



**New Price
September
2011**

Singletary

Ranch and Groves

450 +/- Acres!

**Ranching, Citrus Groves, Farming, Hunting
Pastureland, Homesite, Development**

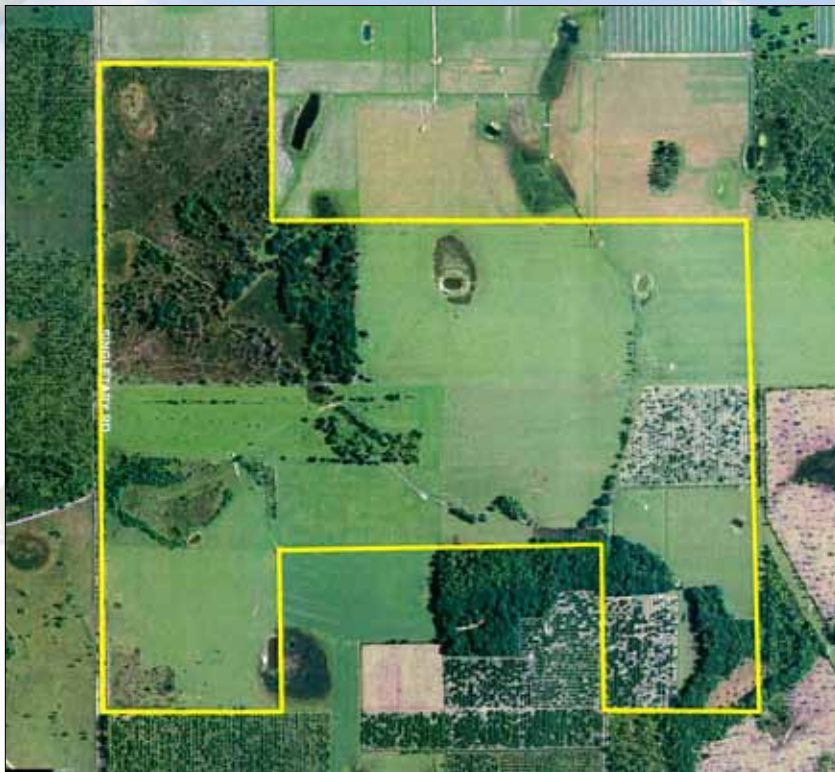
Fort Meade, FL • Polk County



Singletary



Ranch & Groves
Ft. Meade, FL



Grove Information

Acres	Variety	Root Stock
31 +/-	Hamlin	Swingle

Aerial Map

Parcel IDs:

- 273230 000000 011010
- 273219 000000 022000
- 273230 000000 013010

*Excellent location
for 5-acre tract
development!*



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Singletary



Ranch & Groves

Ft. Meade, FL

Description:

Own your own ranch in Central Florida that is great for ranching, cattle, farming, or even a homesite or development. There is a 31 +/- acre citrus grove featuring Hamlins with options for grove resets! Price right.

Acres: 450 +/- Acres

Improved Acreage: 350 +/- acres

Producing Citrus Grove: 31 +/- acres of Hamlins with *options for grove resets*

Price: ~~\$1,850,000~~ **NEW PRICE \$1,600,000**
(\$3,555 per ac) - Sept 2011

Location:

5647 Singletary Road
(Near Singletary Road and County Line Road)
Fort Meade, FL • Polk County

Current Use: A/RR

Uses: Pasture

Future Land Use: A/RR, 1 unit to 5 acres

Road Frontage: Approximately 1 mile on Singletary Rd.

Grass Types: Bahia

Fencing: Surrounds property

Uplands/Wetlands:

- 404 +/- acres uplands; 46 +/- acres wetlands

Natural/Man-made Water on Site: 1-Acre Pond

Water Provided by: One 12" well and one 10" well

Irrigation: Microjet in grove



1 Mile Paved Road Frontage
on Singletary Road



1-Acre Pond on Site



Singletary



Ranch & Groves
Ft. Meade, FL



***450 +/- Acres! Ideal for
Ranching, Citrus Grove, Pasture,
Farming, Homesite,
Hunting, Development!***

Driving Directions

- Take US 17 from Bowling Green and go east on County Line Road for approximately 10 miles
- Turn north (left) on Singletary Road
- Go 1.5 miles on Singletary Road, property is on the right side of road

**20 minutes from Ft. Meade
15 minutes from Avon Park
20 minutes from Frostproof
20 minutes from Sebring**



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Land Management***

114 Tennessee Ave.

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Lakeland, FL 33801

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