



CROSBY &
ASSOCIATES, INC.

\$699,000

FOR SALE

Property Highlights

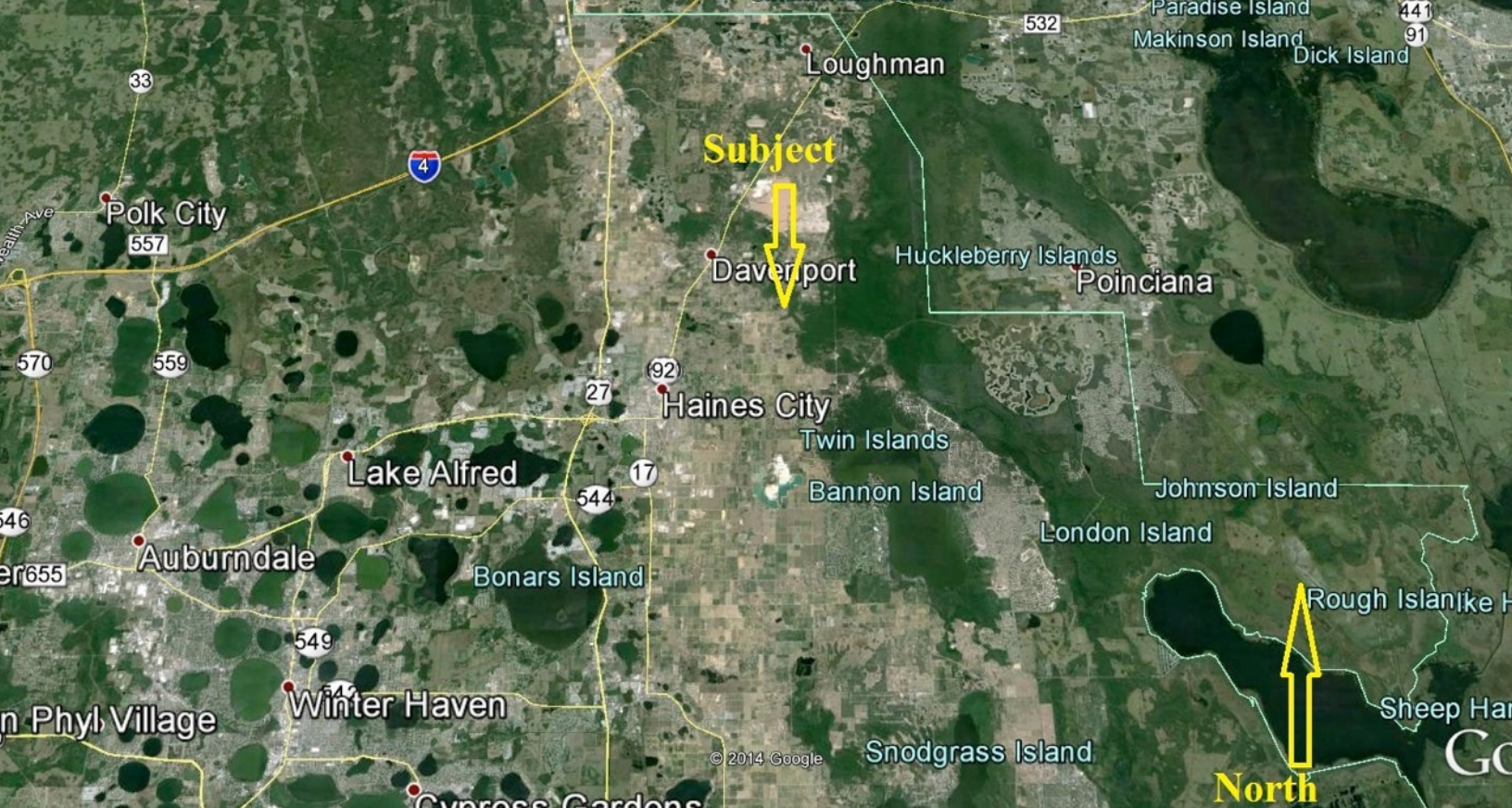
- Early/Mid & Valencia Oranges
- Two 10-Inch Wells
- Grove Irrigates at one time with Jet Irrigation
- Current Fruit Contract through 2015/2016
- 2013 Taxes: \$2,265



PRODUCING CITRUS GROVE

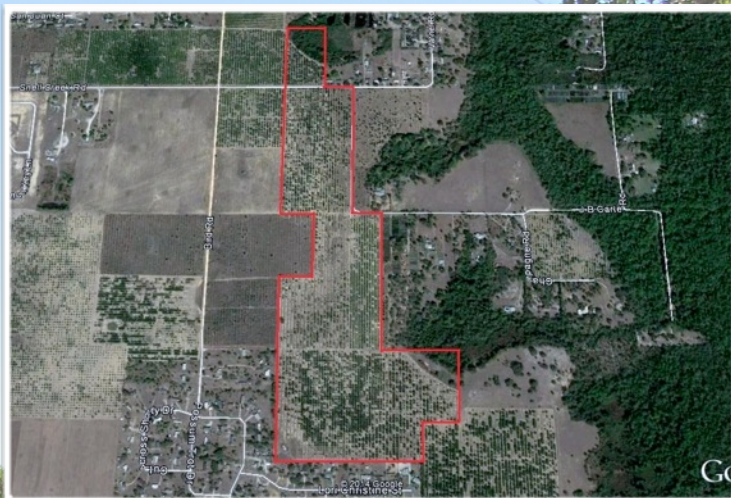
85± ACRES **in** DAVENPORT, FLORIDA

Location: From SR 92 in Haines City, go east 1.70 miles to Powerline Road. Go north on Powerline Road for 2 miles to Snell Creek Road. Go east on Snell Creek Road 0.60 miles to the property.



Chip Fortenberry
chip@crosbydirt.com
 863.673.9368 [cell]

Chip offers more than 15 years of real estate experience. He earned his MBA from the University of Florida, and is an EPCAR member.



2013	3 Miles	5 Miles	10 Miles
Population	14,132	36,789	155,090
Median Age	34.2	36.2	38.9
Median Income	\$36,277	\$36,664	\$41,394
Average Income	\$47,688	\$47,602	\$52,742

Season	Early/Mids	Valencia
2010-2011	8,441	4,963
2011-2012	11,257	5,297
2012-2013	10,506	4,268
2013-2014	8,454	2,917

All information contained herein has been obtained from sources deemed reliable. However, Crosby & Associates, Inc. or any agent thereof cannot guarantee this information. We are not responsible for errors, omissions, prior sale, change in price, easements, zoning changes or withdrawal of property from the market without notice.

Crosby & Associates, Inc.

505 Avenue A NW, Suite 306
 Winter Haven, FL 33881
 862.293.5600

255 West Main street
 Tavares, FL 32778
 352.343.1464

52 Commerce Street
 Hawkinsville, GA 31036
 800.320.3477



www.crosbydirt.com