



**FOR SALE
LAND
\$640,000**

80 ACRES GROVE IN POLK COUNTY

RAULERSON ROAD, FROSTPROOF, FL 33843





OFFERING SUMMARY

Listing Price	\$640,000
Acres	80 Acres
Price Per Acre	\$8,000
County	Polk
Zoning	Agriculture
Parcel IDs	273215000000021010, 273215000000012010
Coordinates	27.6963, -81.6003
Real Estate Taxes	\$1,537.35

PROPERTY OVERVIEW

80 acre citrus grove. Half tangerines and half early oranges. 10 inch well with a 671 Detroit diesel power unit and blue jets. Water use permit expires 2034 but can be renewed. Perfect property for continued citrus productions, blueberries, strawberries, bamboo production, etc. The future land use is 1 unit per 5 acres. Perfect for 5 acre ranchettes.

PROPERTY HIGHLIGHTS

- Half tangerines and half early oranges
- 10 inch well with a 671 Detroit diesel power unit
- blue jets
- Alt crops include blueberries, strawberries, bamboo
- The future land use is 1 unit per 5 acres
- 25 minutes to Lake Wales
- 29 minutes to Ft. Meade
- 46 minutes to Winter Haven
- 100 minutes to Tampa
- 100 minutes to Orlando

ID#: 1053273



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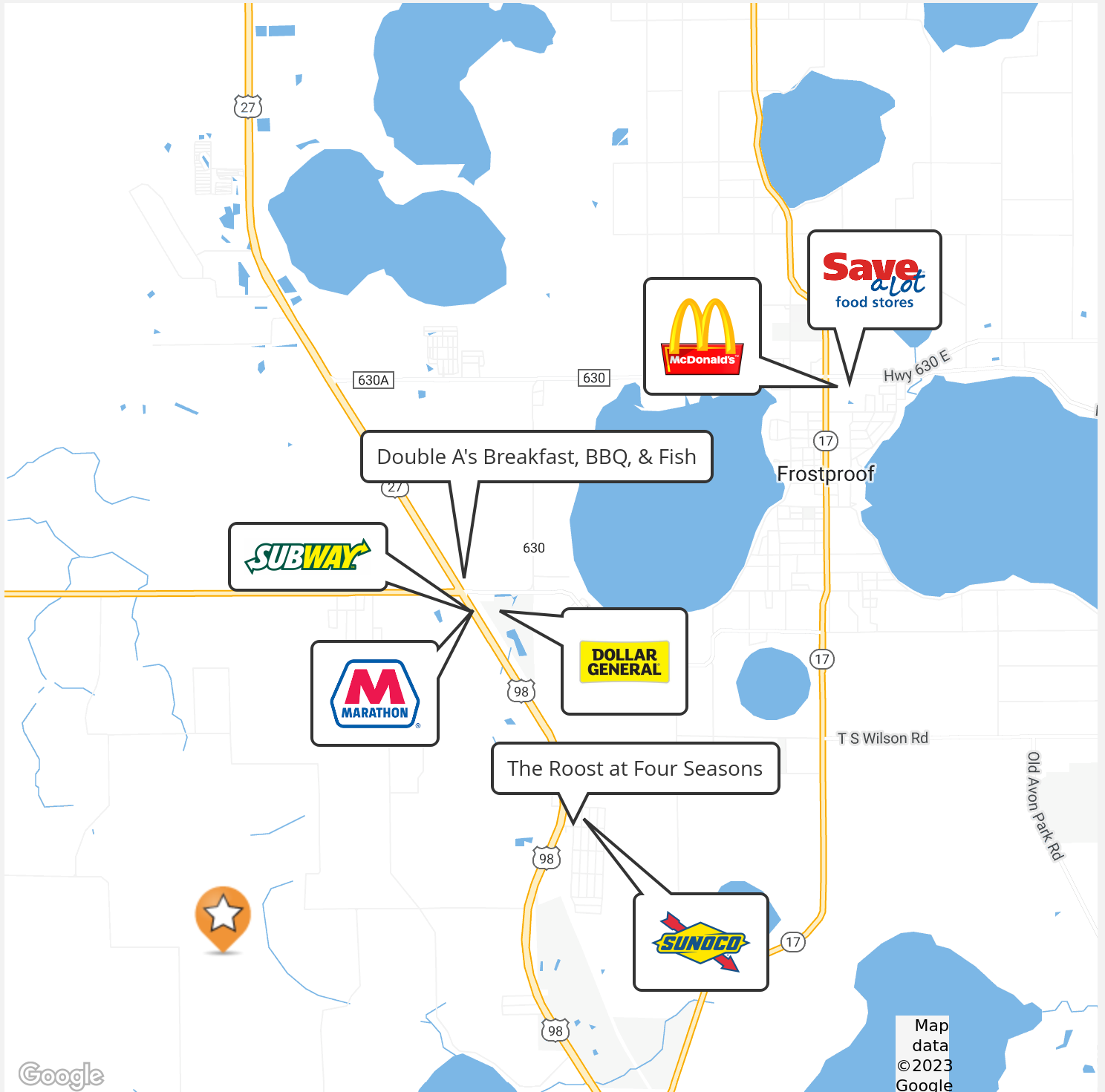


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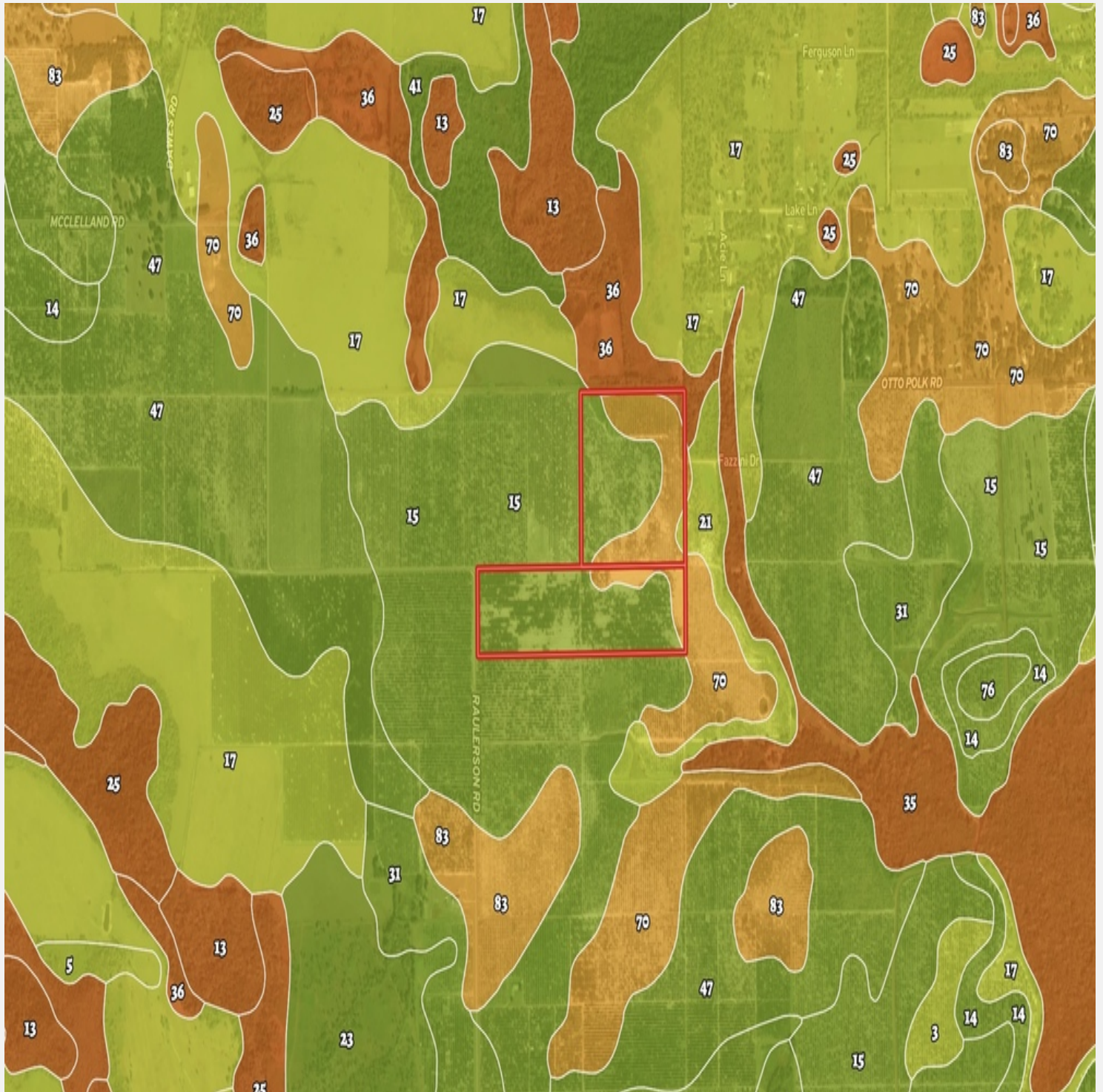


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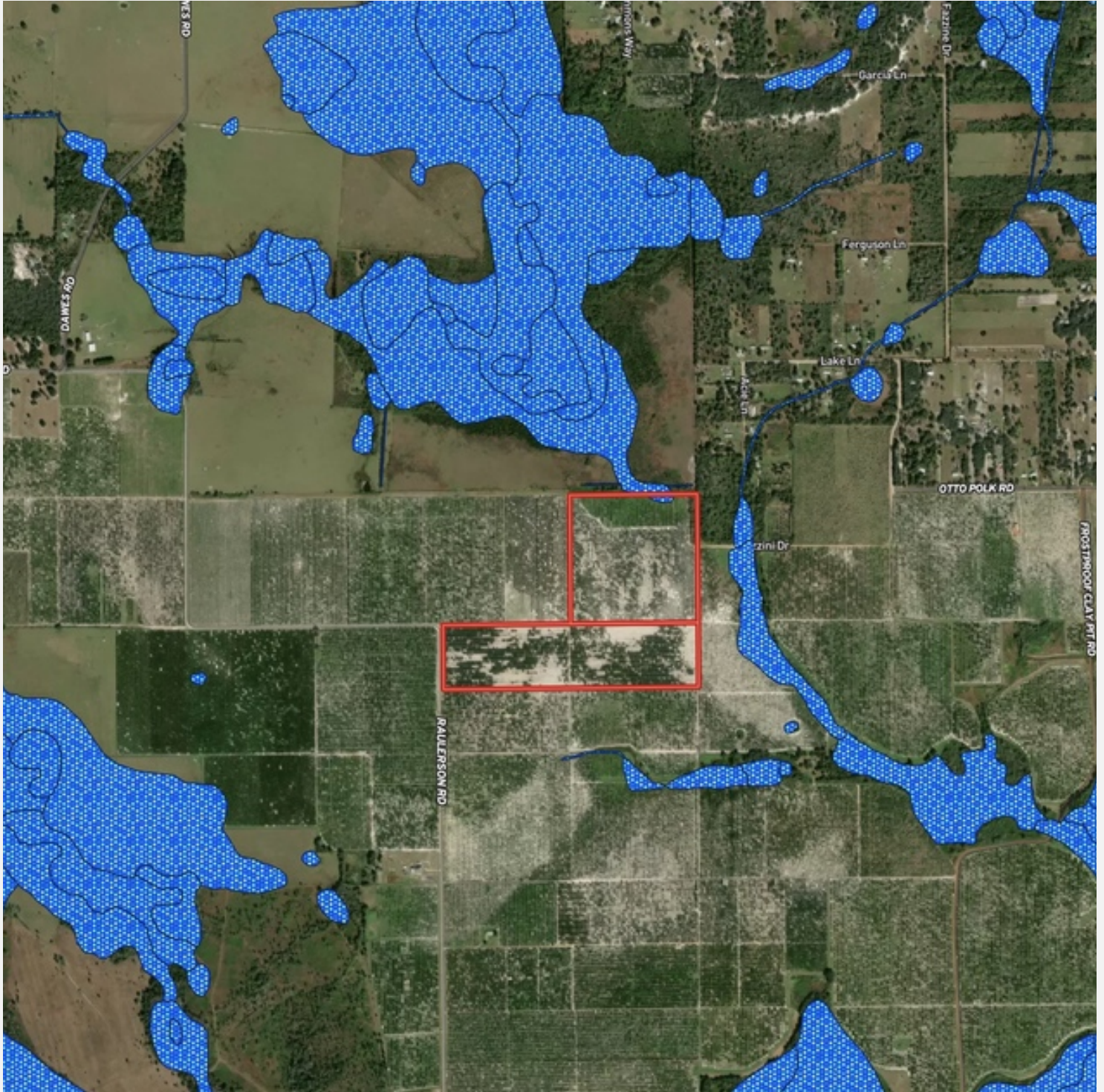


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80 ACRES GROVE IN POLK COUNTY

Raulerson Road, Frostproof, FL 33843

Location Maps 2

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DRIVING DIRECTIONS

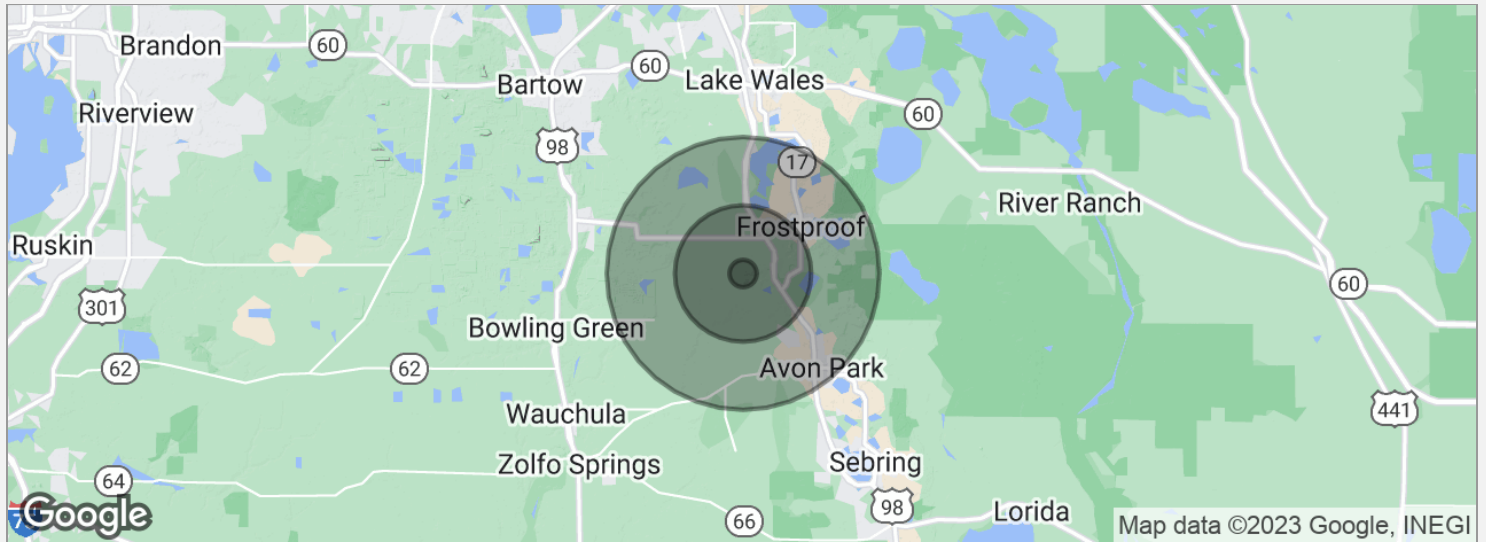
From Avon Park Cut Off Road and Raulerson Road, Travel north 1.64 miles to the grove

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	252	8,509	34,883
Median age	33.2	44.3	43.0
Median age (male)	31.6	42.9	40.7
Median age (Female)	34.1	45.0	44.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	44	2,546	12,003
# of persons per HH	5.7	3.3	2.9
Average HH income	\$38,962	\$41,326	\$44,064
Average house value		\$157,950	\$132,965

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 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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