

SPIRIT LAKE ROAD NURSERY PROPERTY

WINTER HAVEN, FL | POLK COUNTY

3.2 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 3.2 ± acres

Sale Price: \$759,000

Site Address: 5123 Spirit Lake Rd, Winter Haven, FL 33880

County: Polk

Irrigation: Overhead sprinklers in greenhouses and in open growing areas

Fencing: Chain link and field fence

Current Use: Nursery and residential rental

Utilities: County water to homes, 4' well for nursery, homes on private septic

Irrigation/Wells: One 4 inch well for nursery, homes on county water

Structures: Homes built in 2000 and 2002

Income Features: Rental homes, barn rental to produce stand, possible nursery business or rental

Formerly known as the Spirit Lake Road Nursery, this property has endless possibilities. This nursery has a 50 x 40 barn surrounded by over 22,550 square feet of ground cover with overhead irrigation and a 48.5 x 24 screened in shade room. Further, into the property, is a 109 x 31 hoop framed house for growing plants.

Behind the barn and growing area are two homes, both built in the early 2000s. The one located on the south side of the property is a 1,728 square foot, 3-bedroom 2-bathroom home while the home to the north is a 1,516 square foot, 2-bedroom 2-bathroom home. Nestled between the two homes is another 24 x 55 feet barn and includes a studio apartment upstairs. Both homes and the apartment have been carefully maintained along with the rest of the property. This would be a great investment for someone to begin or expand their nursery operation. Possible leases are available as well for the nursery growing areas.



LOCATION & DRIVING DIRECTIONS

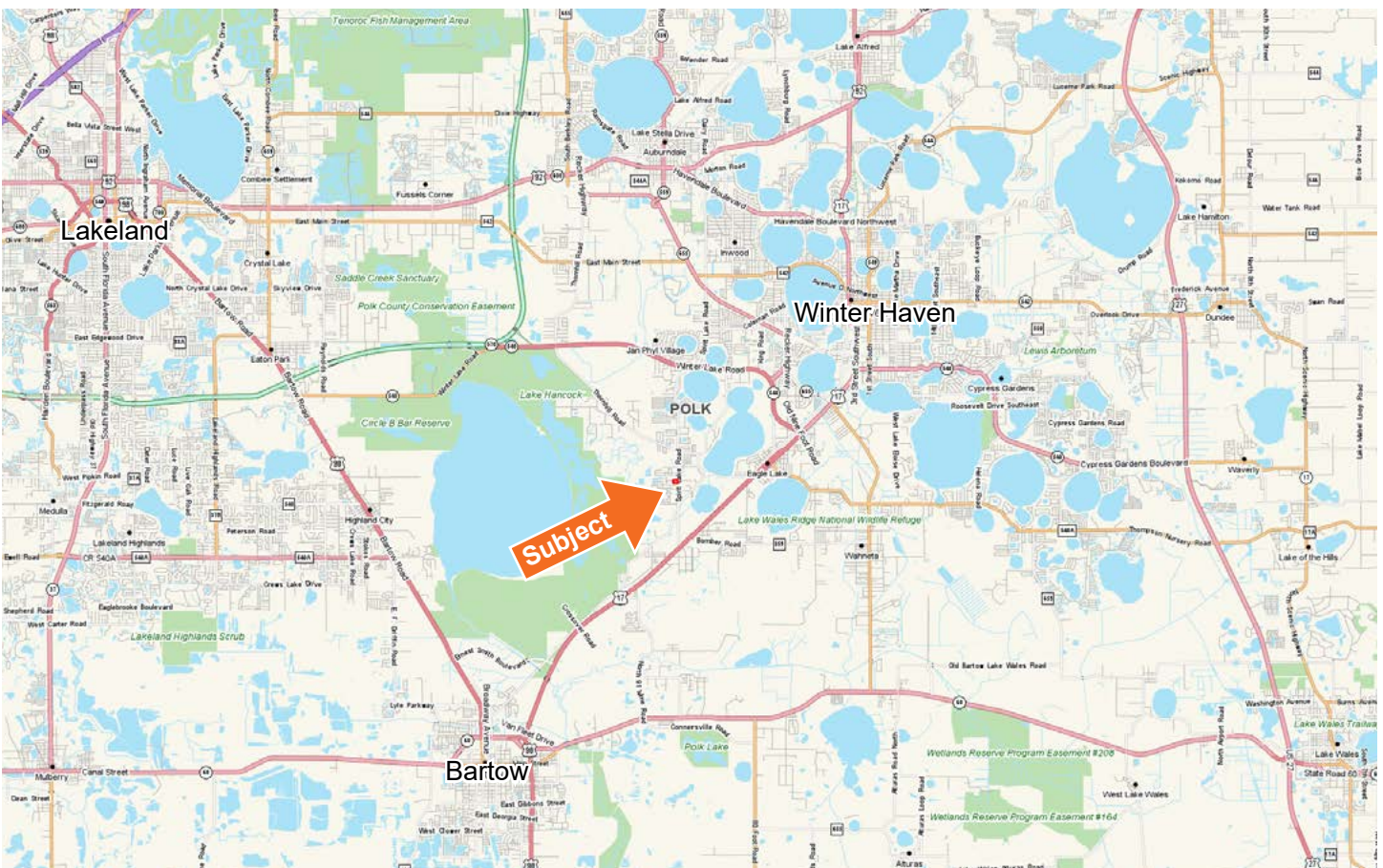
Parcel IDs: 25-29-11-000000-041020

GPS Location: 27.973925,-81.784148

Driving Directions:

- Go north from Bartow on HWY 17
- Turn west onto Spirit Lake Road
- Travel north 1.2 miles and the property is on the west side of the road.

Showing Instructions: Contact the listing agent for more information. There is a current tenant occupying the home and will need to schedule a showing time in advance.













114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

3.2 ± Acres • Nursery with two homes and a barn with an apartment
Great investment for someone to begin or expand their nursery operation

Visit SVNsaunders.com and search for: **Spirit Lake**

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LAKELAND OFFICE:
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Lakeland, FL 33801
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