

LAND FOR SALE

LEWIS GRIFFIN GROVE

1701 LEWIS GRIFFIN ROAD

Lake Wales, FL 33859

PRESENTED BY:

RICHARD DEMPSEY

O: 863.648.1528 | C: 863.581.1903

r.dempsey@svn.com







SALE PRICE

\$270,000

OFFERING SUMMARY

ACREAGE:	20 Acres
PRICE / ACRE:	\$13,500
CITY:	Lake Wales
COUNTY:	Polk
PROPERTY TYPE:	Citrus

PROPERTY OVERVIEW

The Lewis Griffin Grove is a 20± acre mixed-age citrus grove located in the heart of the ridge citrus growing region. The fruit is a Hamlin orange variety grown for juice production. The current production of the grove is above the regional average at roughly 225 boxes per acre. The land is rolling and the views of the area are truly amazing. The high elevation and rolling characteristics of the grove allow for good air quality and water drainage. Call today to arrange a showing.



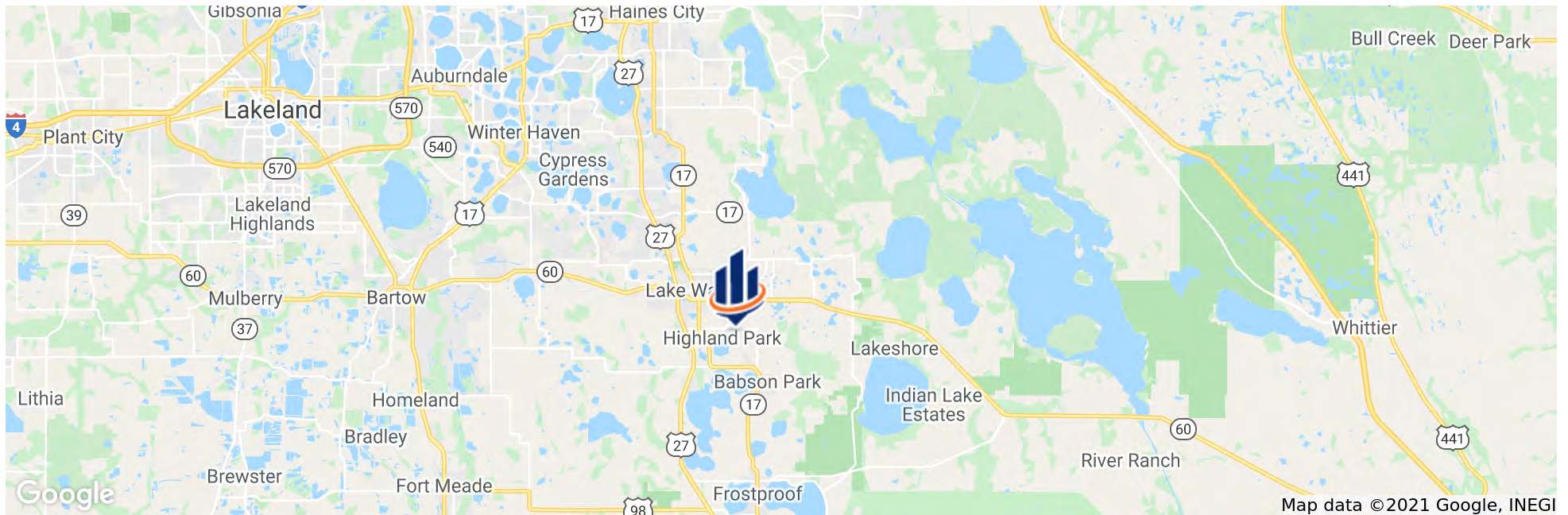
SPECIFICATIONS & FEATURES

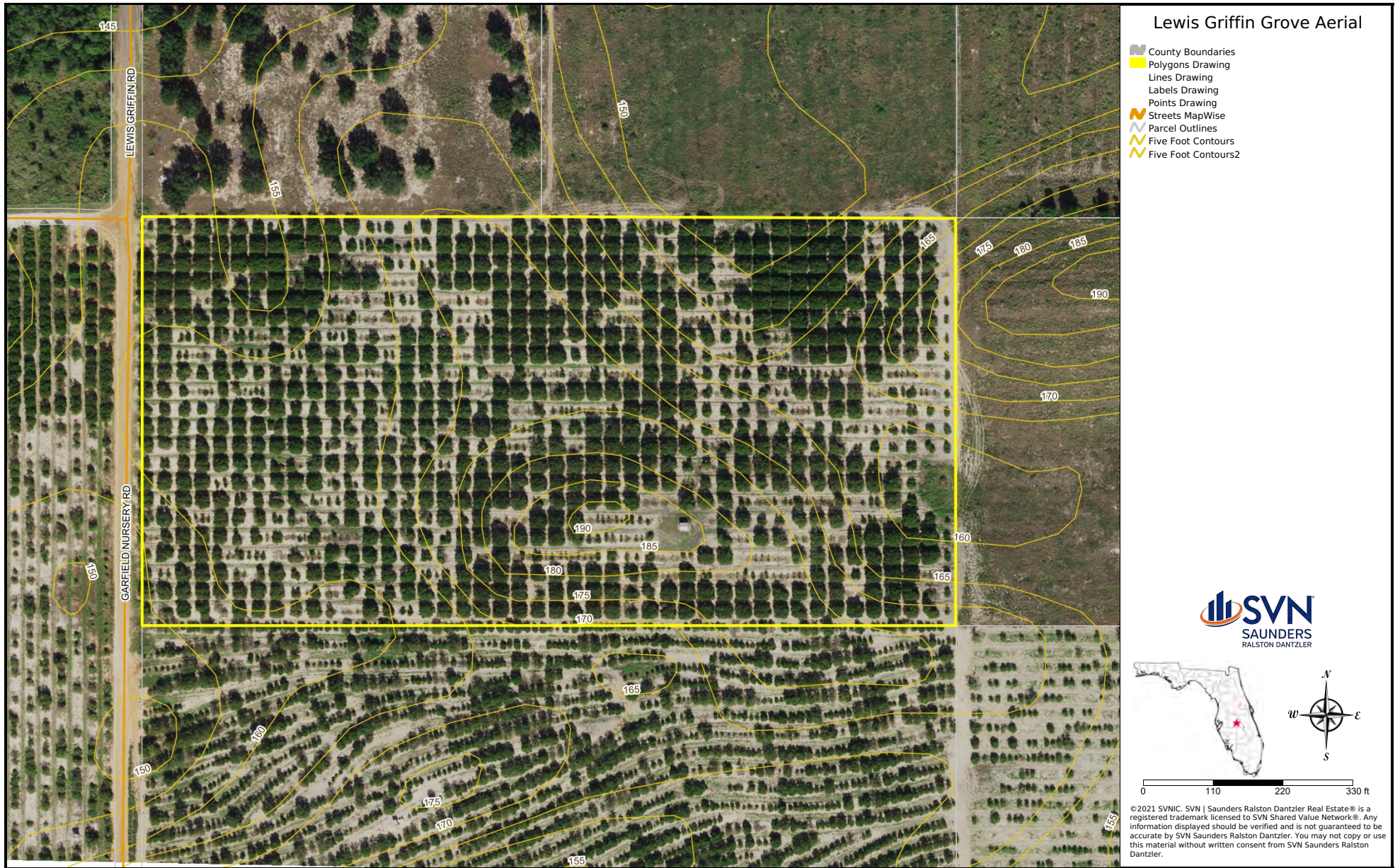
LAND TYPES:	Citrus
UPLANDS / WETLANDS:	100% Uplands
SOIL TYPES:	Candler Soils
TAXES & TAX YEAR:	\$387.31 for 2021
ZONING / FLU:	A/RR Ag Rural Residential;
WATER SOURCE & UTILITIES:	6" well electric power unit
ROAD FRONTAGE:	660' graded Lewis Griffin Road
NEAREST POINT OF INTEREST:	Hwy 60 and WalMart are just over a mile to the north
CURRENT USE:	Hamlin Citrus grove
WELLS INFORMATION:	6" well about 800' deep
CROP YIELD / INCOME:	Hamlin's 2020-2021 season 4,500 boxes (roughly 225 boxes per acre)
IRRIGATION:	Micro-sprinkler



LOCATION & DRIVING DIRECTIONS

PARCEL:	2830170000000044010
GPS:	27.8681088, -81.5467519
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • From Lake Wales - head east on Highway 60 to Lewis Griffin Road • Turn right and go south to the property on the left
SHOWING INSTRUCTIONS:	Call Richard Dempsey - go to property











LAKE WALES
POLK COUNTY

FOUNDED	1917
POPULATION	16,577 [2018]
AREA	14
WEBSITE	lakewalesfl.gov
MAJOR EMPLOYERS	NuCor Steel AdventHealth Florida's Natural Growers Peterson Industries

In 1925 the Atlantic Coast Line Railroad built a new line from Haines City joining lines to Everglades City. A depot was opened on this line at Lake Wales. The City of Lake Wales was officially incorporated in April 1917.

Part of the Lakeland-Winter Haven Metropolitan Statistical Area, Lake Wales is located in central Florida, west of Lake Kissimmee and east of Tampa. The city is strategically located near the geographical center of the Florida peninsula on the Lake Wales Ridge upland area. There are 9 million people living within 100 miles of the city and it is only 9 miles from the CSX Intermodal Facility.

The Lake Wales Commerce and Technology Park is on busy Rt 27 south of the city and features tenants like Kegel, Merlin Entertainment, Tru Green, and AT&T. Bok Tower Gardens is a nearby national historic landmark located featuring a 205-foot carillon tower atop one of the highest points in the state.



RICHARD DEMPSEY

Senior Advisor

r.dempsey@svn.com

Direct: 863.648.1528 | **Cell:** 863.581.1903

PROFESSIONAL BACKGROUND

ALC, Richard Dempsey is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Richard has over twenty years of Florida land sales experience. Richards's real estate career began in 1984 as an appraiser for the Polk County Property Appraiser's Office. For thirteen years, he was a state-certified general appraiser with an agricultural lender, appraising a wide variety of properties.

His experience includes small residential tracts up to 25,000-acre groves, along with various types of commercial properties all over the state. Having sales and appraisal experience throughout Florida, Richard is knowledgeable about the diverse aspects of today's real estate market.

Disciplines

- Agricultural land
- Ranchland
- Citrus groves
- Large-acreage tracts
- Hunting/recreational tracts
- Commercial/development land

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801



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

All SVN® Offices Independently Owned & Operated | 2021 All Right Reserved

©2021 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.

