

LAND FOR SALE

LEDLEY WARE GROVE

0 LEDLEY WARE RD

Bartow, FL 33830

PRESENTED BY:

DANIEL LANIER

O: 863.648.1528 | C: 863.698.2971

daniel.lanier@svn.com



**SALE PRICE****\$799,000****OFFERING SUMMARY**

ACREAGE:	59.5 Acres
PRICE / ACRE:	\$13,429
CITY:	Bartow
COUNTY:	Polk
PROPERTY TYPE:	Land: Citrus, Farms & Nurseries Properties, Land Other

PROPERTY OVERVIEW

Ledley Ware Grove is a producing Hamlin and Valencia grove located in the heart of Polk County. Just off of the beaten path minutes away from the city of Bartow, Lakeland, and Lake Wales. The grove has an 8-inch and 10-inch well both powered by diesel power units used to irrigate the grove. This property has zero wetlands and is able to utilize 100% of the acreage. Hamlins are grown on 39.5-acres and Valencias are grown on 20-acres. This 59-acre property would be a great place to continue citrus production, build a home or family compound, or convert to alternative crops such as bamboo or hemp.



SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Citrus • Farms & Nurseries Properties • Land Other
UPLANDS / WETLANDS:	100% Uplands
SOIL TYPES:	100% Candler Sand
TAXES & TAX YEAR:	\$1,206.42 [2021]
WELLS INFORMATION:	One 10" well and one 8" well with diesel power units
INCOME FEATURES:	39.5 acres of Hamlin and 20 acres of Valencia Oranges
CROP YIELD / INCOME:	Available upon request
IRRIGATION:	Microjet



LOCATION & DRIVING DIRECTIONS

PARCEL:

25-30-14-000000-
011030 25-30-14-
000000-012000

GPS:

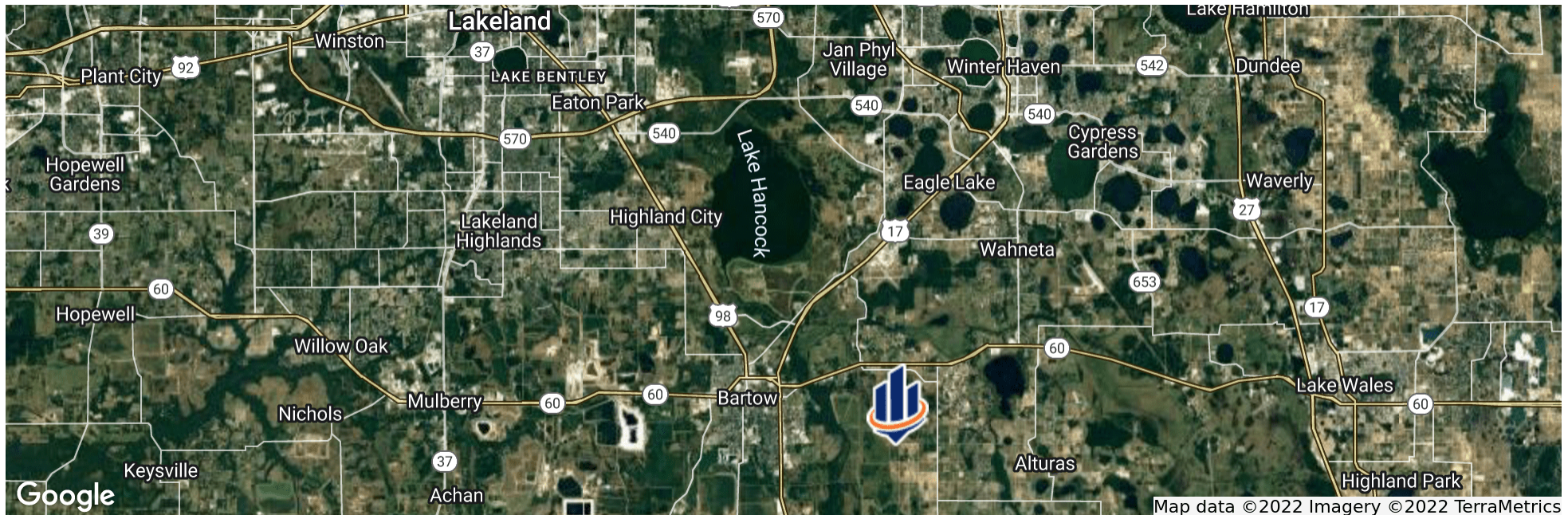
27.8758529, -81.7781499

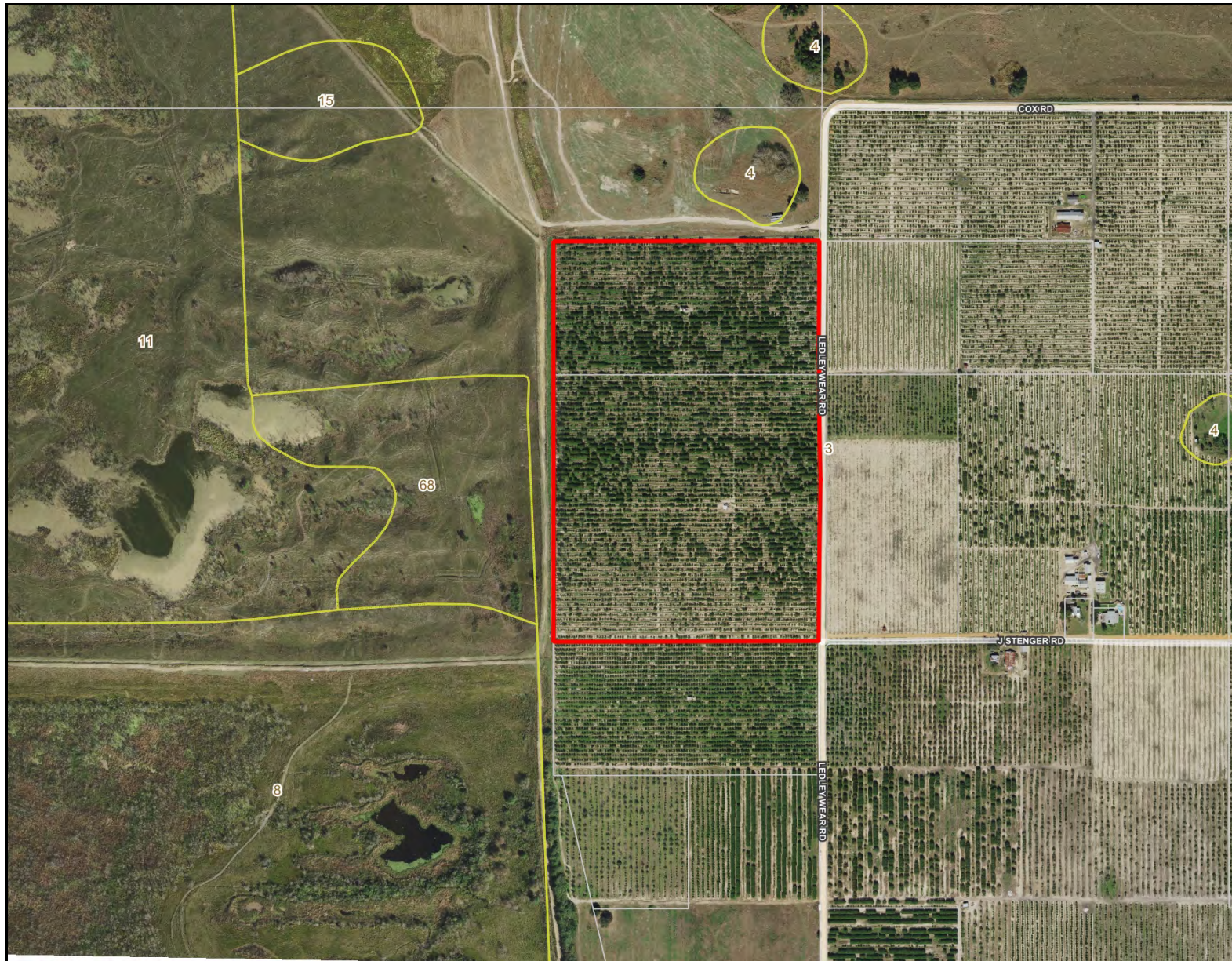
DRIVING DIRECTIONS:

From Bartow turn south
on 80 Foot Rd
Go west on Cox Rd
Cox turns south into
Leadley Ware Rd

SHOWING INSTRUCTIONS:

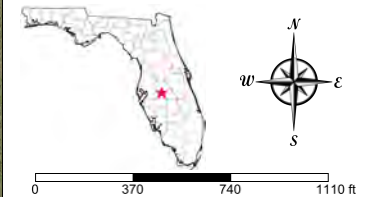
Contact Daniel Lanier





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

CODE	DESC	ACRES
3	Candler Sand, 0 To 5 Percent Slopes	59
TOTAL = 59.4008682379751 acres		



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SVN

HEADQUARTERS

LAKELAND OFFICE
1723 Bartow Rd
Lakeland, Florida 33801

NORTH FLORIDA

LAKE CITY OFFICE
356 NW Lake City Ave
Lake City, Florida 32055

GEORGIA

THOMASVILLE OFFICE
125 N Broad St, Suite 210
Thomasville, Georgia 31792





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

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