



**FOR SALE
RESIDENTIAL LOT
\$265,000**

9.81 ACRE CANDLE ROAD RESIDENTIAL LOT

0 CANDLE RD, LAKE WALES, FL 33859



CHIP@CROSBYDIRT.COM
CHIP FORTENBERRY MBA, ALC
863.673.9368



CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



SALE PRICE

\$265,000

OFFERING SUMMARY

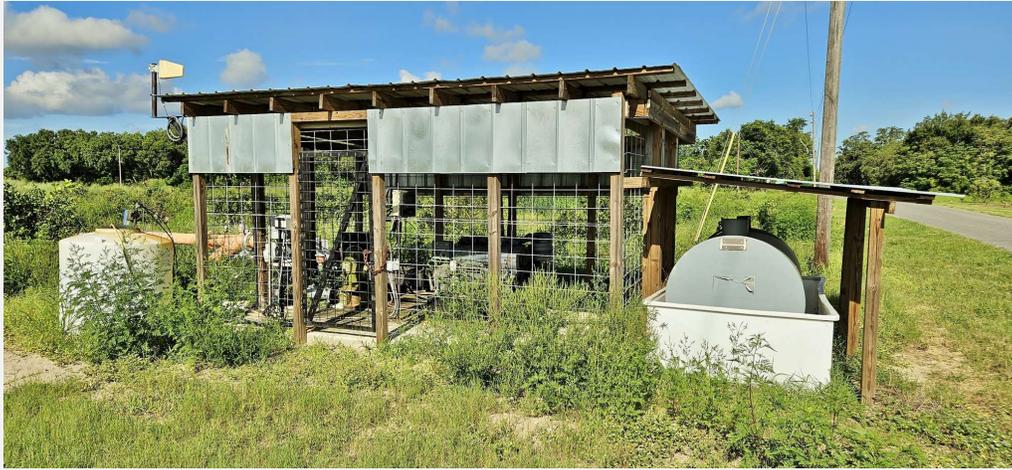
Listing Price	\$265,000
Acres	9.799 Acres
Price / Acre	\$27,044
County	Polk
Zoning	RS
Irrigation	6 inch well with diesel power unit and jet irrigation
Utilities	Electricity, Telephone
Soils	Sandy
Parcel IDs	273014000000024030
Coordinates	27.8673895, -81.5884816
Frontage	668 ft
Sewer	Needs Septic
Real Estate Taxes	\$152

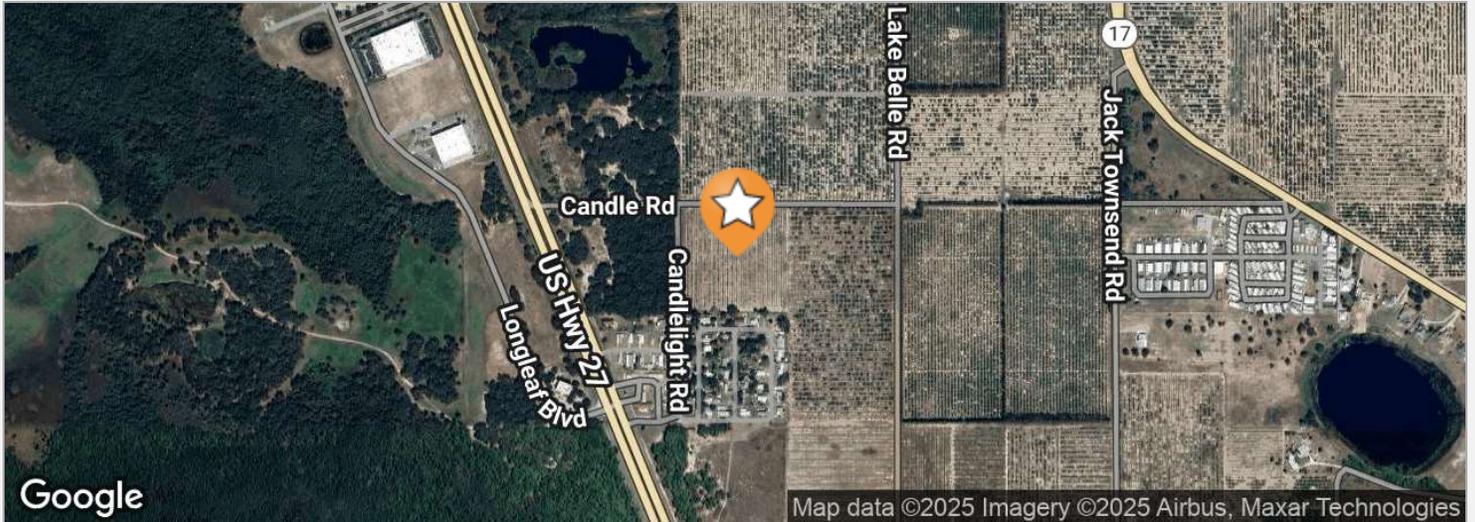
PROPERTY OVERVIEW

9.81-Acre Citrus Grove - Ideal for Your Private Homesite or Agricultural Venture
 Discover the perfect blend of seclusion and convenience with this 9.81-acre citrus grove. Tucked away for privacy yet just minutes from shopping, restaurants, and top-rated schools, this property offers endless possibilities. Zoned Agricultural, it's well-suited for continued use as a productive citrus grove or for other farming activities. A 6-inch well equipped with a diesel power unit is already in place, supporting your agricultural needs from day one. Looking to build your dream home? This property is ideal for a single-family homesite, offering peace and space without sacrificing accessibility.

PROPERTY HIGHLIGHTS

- 9.81 acres of established citrus grove
- Power lines adjacent to property
- Zoned for agricultural use
- 6" well with diesel power unit
- Secluded location with nearby amenities
- Perfect for a private homesite or agricultural development



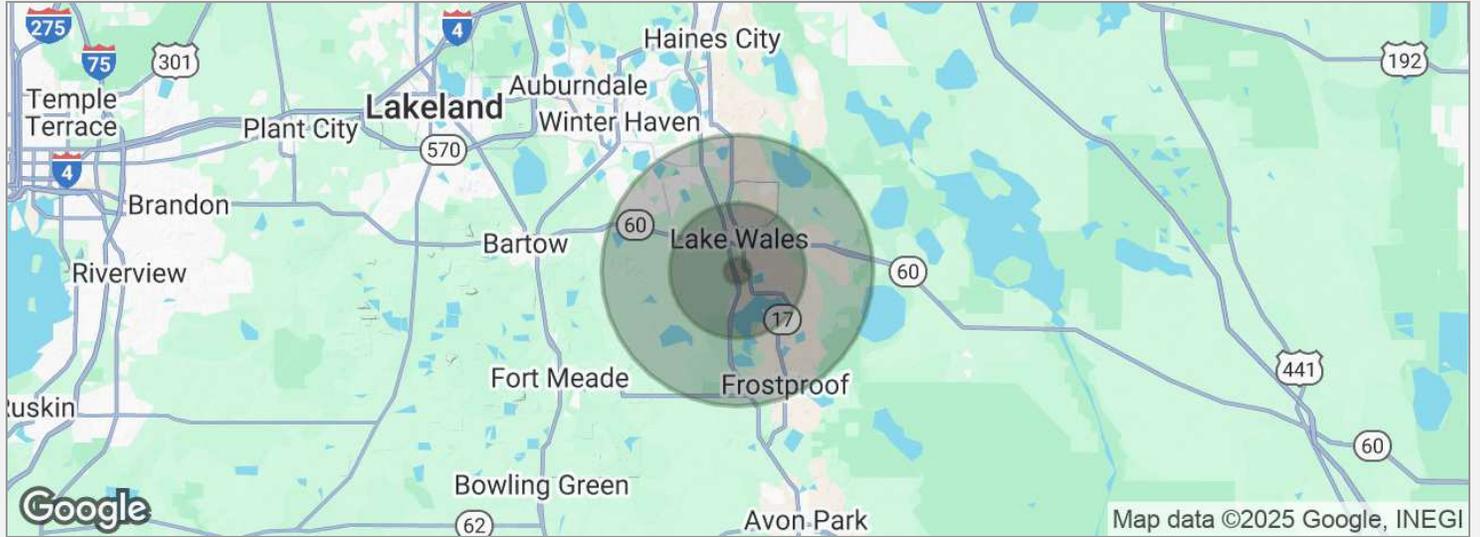


DRIVE TIMES

- 6 minutes to HWY 60
- 8 minutes to Lake Wales
- 18 minutes to Dundee
- 25 minutes to Avon Park
- 30 minutes to Winter Haven
- 96 minutes to Tampa
- 100 minutes to Orlando

DRIVING DIRECTIONS

From US 27 and Candle Road, Lake Wales, Drive east 0.16 miles on Candle Road to property



POPULATION	1 MILE	5 MILES	10 MILES
Total population	386	26,188	95,086
Median age	42	42	44
Median age (male)	41	40	43
Median age (Female)	43	43	45
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	154	9,997	37,188
# of persons per HH	2.5	2.6	2.6
Average HH income	\$68,183	\$67,417	\$75,285
Average house value	\$253,617	\$231,057	\$267,266

* Demographic data derived from 2020 ACS - US Census

CHIP FORTENBERRY MBA, ALC

Broker



141 5th St. NW, Suite 202
Winter Haven, FL 33881
T 863.673.9368
chip@crosbydirt.com
FL #BK662316

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.