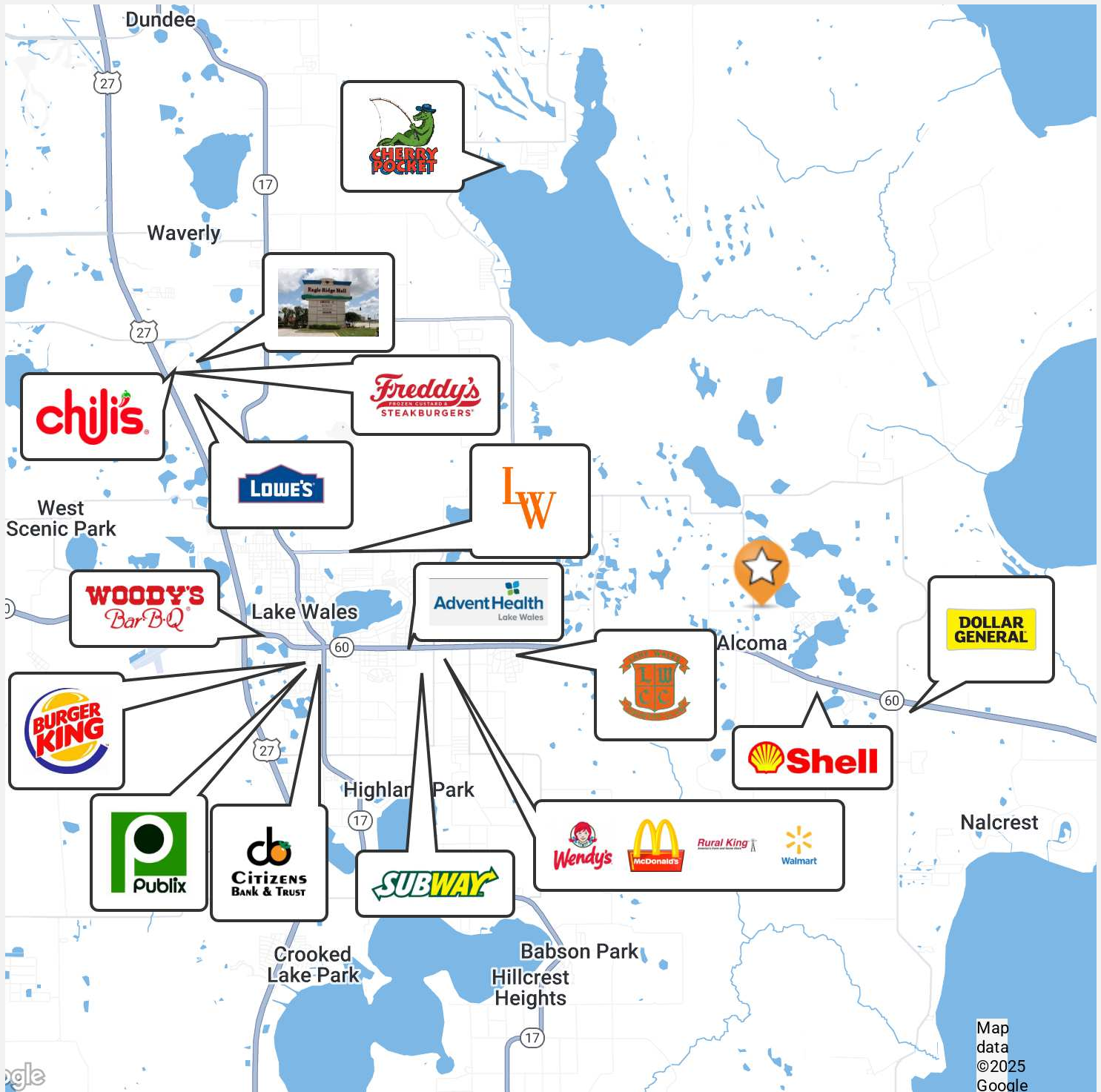


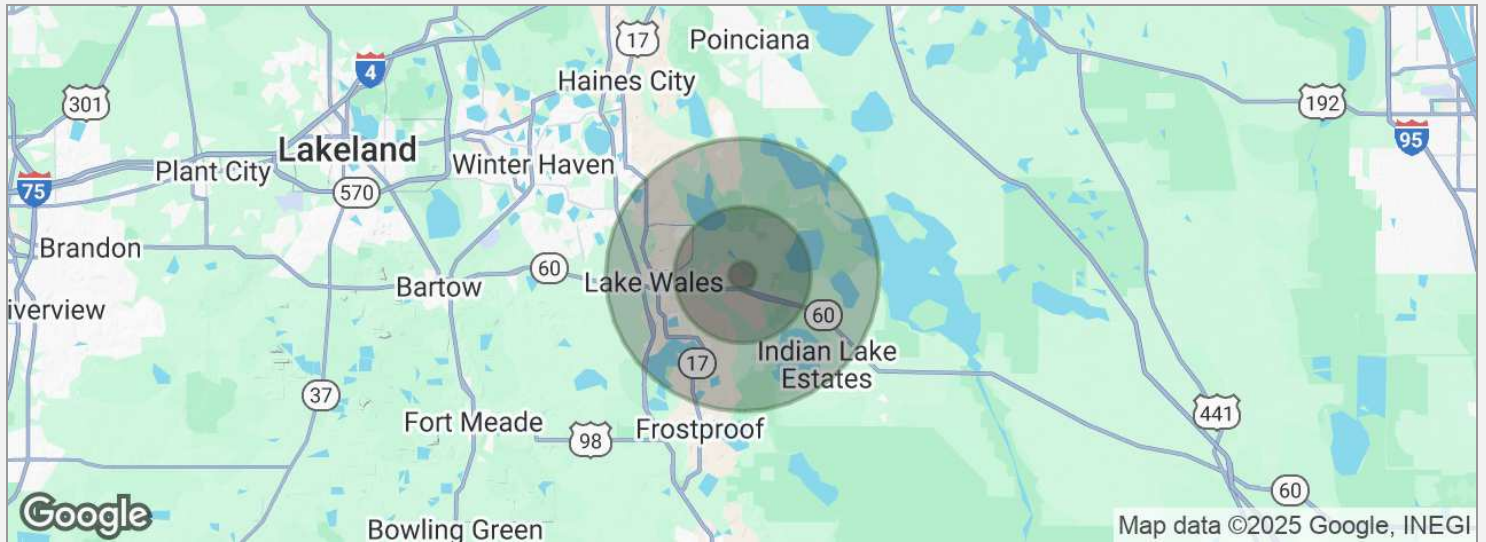
DRIVE TIMES

16 minutes to Lake Wales
39 minutes to Winter Haven
63 minutes to Vero Beach
81 minutes to Orlando
94 minutes to Tampa

DRIVING DIRECTIONS

From SR 60 and Alcoma Road, Travel 1.2 miles north on Alcoma Road to the property.





POPULATION

	1 MILE	5 MILES	10 MILES
Total population	566	9,468	56,890
Median age	65	46	44
Median age (male)	65	46	43
Median age (Female)	65	47	45

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	336	3,920	22,888
# of persons per HH	1.7	2.4	2.5
Average HH income	\$53,280	\$69,076	\$68,454
Average house value	\$198,143	\$245,704	\$251,965

* Demographic data derived from 2020 ACS - US Census

CHIP FORTENBERRY MBA, ALC

Broker



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PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.