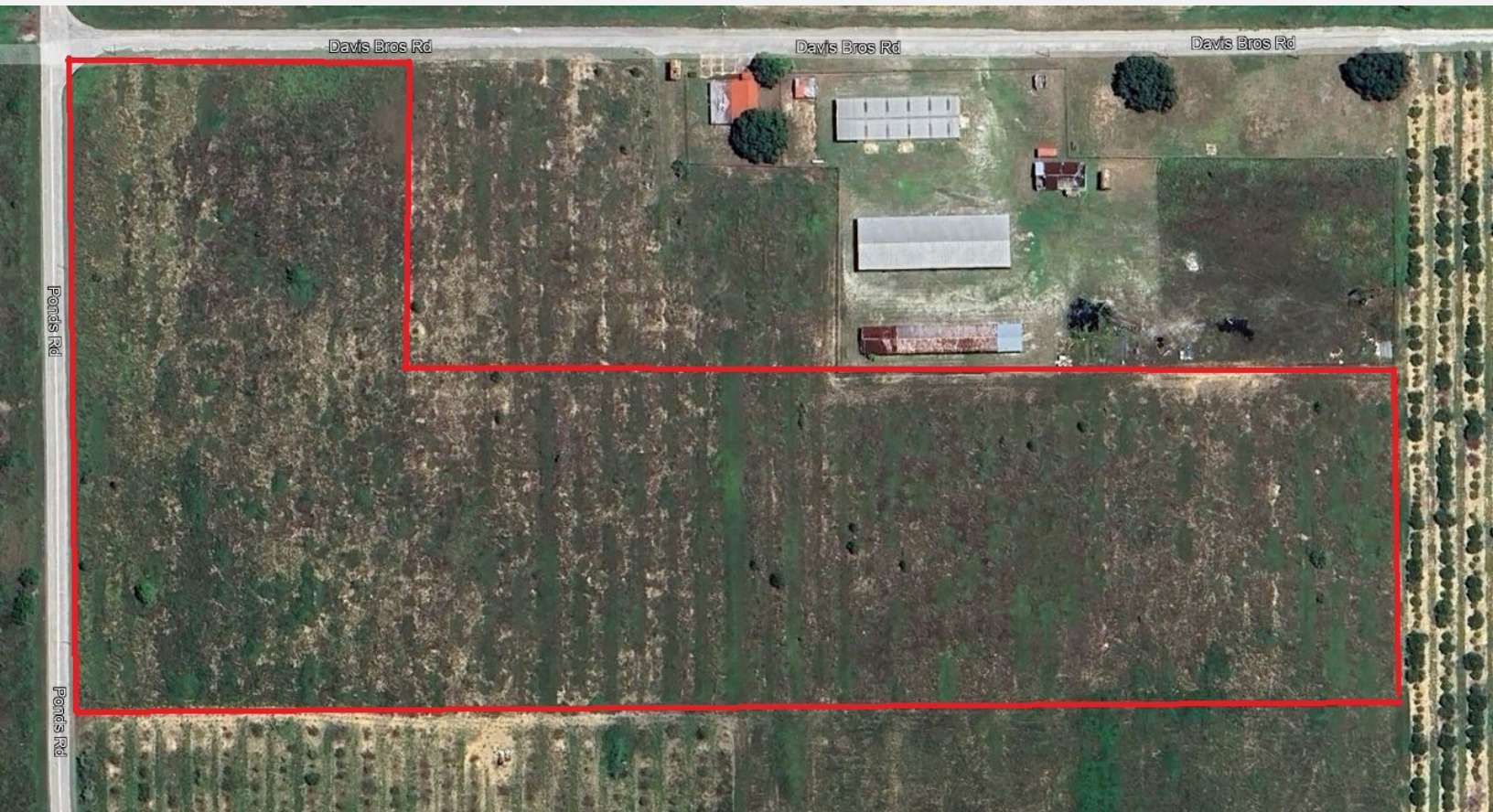




**FOR SALE
LAND
\$299,000**

12 ACRES OF PRIVACY AND CONVENIENCE FOR A DREAM HOME

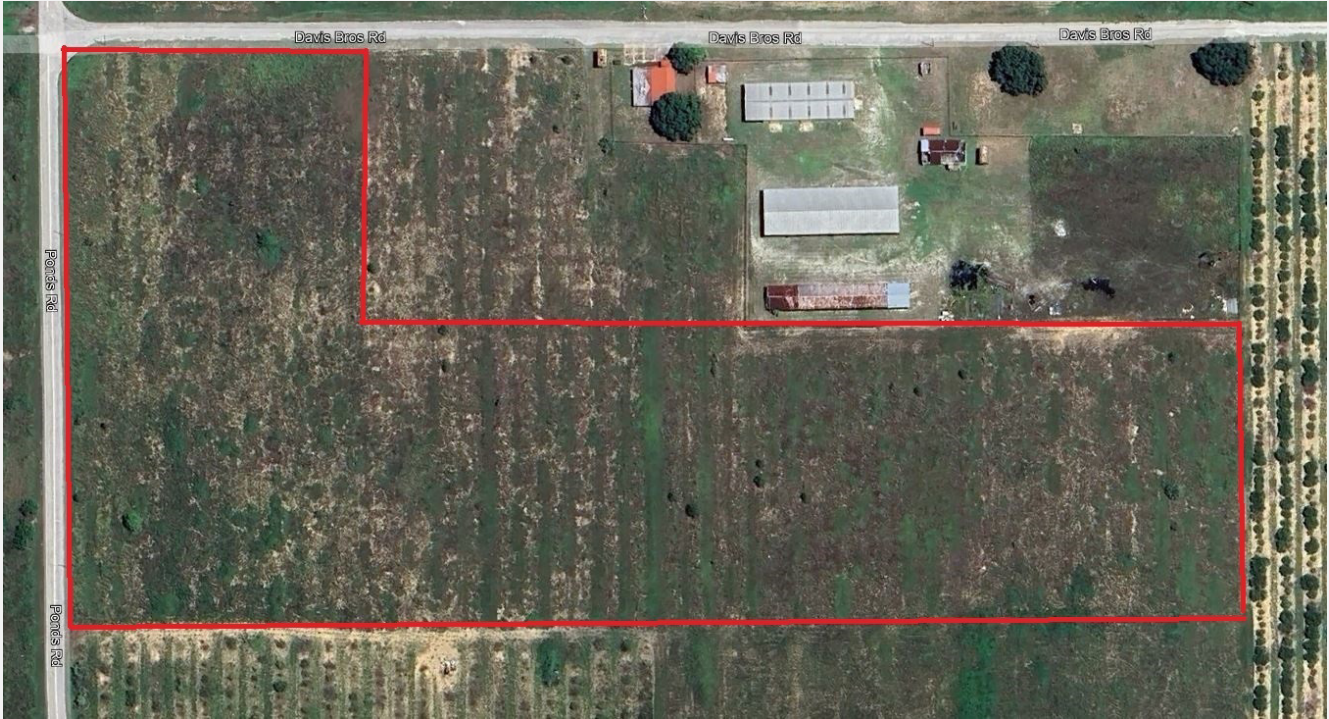
DAVIS BROTHERS ROAD, FROSTPROOF, FL 33843



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863.673.9368



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



SALE PRICE **\$299,000**

OFFERING SUMMARY

Listing Price	\$299,000
Acres	12 Acres
Price Per Acre	\$24,917
County	Polk
Zoning	Agriculture
Utilities	Electricity, Telephone, Internet
Soils	Candler Sand
Parcel IDs	283203000000042020
Coordinates	27.7218452, -81.5101306
Frontage	630 ft
Real Estate Taxes	\$3031

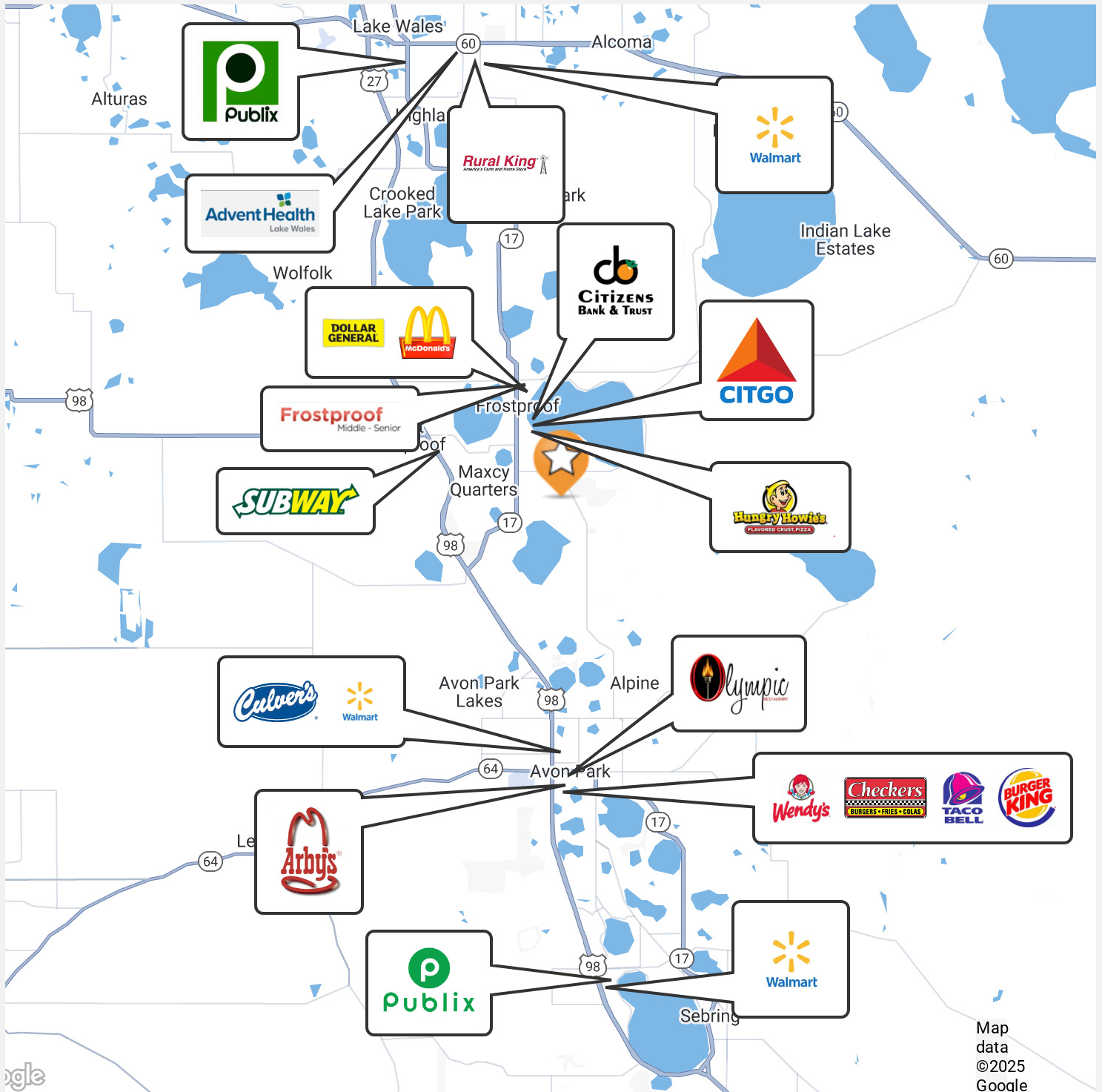
PROPERTY OVERVIEW

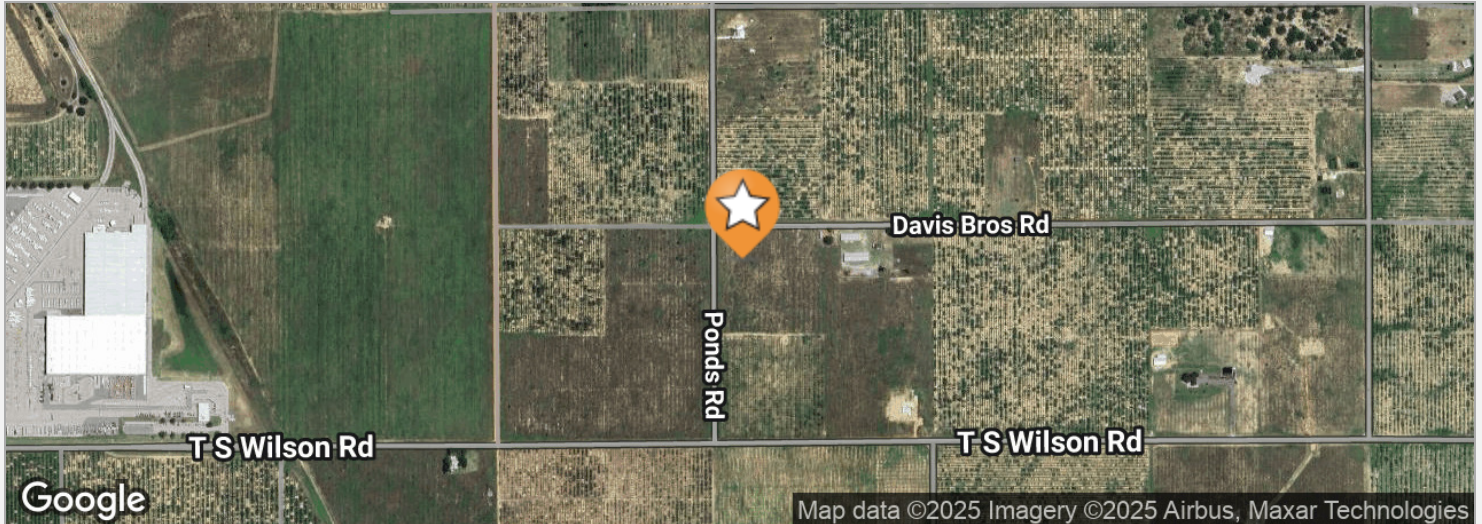
The property offers 12 secluded acres while still being conveniently close to shopping, restaurants, and schools. Electricity, telephone, and cable services are available, though a well and septic system will need to be installed. The land allows for up to two dwelling structures and currently consists of one parcel, with an additional parcel to be determined by a future survey. Property lines, acres and property taxes are approximate.

PROPERTY HIGHLIGHTS

- Perfect lot for up to two home site
- Secluded yet close to shopping, restaurants and schools
- Minutes to US 27
- Electricity, telephone, and cable services are available
- Well and septic system will need to be installed
- FLU allows two dwelling structures
- Property currently consists of one parcel, with an additional parcel to be determined by a future survey
- Property lines, acres and property taxes are approximate





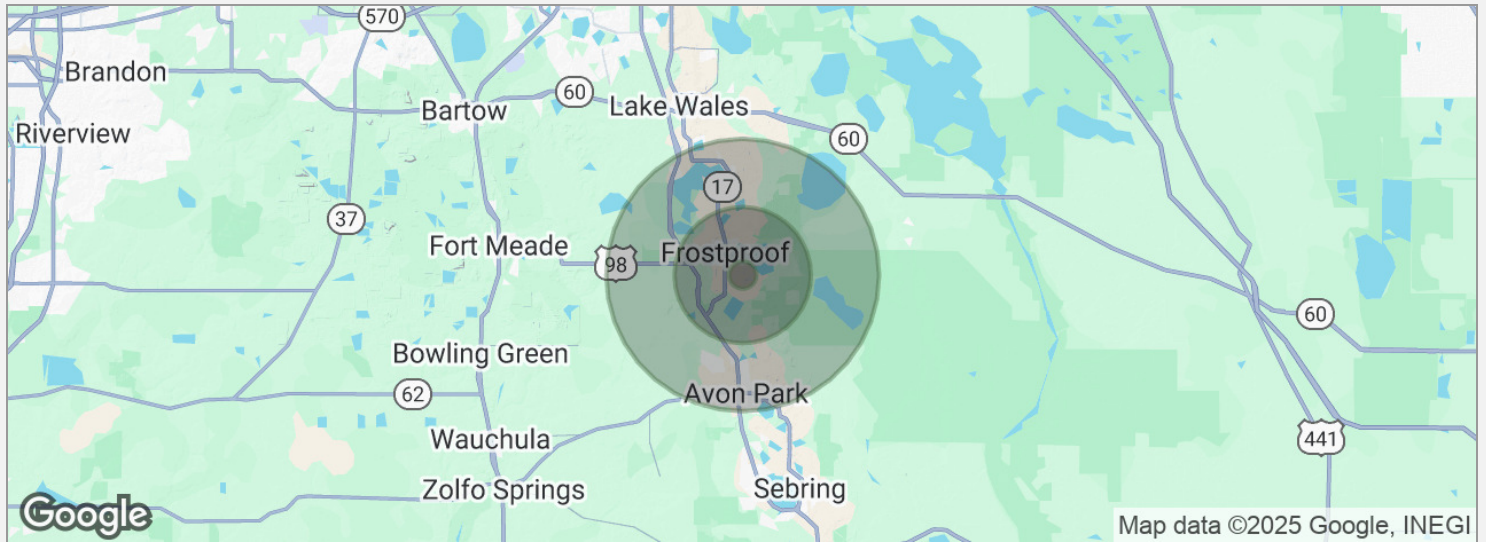


DRIVE TIMES

5 minutes to Frostproof
17 minutes to Avon Park
42 minutes to Winter Haven
84 minutes to Orlando
90 minutes to Tampa

DRIVING DIRECTIONS

From TS Wilson Road and Ponds Road Frostproof. Drive north 0.13 miles north to the property



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	107	10,090	36,542
Median age	47	47	45
Median age (male)	48	46	44
Median age (Female)	46	47	46

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	45	3,885	13,686
# of persons per HH	2.4	2.6	2.7
Average HH income	\$60,597	\$65,583	\$64,450
Average house value	\$250,803	\$203,663	\$218,422

* Demographic data derived from 2020 ACS - US Census

CHIP FORTENBERRY MBA, ALC

Broker



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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.