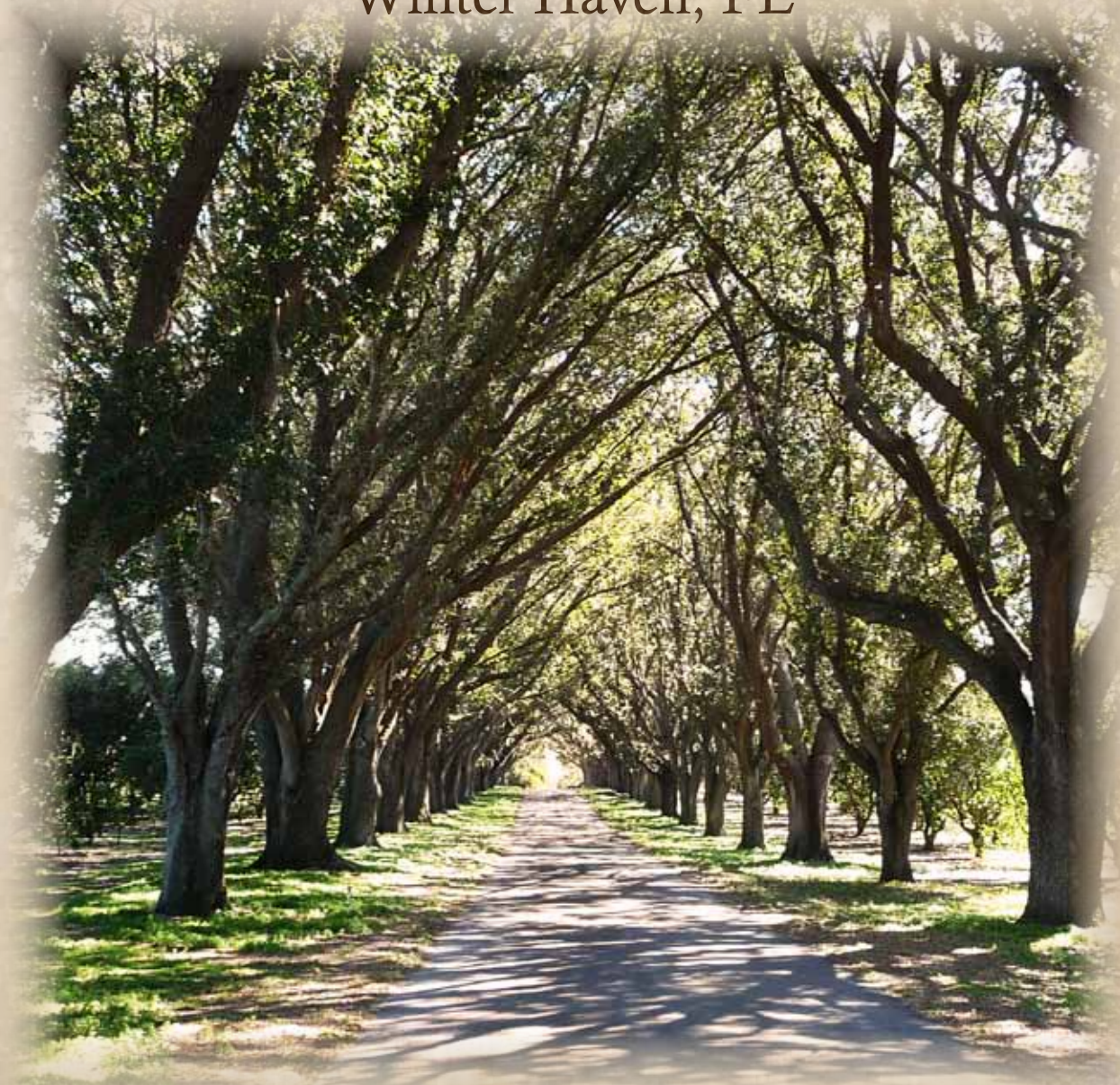


Orleans

on Lake Eloise
Winter Haven, FL



312 +/- Acres Total Includes 261 +/- Acres Citrus Grove
2,100 +/- Feet of Lake Frontage

Strategically Located!

Near New Legoland/Cypress Gardens and Proposed CSX Intermodal Terminal

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Orleans

Orleans on Lake Eloise

← CSX Intermodal

Lake Eloise

Lake Lulu



Orleans on Lake Eloise

Tranquil Southern Estate

Winter Haven's historic Lake Eloise is where you will find a time-honored neighborhood of stately mansions and a southern lifestyle.

Lake Eloise is known for one of the most beautiful lakeshores in the state of Florida. The former Cypress Gardens theme park is located on the opposite shores of Lake Eloise. Cypress Gardens, an icon of early Florida, is where millions came to know Old Florida and its beauty. The gorgeous botanical gardens and world famous ski show became symbols of Central Florida. Merlin Entertainment Group is transforming the site into Legoland Florida and will maintain the iconic gardens and ski shows.

It is here, where you will find *Orleans*, a long-established, tranquil southern estate.



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Orleans

The *Orleans on Lake Eloise* estate has served host to
Ronald Reagan, Senators, Congressmen, and Florida Governors.





Orleans on Lake Eloise

Estate Home with Breathtaking Views

Orleans on Lake Eloise is a gorgeous 312-acre estate that shares a rich heritage born in the citrus industry. The property itself presents a once-in-a-lifetime opportunity to procure rare "Old Florida" acreage. The estate has unprecedented 2,100 feet of shoreline along prestigious Lake Eloise.

The main entrance approach to *Orleans* is breathtaking with majestic oak trees lining the driveway. As soon as you enter *Orleans* you are taken back to a time when life was slower and simpler.

The 9,126 SF southern verandah style, brick estate home sits atop a hill 180 feet above sea level providing stunning lake views. From the home, watch the wildlife awaken as the early morning sun rises in the distance. Relish in complete tranquility provided by the expansive citrus groves.

The property includes 261 acres of producing citrus grove, some pasture, and three small residences.



Orleans



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Orleans on Lake Eloise

Property Facts

Price:	\$12,948,000
Improved Acreage:	• Total – 312 +/- acres • Citrus – 261 +/- acres • Pasture – 20 +/- acres • Homesites/Lakefront – 31 acres +/- acres
Property Address:	4840 West Lake Eloise Drive, Winter Haven, FL 33884
Nearest Intersection:	West Lake Eloise Drive and Eloise Loop Road
Current use of land:	Residential and Citrus
Zoning/Future Land Use:	City of Winter Haven Residential up to 5 du per acre/Agricultural
Area Description:	Large homes and citrus groves
Total Acreage:	312 +/- acres
Paved Road Frontage:	14,000+ feet
Lake Frontage:	2,100+ feet
Soils:	Predominately Candler Fine Sand – sandy and well drained
Uplands/Wetlands:	100% Uplands
Water/Sewer:	Provided by City of Winter Haven to site; adequate capacity
Improvements:	• Estate home built in 1955 • 9,126 SF under roof, 7,402 SF heated • 3 Ranch-style houses • Open pole barn
Irrigation:	Citrus is irrigated with under tree micro-sprinklers supplied by on-site wells
S.T.R.:	04-29-26
Parcel ID Numbers:	262904664000000011, 262904664000000020, 262904664000000030, 262904664000000044, 262904664000000100, 262909000000011020, 262909000000014010, 262909000000031000 262909000000011010, 262904664000000082, 262904664000000090, 262909000000043010,

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Orleans

Lake Eloise

Winter Haven, FL



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Orleans

Orleans on Lake Eloise

312 +/- Acres Total Includes 250 +/- Acres Citrus
2,100 +/- Feet of Lake Frontage



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Orleans

Citrus Varieties

The predominately mature grove is planted with juice orange varieties including Hamlins, Pineapples, and Valencias.

The grove also offers fresh fruit such as Honey Tangerines, Navels, and Temple oranges.



~Photo Provided by the Central Florida Convention Bureau

Citrus Production History

Citrus Variety	Acreage	Season 2007-08 Boxes	Season 2008-09 Boxes	Season 2009-10 Boxes	Three Season Average
Valencia	144	54,072	41,681	42,246	46,000
Early/Mid Oranges	66.6	36,296	31,489	28,268	32,018
Honey Tangerines	20.7	9,497	6,082	11,850	9,143
Navels	29.5	9,394	8,856	6,865	8,372
Total Production	260.8	109,259	88,108	89,229	95,532

Orleans

Citrus Grove

261 Acres +/- Citrus Grove
Juice Varieties • Fresh Fruit Varieties

The citrus grove covers approximately 261 acres of the property and has been very productive by providing a positive net income.

The entire grove is irrigated with micro jets from two wells located on the property. A barn located on the south end of the property serves as the base for the grove caretaking operations and equipment storage.



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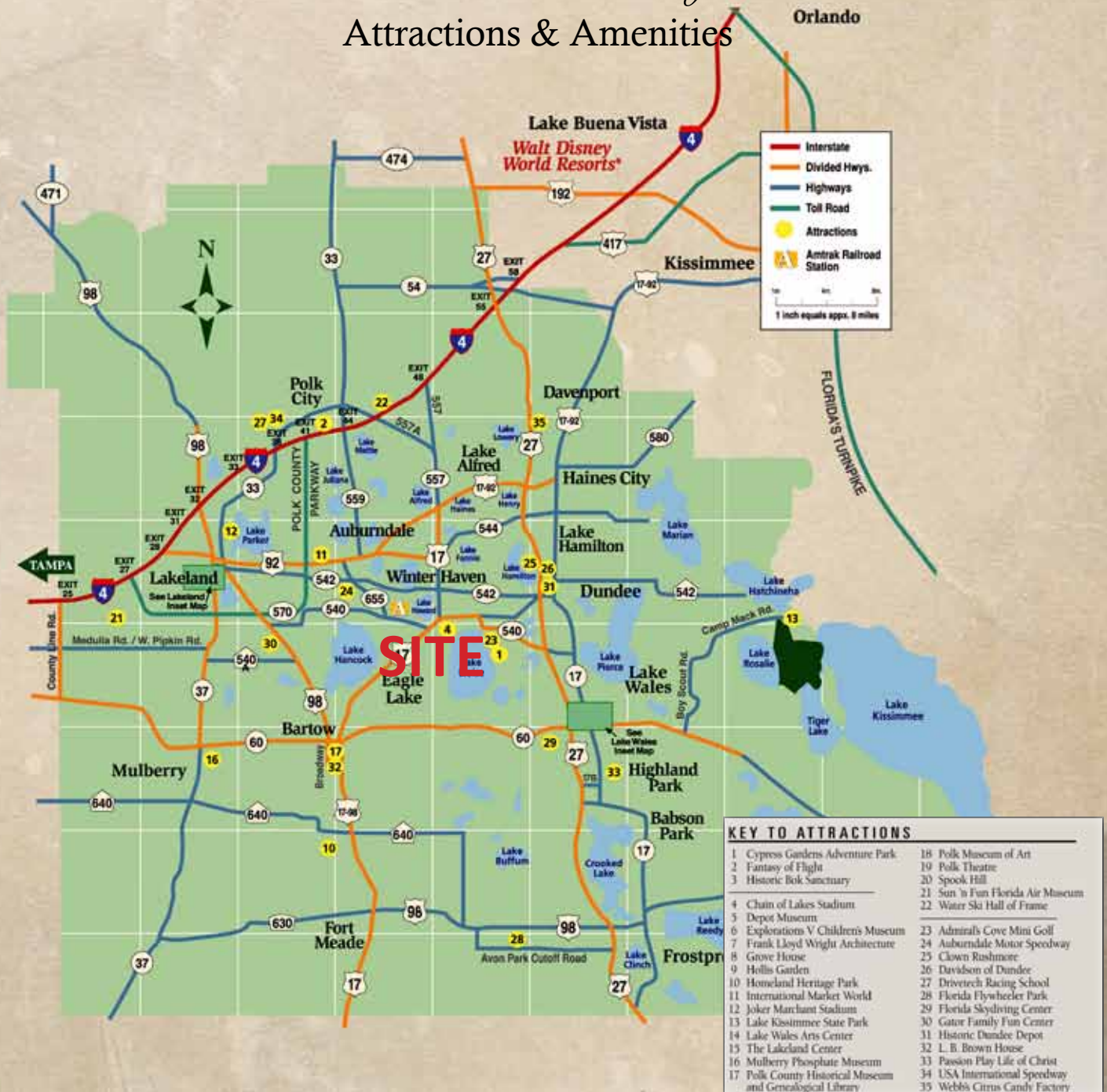
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Orleans

Orleans on Lake Eloise Topography



Polk County
Attractions & Amenities





Central Florida

About Polk County

Winter Haven is located in Polk County, which is considered a hub for Florida water activities. It is known as "The Chain of Lake City" and is recognized as the water skiing capital of the world. Winter Haven's "Chain of Lakes", a unique series of 16 lakes connected by navigable canals makes it a boater's paradise.

You are minutes from major Central Florida attractions such as Disney World, SeaWorld, Universal Studios, Busch Gardens in Tampa, and the new Legoland Florida (scheduled to open in 2011). Spaceport USA at the Kennedy Space Center, Florida's Atlantic and Gulf beaches and big city shopping are a short drive away. In addition, both Orlando and Tampa International Airports are convenient for business or personal travel.

One of the best Florida attractions is the great outdoors. Nature enthusiasts have a variety of interesting activities to choose from such as The Great Florida Birding Trail, fishing in the "Bass Capital of the World", hiking through incredible wildlife preserves and exploring parks, rivers, and swamps.



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Polk County

Industry & Employer Outlook



Polk County's industry and business future is very bright. With many large projects to support hundreds of jobs and the economy, Polk County is poised for tremendous growth. The county is expected to become a part of a "super region," stretching from Tampa to Orlando, as reported by a strategic study by Stanford Research International.

In 1980, the top industry clusters for the region were phosphate, agriculture, cattle, and tourism. Today, the fastest growing clusters are logistics and supply chain management; life sciences and medical services; financial services; research and engineering services; and agritechnology and agri-business.

According to the Central Florida Development Council, 91 foreign-owned companies representing 19 countries around the world are in Polk County. In the last two years, foreign direct investment has been up 100 percent.

International Legoland Coming to Polk County in 2011

One of the biggest announcements relative to Polk County's future is the arrival of the internationally known Legoland. Winter Haven's historic Cypress Gardens is in development to become the world's largest Legoland by Merlin Entertainment Group, a British-based international theme park operator. Merlin is buying the park to create a giant Lego-themed attraction that will draw thousands of visitors a year to Polk County.

In the short-term, hundreds of jobs will be created and several hundred million dollars in capital investment will enhance the economy.

In the long-term, when the park opens, Merlin's worldwide presence and marketing dollars will enhance the county's image as a tourist destination. Merlin Entertainment, which owns similar Legoland themed parks in California, Germany, England and Denmark, intends to create Legoland while preserving the gardens and the ski shows. Projected opening date is sometime in 2011.

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Central Florida

Industry & Employer Outlook

New development and expansion plans scheduled for Polk County are:

- Florida's High Speed Rail - with a federal \$1.25-billion grant, FHSR expects to provide 20,000 direct jobs and is proposed to span Tampa and Orlando that includes a stop in Polk County.
- CSX Intermodal Rail Terminal and Transportation Hub - located in Winter Haven, plans to break ground as early as August 2010.
- 930-acre Industrial Park - warehouses, distribution centers, light manufacturing, and offices to support the Winter Haven CSX Intermodal over 15 to 20 years.
- High Profile Companies - the last few years brought high profile companies to the area, including Aldi Foods, GTECH, and WellDyne.
- Mertromont Corporation, a 50,000 SF Manufacturing Facility - will develop 80 acres and expects to invest \$10-million in the new plant and generate 100 jobs.
- Treatt USA - a Great Britain-owned flavors and essence company with an operation is acquiring additional land for future expansion.
- Lake Myrtle Sports Complex - new \$30-million Sports Complex in Auburndale.
- MedEplex - new 75-acre medical facility park on U.S. 27 in Haines City.
- Heart of Florida Regional Medical Center – adding a \$2-million third cardiac catheterization lab.
- Winter Haven Hospital - a \$40-million facility expansion.
- Lakeland Regional Medical Center - adding 27,000 square feet to its current cancer center.
- USF Polytechnic - launched the new Blue Sky incubator and business accelerator programs, a new 171-acre campus development, and two new campus centers are planned.
- Polk State College - development of a future campus center.
- Winter Haven's 6/10 Corporation – adds a new high-tech, Inland Fiber and Technology Park.



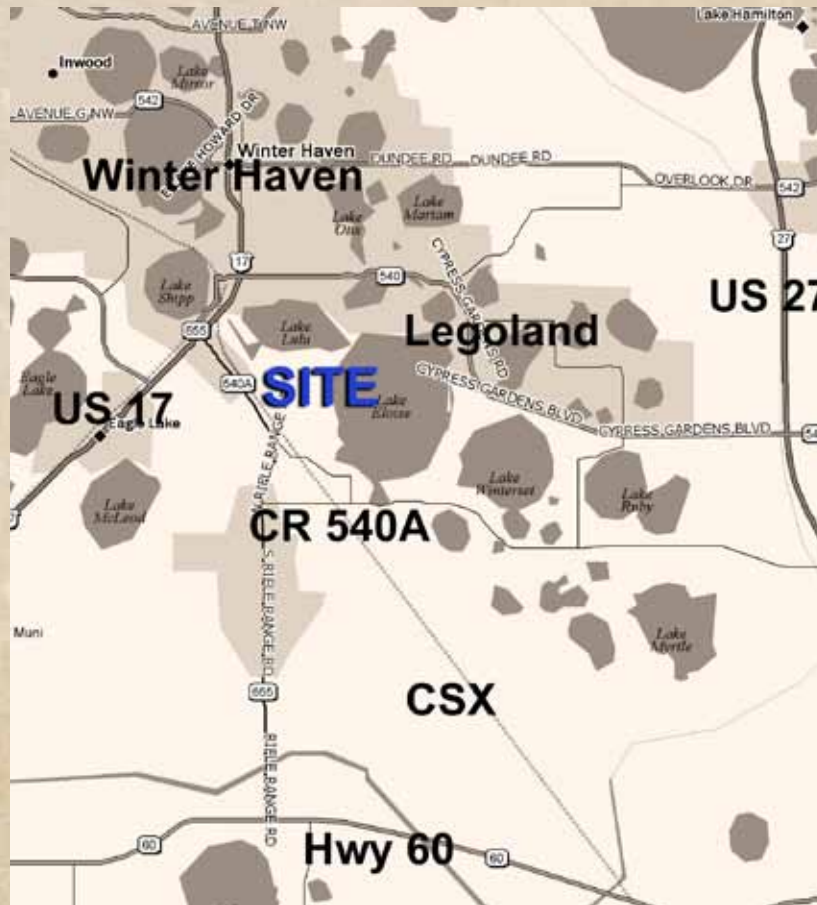
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Central Florida

Local Map



Property Address

4840 West Lake Eloise Drive · Winter Haven, FL 33884

Driving Directions

- From Cypress Gardens Blvd. go south on 9th St. SE to West Lake Eloise Drive
- Property is bisected by West Lake Eloise Drive

GPS Coordinates

-081.71793 lat. 27.98886

Nearest Intersection:

West Lake Eloise Drive and Eloise Loop Road

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Orleans

Central Florida Regional Map





on Lake Eloise

Winter Haven, FL

*A Southern Estate on
Historic Lake Eloise
Brought to You Exclusively by:*



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