

BABSON PARK GROVE & HOMESITES

105 DARLIN LOOP ROAD
BABSON PARK, FL 33827

Keat Waldron, ALC
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Property Overview



Sale Price

\$225,000

OFFERING SUMMARY

Acreage: 9 Acres
Price / Acre: \$25,000
City: Babson Park
County: Polk
Property Type: Citrus, Acreage & Homesite

PROPERTY OVERVIEW

Babson Park Grove & Homesites is an active citrus operation with the ability to subdivide the property into two individual lots for residential use - allowing for one home to be built on each lot. Located in a highly desirable area just south of Lake Wales, this property is located only one mile east of HWY 27 and just 700 feet north of HWY 17, creating an ease of access to Lake Wales or Frostproof [10 minutes away]. The property is 100% uplands and is located at such a high elevation on the Lake Wales Ridge that Crooked Lake and Lake Easy are practically visible from the property's highest point. If a future landowner were to build a two-story home on the property, both lakes would be nearly visible. Crooked Lake and Lake Easy have public boat ramp access, allowing for a multitude of water-sport activities within just a few minutes of the property and/or your future homesite. On a final note, there is electric on-site along with a 6-inch well that is supporting the current citrus operation. Contact Keat Waldron, ALC, to set up a showing!

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	Citrus
Uplands / Wetlands:	100% Uplands
Soil Types:	Candler Sand
Taxes & Tax Year:	2021 Taxes: \$149.98
Zoning / FLU:	Agriculture/ Residential Rural-X [A/RR-X]
Water Source & Utilities:	6 inch well & Electric on site
Road Frontage:	600ft of frontage on a county maintained dirt road
Nearest Point of Interest:	10 minute drive to the city limits of Lake Wales or Frostproof Less than 10 minutes from Publix, the Lake Wales Municipal airport, and a number of restaurants. Located 600 feet north of HWY 17 and only 1 mile east of HWY 27 HWY 60 is 5 miles to the north. 1 hour and 20 minutes from Orlando, 45 minutes from Lakeland, and 3 hours from Miami
Current Use:	Citrus operation

Location



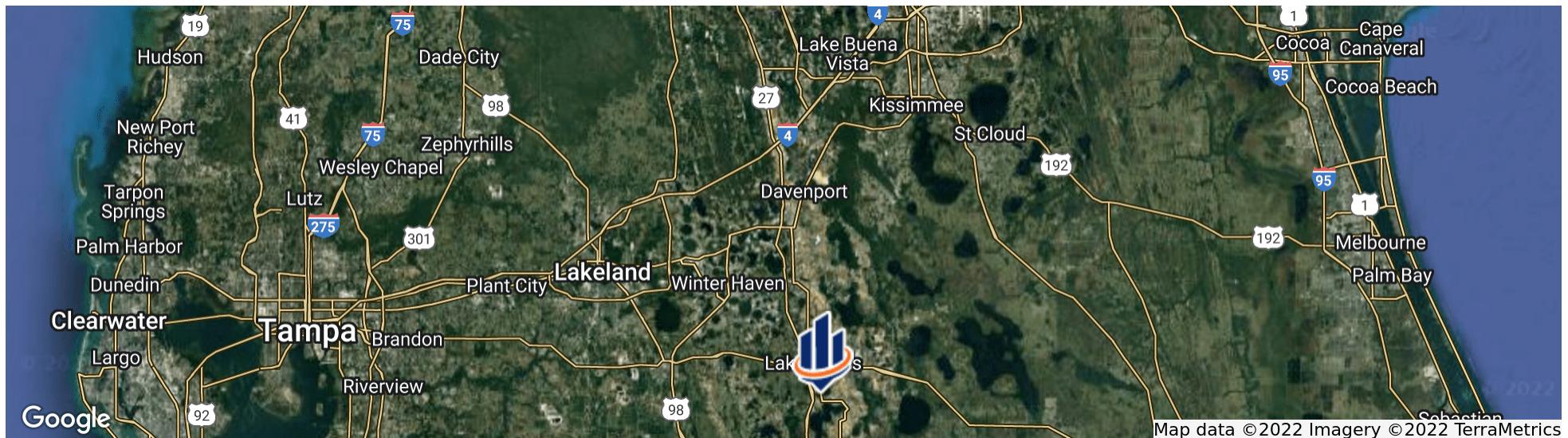
LOCATION & DRIVING DIRECTIONS

Parcel: 28-30-19-947800-020010

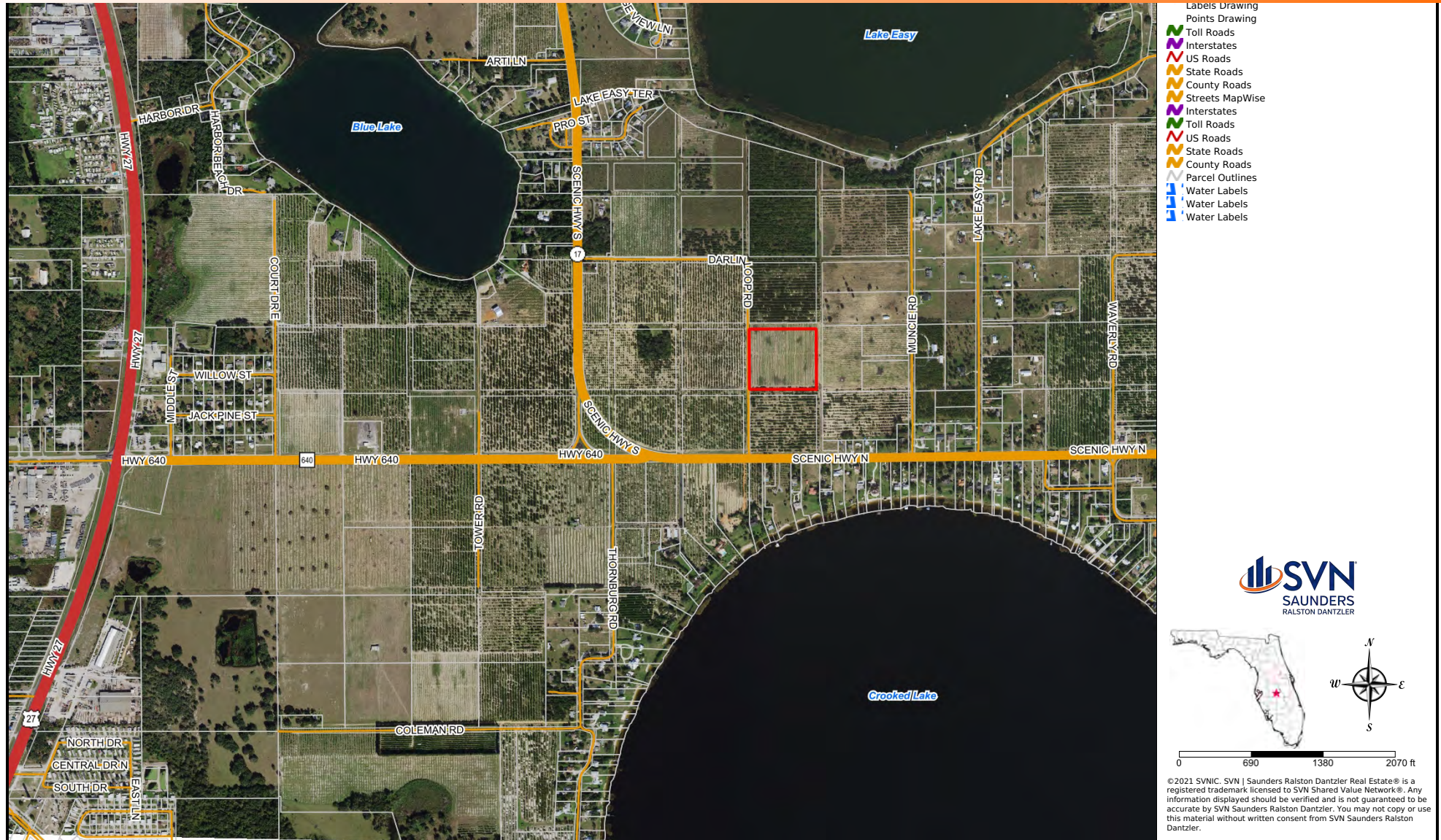
GPS: 27.8455491, -81.5666932

Driving Directions: Head South on US HWY 27, Turn left onto CR 640; Drive for 1 mile and then continue onto HWY 17 South for 950 feet; Turn left onto Darlin Loop Rd; In 700 feet the property will be located on your right

Showing Instructions: Please contact Keat Waldron, ALC



Aerial Map



Additional Photos



Additional Photos





1723 Bartow Rd
Lakeland, Florida 33801
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Thomasville, Georgia 31792
229.299.8600

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