

90.4ac Valencia Grove

255 Clinton Ave, Lake Placid, Highlands County, FL 33852



- 12 inch Well and Diesel Pump Services Entire 90ac
- Collection Basin near South end drains area into Lake Placid
- 2021 Real Estate Taxes: \$5,474.83
- Site is 100 miles south of Orlando, 110 miles SE of Tampa

Shown by APPOINTMENT ONLY
Call Mark: (772) 201-5650



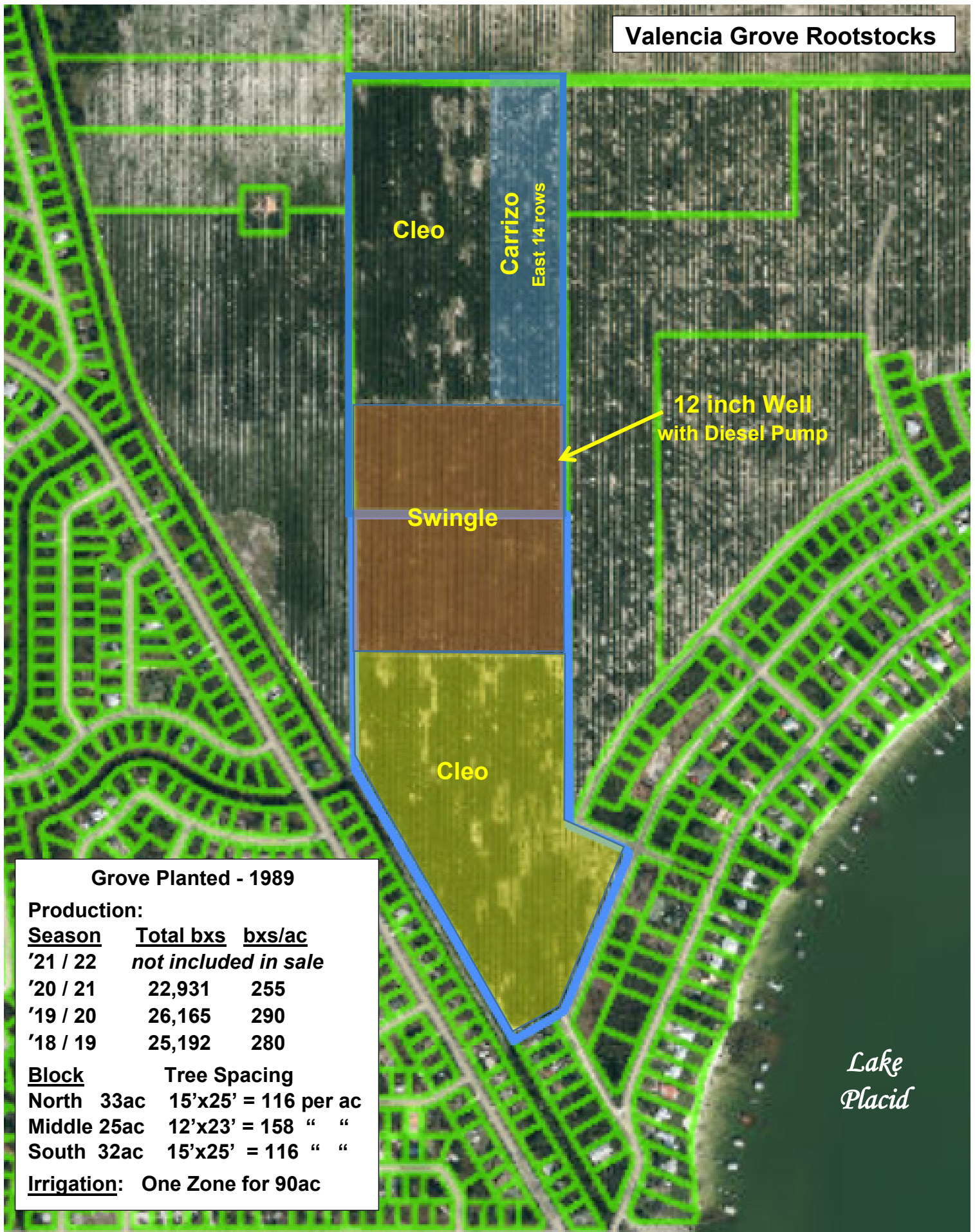
**mark walters
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Valencia Grove Rootstocks



Grove Planted - 1989

Production:

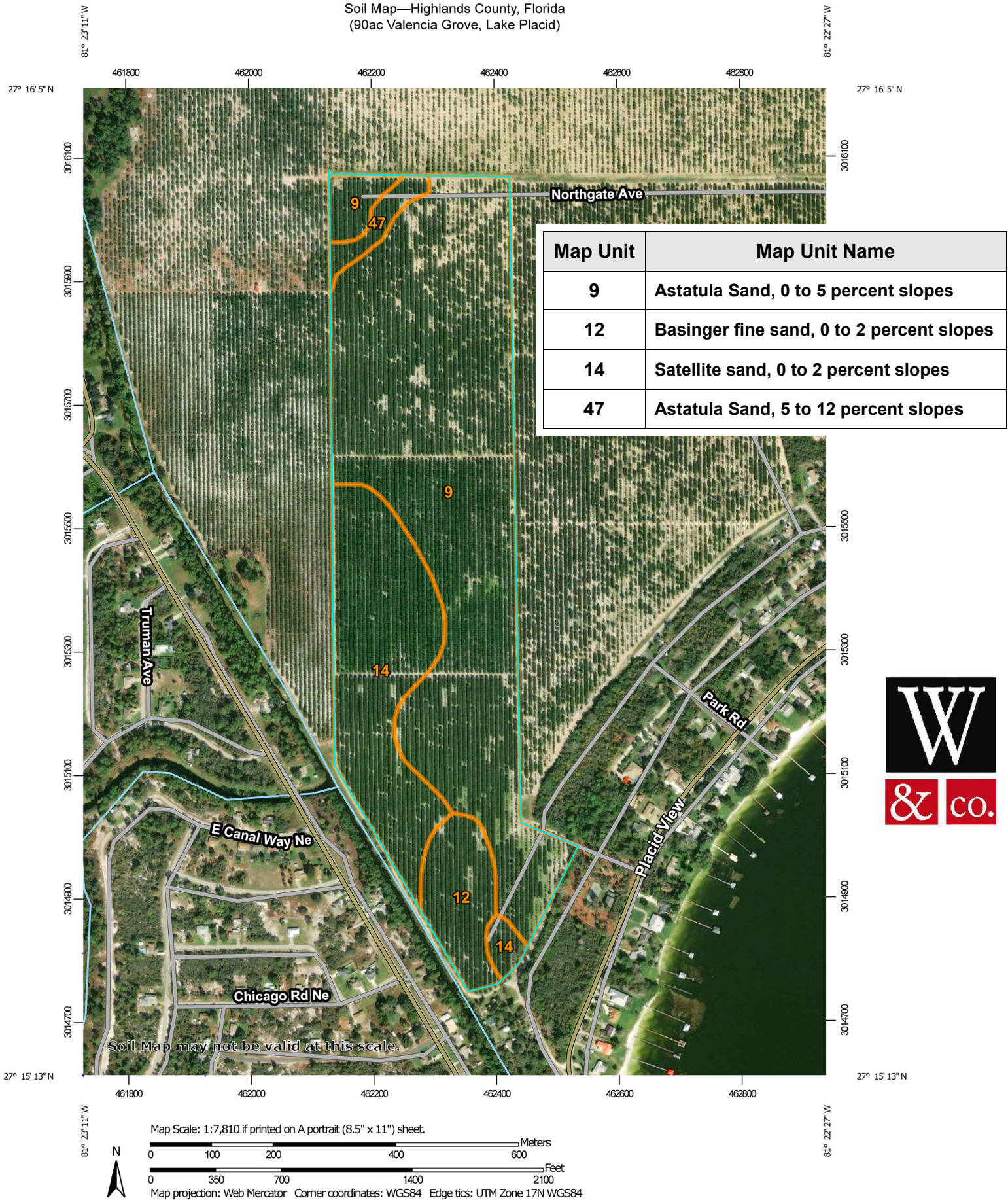
<u>Season</u>	<u>Total bxs</u>	<u>bxs/ac</u>
'21 / 22	<i>not included in sale</i>	
'20 / 21	22,931	255
'19 / 20	26,165	290
'18 / 19	25,192	280

<u>Block</u>	<u>Tree Spacing</u>
North 33ac	15'x25' = 116 per ac
Middle 25ac	12'x23' = 158 " "
South 32ac	15'x25' = 116 " "

Irrigation: One Zone for 90ac

USDA Soil Survey

Soil Map—Highlands County, Florida
(90ac Valencia Grove, Lake Placid)





Site Elevation varies from 90 to 110 feet.



Local Collection Basin and Drainage Culverts



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The information in this brochure, while believed to be accurate, is subject to verification by prospective purchasers and no liability for errors or omissions is assumed by Mark Walters & Company, its Broker or any of its Agents.

Location Maps



GPS at Jamison Av / Placid View Dr:
27.253769 -81.378594



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Demographics:

County Population (2022 estimated).....	110,085		
Radius of Site Data:	<u>3 miles</u>	<u>5 miles</u>	<u>10 miles</u>
Population.....	6,734	14,979	23,113
Housing Units....	3,800	8,667	13,332
Median Age.....	49.2	51.9	51.5
Cost of Living Index.....	85 (US Average = 100)		
Median Household Income.....	\$39,481.		
Median Home Value	\$233,500.		
Site is in FEMA Flood Zone X - Minimal Flood Hazard			