



**FOR SALE
LAND
\$1,400,000**

BEREAH HOME & FARM

6255 AVON PARK CUTOFF RD, FORT MEADE, FL 33841





OFFERING SUMMARY

Listing Price	\$1,400,000
Acres	58 Acres
Price Per Acre	\$24,138
County	Polk
Utilities	n/a
Parcel IDs	273226000000032010, 2732260000000014020
Coordinates	27.669676, -81.58993009999999

PROPERTY OVERVIEW

58 Beautiful acres of country living on a ranch/farm with 22 acres of producing lemon trees. 3300 sq./ft. 4 bedroom 3 bath 1 car garage home, 2 mobile homes, barns, pond. Fenced pastures with horse runs, Secluded property yet close enough to shopping and restaurants. 2 new AC units installed in 2019. New 5 HP pump on well for house. 2018 roof installed. 2018 septic tank and drain field installed. 2020 kitchen remodeled, new cabinets, appliances and floors. Home has a beautiful fireplace. 2 water heaters. Whole house generator with propane tank. Property can be divided into 5 acre parcels. Showing by appointment only.

PROPERTY HIGHLIGHTS

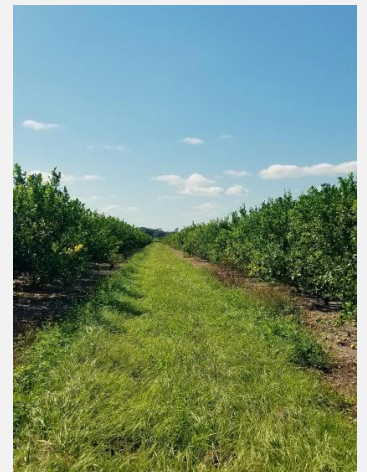
- 58 total acres
- 3,300 Sq/Ft 4 bedroom 3 bath House with two car garage
- 2 mobile homes
- 22 acres producing lemon trees
- 10 inch well with diesel power unit and jet irrigation
- 6 minutes to US 27
- 12 minutes to Frostproof
- 22 minutes to Ft. Meade

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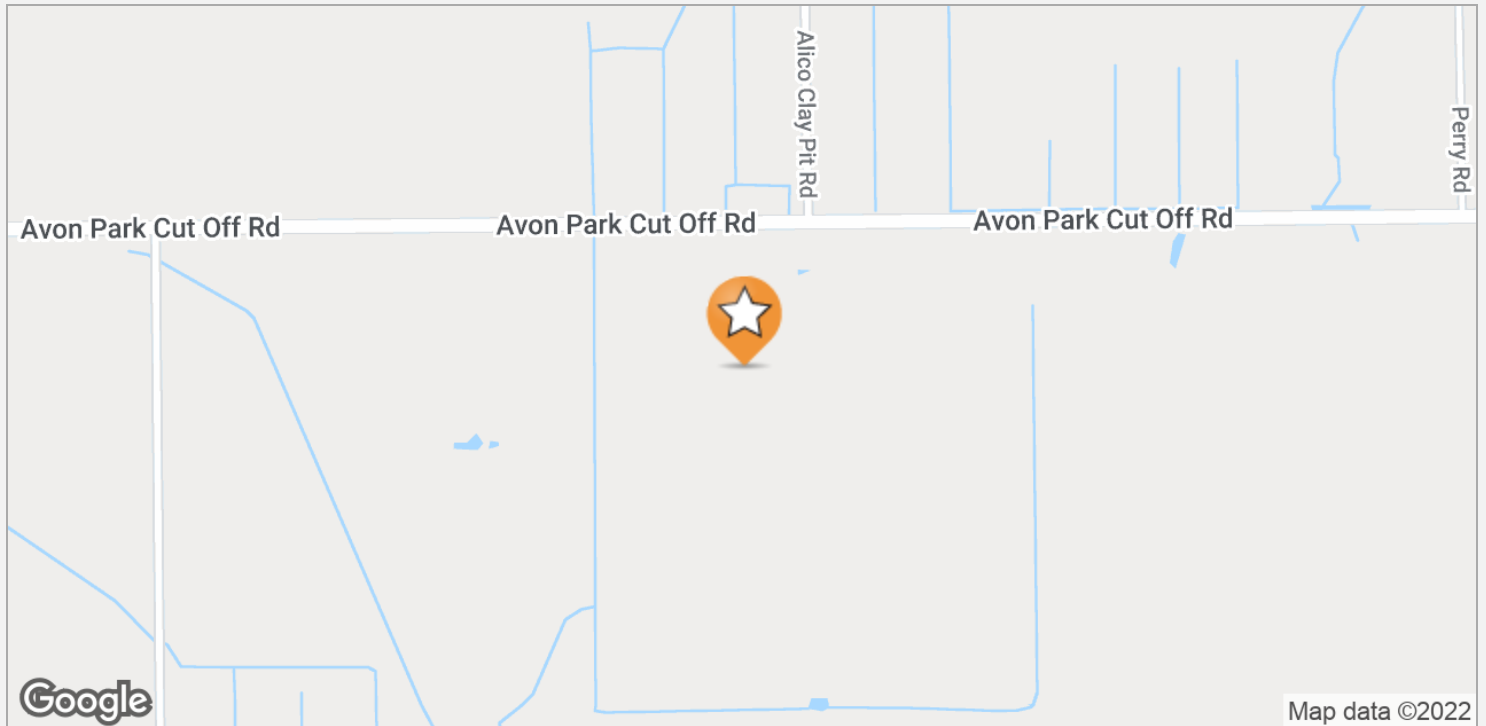
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Location Maps

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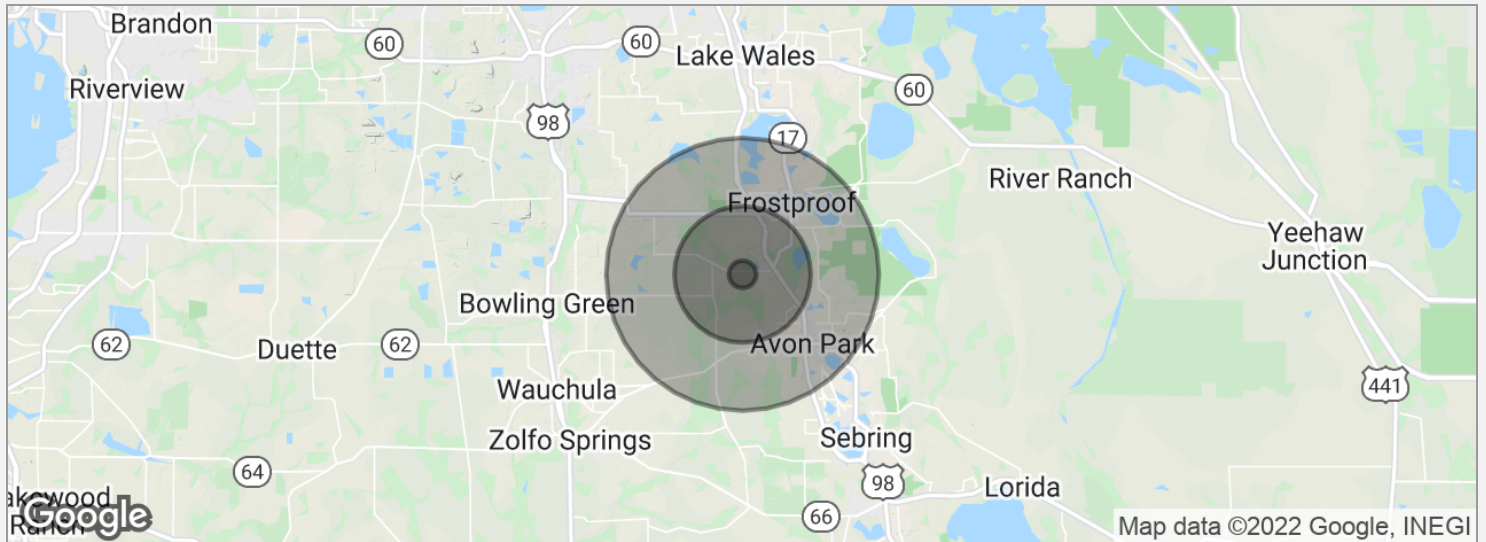
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Demographics Map

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	252	10,534	41,045
Median age	33.2	45.5	44.1
Median age (male)	31.6	43.0	42.2
Median age (Female)	34.1	46.7	45.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	44	3,298	14,385
# of persons per HH	5.7	3.2	2.9
Average HH income	\$38,962	\$43,281	\$44,105
Average house value		\$158,030	\$137,386

* Demographic data derived from 2010 US Census

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CHIP FORTENBERRY MBA, ALC

Broker Associate



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PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 30 years of experience managing citrus groves and farms and offered real estate services for the past 22 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.

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