

Lake Annie Dundee Grove

163 +/- acres • Scenic Hwy

New Price
November 2010



1/2 mile frontage on beautiful Lake Annie

136 +/- grove acres



3/4 mile frontage on Scenic Hwy
Only 5 minutes from Eagle Ridge Mall & Amenities
Currently a Grove with a PUD
for Multi & Single Family Homes

Coldwell Banker Commercial Saunders Real Estate

5120 South Lakeland Dr., Suite #3, Lakeland, FL 33813 • 863-648-1528 • www.saundersrealestate.com

Lake Annie Dundee Grove

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Acreage: 163 +/- acres
Location: Scenic Hwy
Dundee, FL; Polk County
(North of Lake Wales)
Price: ~~\$12,000 per acre~~
NEW PRICE: **\$9,816 per acre (\$1,600,000 total)**
Road Frontage: 3,980 +/- ft. on Scenic Hwy
Lake Frontage: 2,550 +/- ft. on Lake Annie
Uplands: 136 +/- acres
Uses: Citrus Grove & Future Dev.
Future Use: Ag zoning with approved PUD
Water: City of Dundee
Utilities: Progress Energy
Irrigation: Microjet with two wells
Parcel #'s: 272910000000011000
272903000000012020



Grove Information

Fruit Contract: 3 year transferable contract
Tree Count: Tree count estimate is available
Management: Professional management and caretaking through Saunders Property Management, LLC
Water Permit: Water use permit is current
Insurance: Crop and tree insurance
Irrigation:

- Two 12" deep wells with turbine pumps
- Converted overhead system to micro-sprinkler
- Micro-sprinkler - mostly 15 GPH per tree
- Either well can be operated separately or both can run together
- 100% of grove is usually irrigated simultaneously including cold protection needs
- Clean up and site assessment report available

Planned Unit Development

- PUD in place
- Inside city limits of Dundee
- Utilities by City of Dundee
- No bonds have been issued
- 383 single-family lots
- 72 townhouses
- Approximately overall density is 3 units per usable acre



Grove Production Expenses

2009/10	\$107,469
2010/11 Est	\$146,047

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Hamkins – 63 acres
Valencias – 74 acres
Lake Frontage, Roads, Borrow
Pits, Flow Way, etc – 26 acres
TOTAL - 163 acres



Directions: From SR 540 and US 27 in Winter Haven, go east on SR 540 to Scenic Hwy. Go north 1/2 mile on Scenic Highway. The grove is on the west side of the road.

Production

(no records available for years prior to 2009/10)

Variety	Year	Boxes	Lb Solids	Lb Solids/Box
Hamkins	2009/10	9,717	60,995	6.28
Valencia	2009/10	10,615	73,510	6.93
ALL	2009/10	20,332	134,505	6.60

Estimate for 2010/11

Hamkins	2010/11	12,722	79,513	6.25
Valencias	2010/11	13,900	95,910	6.90
ALL	2010/11	26,622	175,423	6.60

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136 +/- grove acres

This property is not only a grove! It offers many additional attributes including a 1/2 mile lake frontage, a beautiful white, sandy beach area and frontage on a designated scenic highway!



SAUNDERS
REAL ESTATE

5120 South Lakeland Dr.
Suite #3
Lakeland, FL 33813

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163 +/- Total Acres
136 +/- Grove Acres with Beautiful Lake Frontage in Dundee, FL