

LAND FOR SALE

# ROCKER FARMS 80 FOOT ROAD

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**80 FOOT ROAD**

Bartow, FL 33830

**PRESENTED BY:**

**RICHARD DEMPSEY**

Senior Advisor

O: 863.648.1528 | C: 863.581.1903

[r.dempsey@svn.com](mailto:r.dempsey@svn.com)





SALE PRICE	\$940,000
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OFFERING SUMMARY

ACREAGE:	77 Acres
PRICE / ACRE:	\$12,208
CITY:	Bartow
COUNTY:	Polk
PROPERTY TYPE:	Citrus

PROPERTY OVERVIEW

Rocker Farms 80 Foot Grove is a well-maintained, quality citrus grove. The property is located in a good citrus-producing area with predominately citrus, pasture, and other ag uses surrounding the site. The citrus grove is host to trees of various ages that are in good condition and production. The Rocker Farms 80 Foot Grove is also well suited for subdividing the acreage into home sites, presenting an excellent investment opportunity.



## SPECIFICATIONS & FEATURES

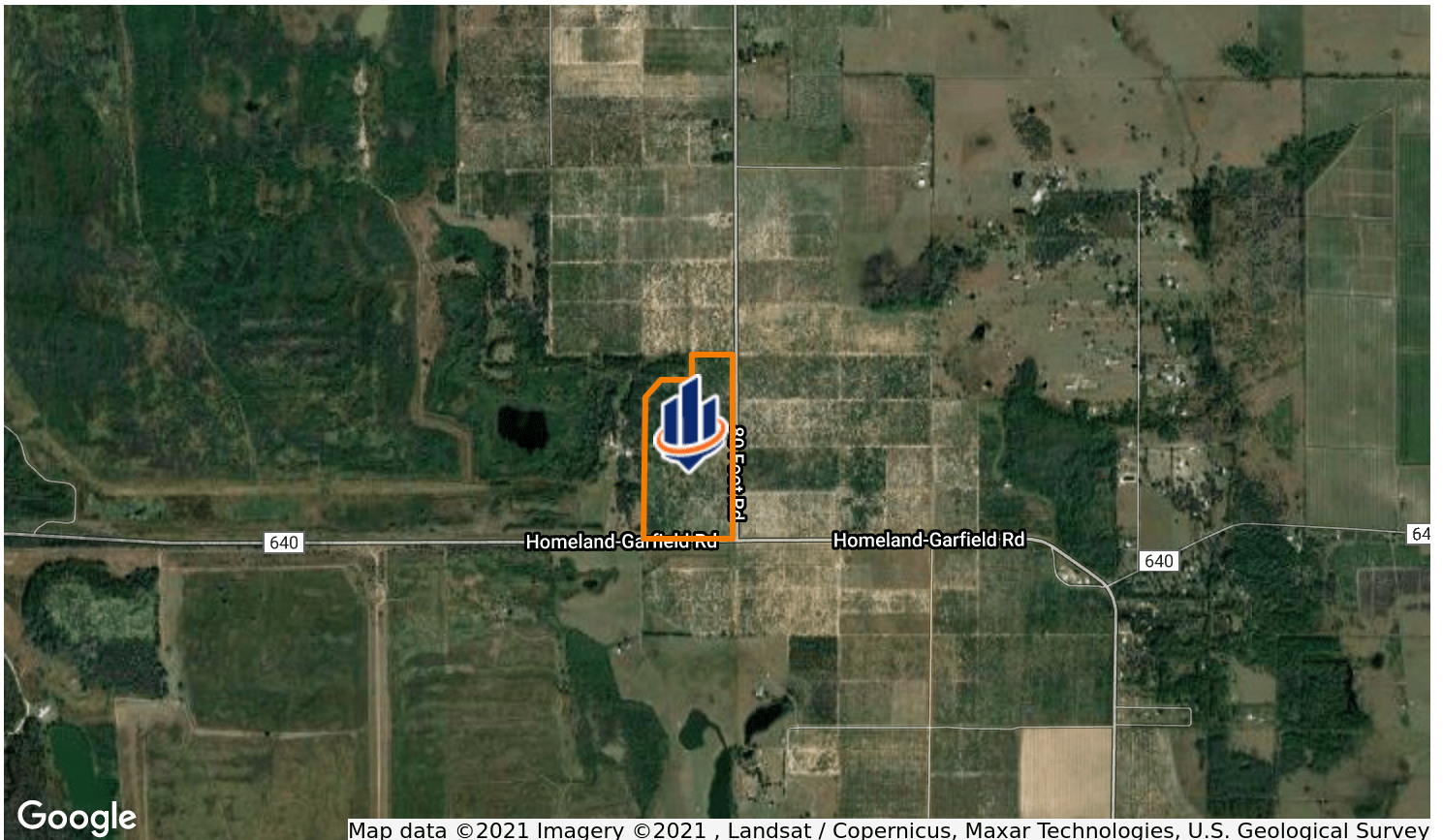
LAND TYPES:	Citrus
UPLANDS / WETLANDS:	77 upland acres / 0 wetland acres
SOIL TYPES:	Millhopper and Candler
TAXES & TAX YEAR:	2020 - \$687
ZONING / FLU:	A/RR
LAKE FRONTAGE / WATER FEATURES:	None
WATER SOURCE & UTILITIES:	8" well
ROAD FRONTAGE:	Paved on two sides
NEAREST POINT OF INTEREST:	Homeland is 3.5 miles East
FENCING:	None
CURRENT USE:	Citrus Grove
GRASS TYPES:	N/A
STRUCTURES & YEAR BUILT:	N/A
WELLS INFORMATION:	8" with diesel power unit
CROP YIELD / INCOME:	2020-2021 not yet available; 2019-2020 - 9,631 boxes; 2018-2019 - 11,260 boxes; All Valencias
IRRIGATION:	Micro-sprinkler
CLASS OF GROVE:	Good



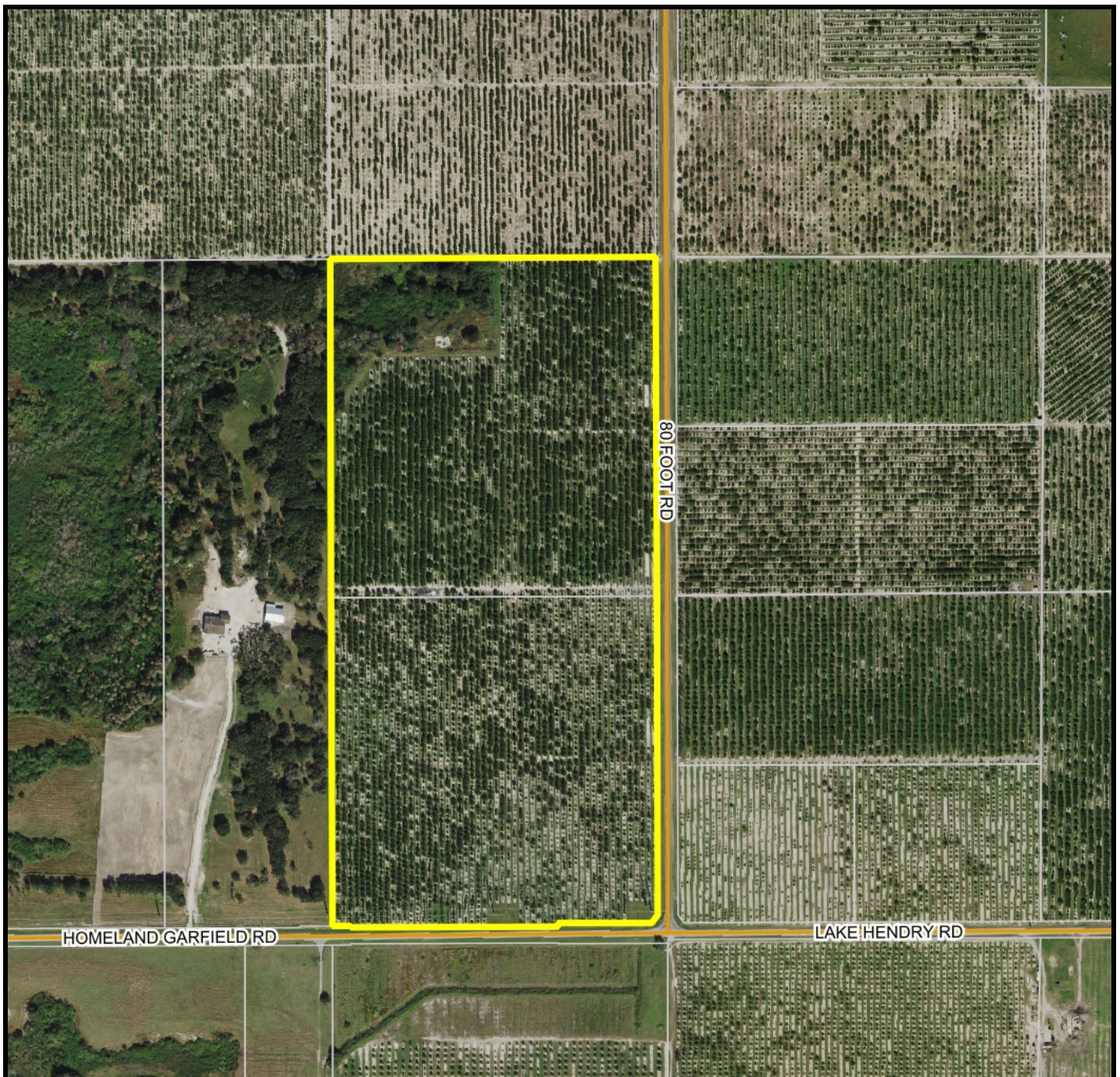


## LOCATION & DRIVING DIRECTIONS

<b>PARCEL:</b>	25-30-26-000000-021000; 25-30-26-000000-022000
<b>GPS:</b>	27.823208, -81.7631184
<b>DRIVING DIRECTIONS:</b>	From Bartow - head east on Hwy 60 to 80 Foot Road - turn right and head to the intersection of 80 Foot Road and CR 640 - property is on the right
<b>SHOWING INSTRUCTIONS:</b>	Call Richard Dempsey, ALC, CIPS 863-581-1903










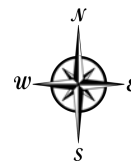




## 80 Foot 80 Grove Aerial



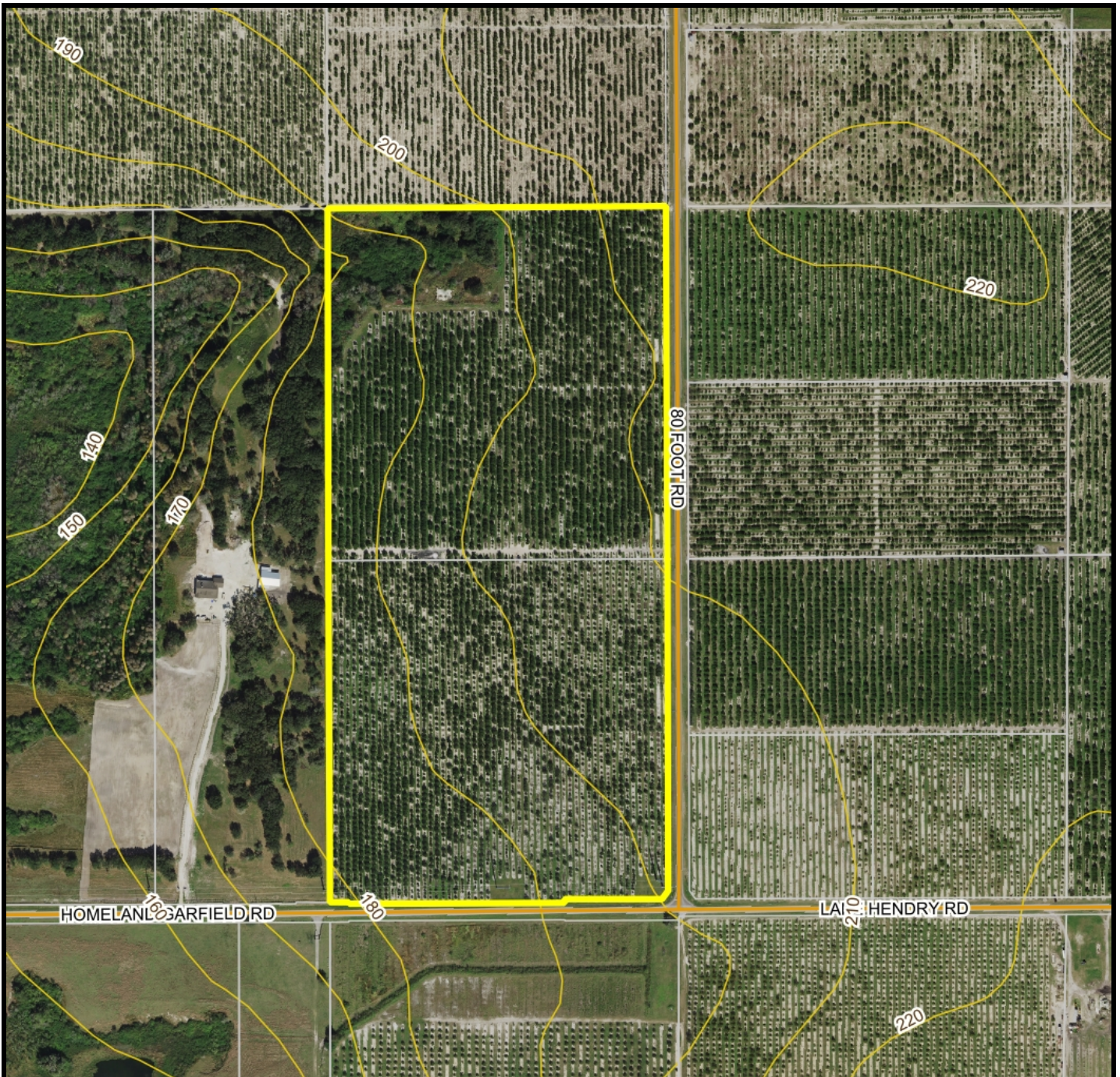
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines



0 350 700 1050 ft










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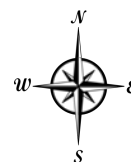




## 80 Foot 80 Grove Counters



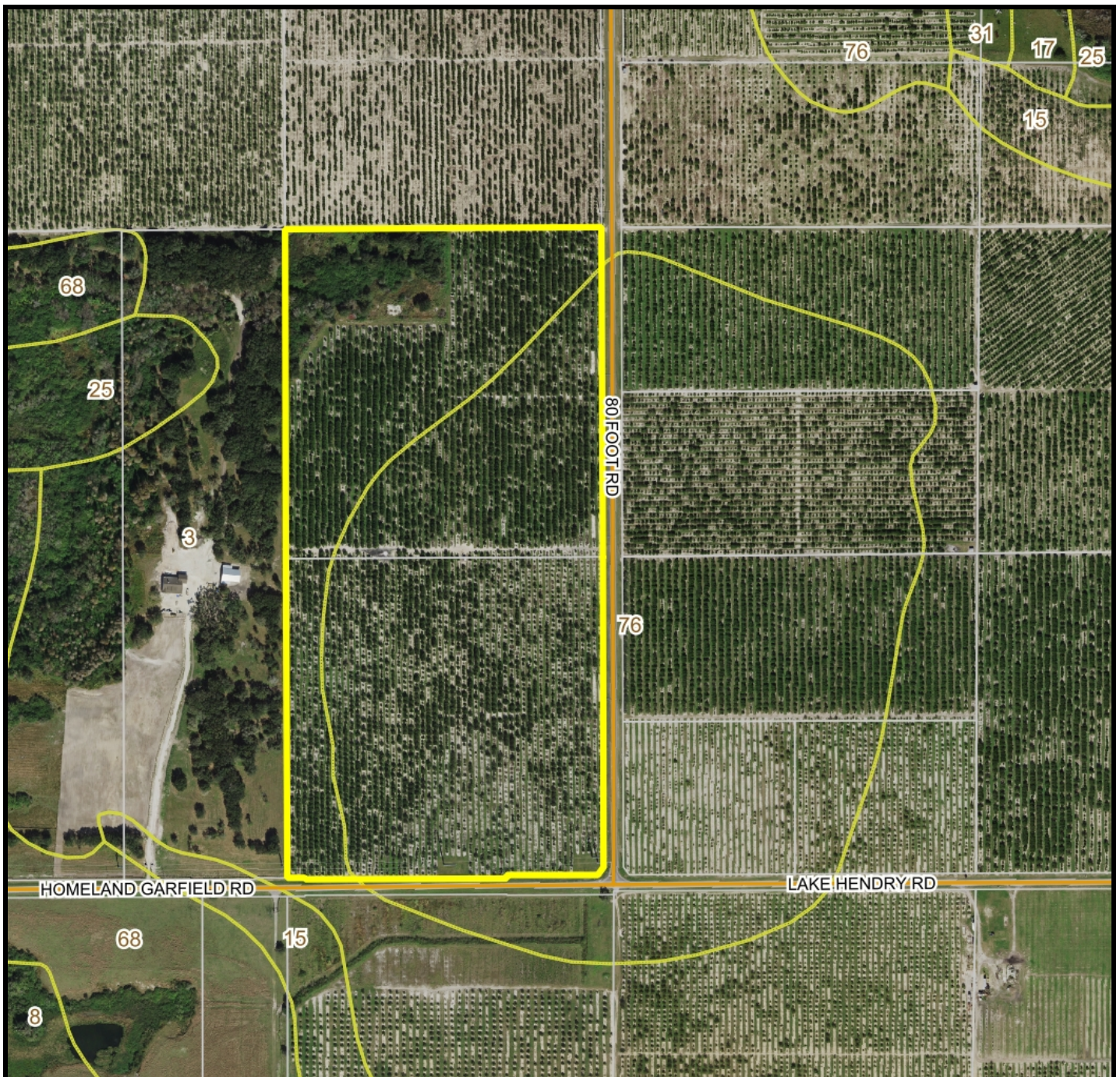
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
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-  Points Drawing
-  Streets MapWise
-  Parcel Outlines
-  Five Foot Contours
-  Five Foot Contours2



0 340 680 1020 ft

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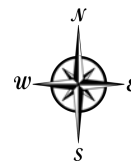




## 80 Foot 80 Grove Soils



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Soils Boundaries



0 360 720 1080 ft

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1723 Bartow Rd  
Lakeland, Florida 33801  
863.648.1528

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

356 NW Lake City Ave  
Lake City, Florida 32055  
386.438.5896

[www.SVNSaunders.com](http://www.SVNSaunders.com)

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