



LAKE EASY CITRUS GROVE AND HOMESITE

0 COOK RD N
BABSON PARK, FL 33827

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Property Overview



Sale Price

\$225,000

OFFERING SUMMARY

Acreage: 10 Acres
Price / Acre: \$22,500
City: Babson Park
County: Polk
Property Type: Citrus Grove & Homesite

PROPERTY OVERVIEW

Lake Easy Citrus Grove & Homesite is a 10-acre citrus grove with county-maintained road frontage on two sides and can be subdivided into two, five-acre lots. The property is in Babson Park, less than half a mile from beautiful and clear Lake Easy and Crooked Lake. Stores, such as Publix supermarket and Walmart, are located within a 4-mile radius. This property is located in Central Florida, about an hour and a half away from Tampa or Orlando.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	Citrus
Uplands / Wetlands:	100% Uplands
Soil Types:	Candler; Apopka; Astatula Association [Sand]
Taxes & Tax Year:	\$171.35 for year 2022
Zoning / FLU:	AG/RR
Water Source & Utilities:	Overhead Lines
Road Frontage:	660' X 660'
Wells Information:	Well Located Offsite on Adjacent Property
Income Features:	Healthy Productive Valencia Orange Grove
Crop Yield / Income:	Around 350 Boxes per acre/est. \$45,000 gross/\$30,000 net
Irrigation:	Water source located on adjacent property. Water can be supplied as required for a given period of time.
Equipment in the Sale:	None
Class of Grove:	Valencia 75% mature and 25% 3-8 yr old trees. Fully reset and trees are healthy
Turn Key:	10 Acre Square, Road Front on Two Sides, Relatively Flat with Sight Incline, Can Be Subdivided

Location



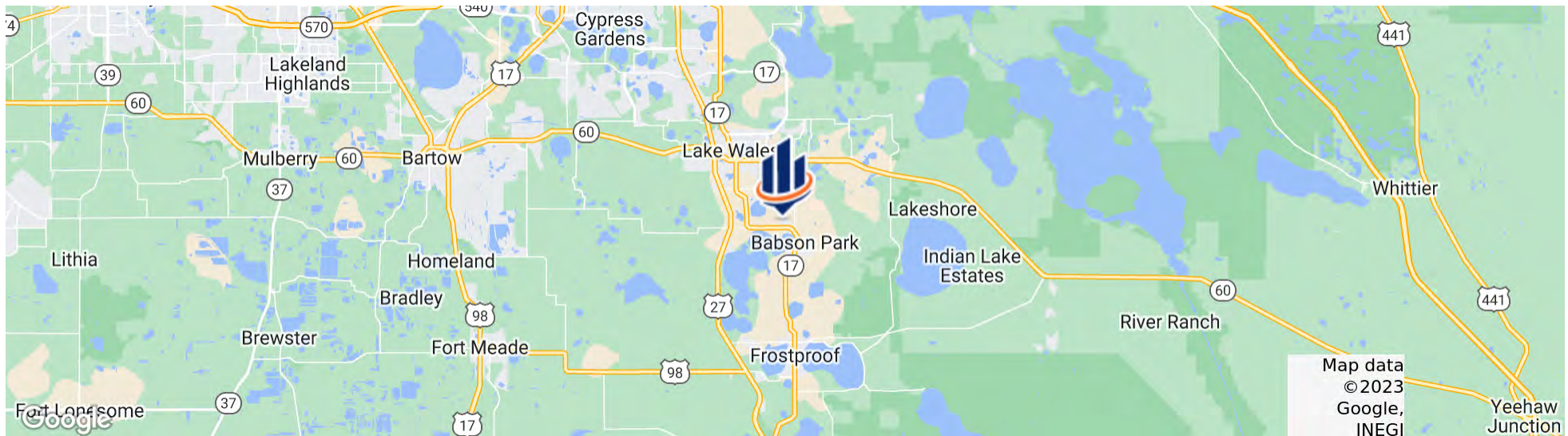
LOCATION & DRIVING DIRECTIONS

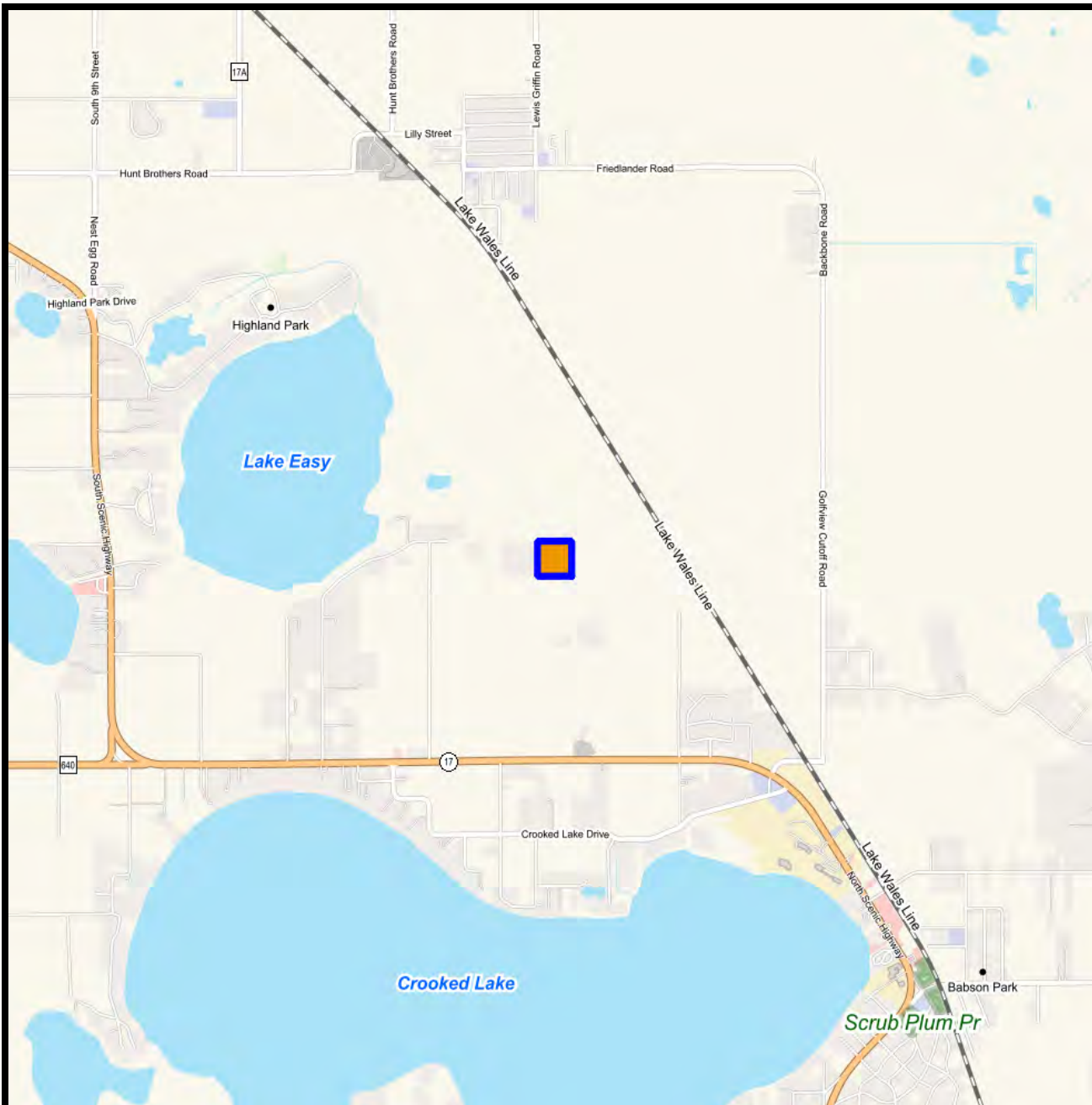
Parcel: 283019948200056000

GPS: 27.8468319, -81.5394473

Driving Directions:

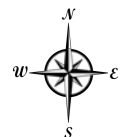
From Hwy 27 take 640 E 3/4 Mile and continue onto 17E [N Scenic Hwy] 3/4 Mile; Turn North onto Lake Easy Rd [Becomes Cook Rd N] for approx one mile until the intersection of Lone Pine Rd and Cook Rd N; Property is located on the SE Corner





Vicinity

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Managed Lands FNAI
- Water Labels
- Water Labels
- Water Labels

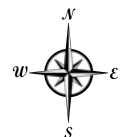


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Contour

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Managed Lands FNAI
-  Five Foot Contours
-  Five Foot Contours2



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Additional Photos





For more information visit SVNsaunders.com

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