



FOR SALE
22 ACRE RESIDENTIAL HOMESITE
\$660,000

22 ACRE MAMMOTH GROVE ROAD RESIDENTIAL
HOMESITE

MAMMOTH GROVE RD, LAKE WALES, FL 33898



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



SALE PRICE **\$660,000**

OFFERING SUMMARY

Listing Price	\$660,000
Acres	22 Acres
Price Per Acre	\$30,000
County	Polk
Zoning	A/RR
Utilities	Electricity
Soils	See Soils Map
Parcel IDs	282927000000044050
Coordinates	27.9310726, -81.5045912
Frontage	375 ft
Sewer	Needs Septic
Real Estate Taxes	\$593

PROPERTY OVERVIEW

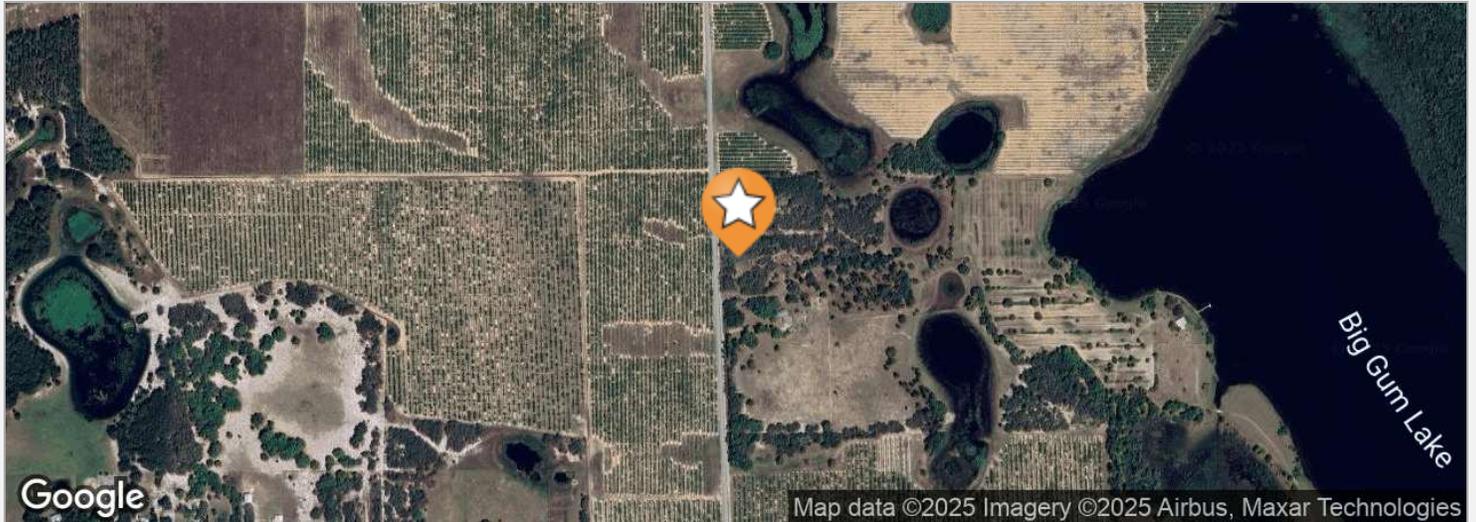
Secluded 22-acre homesite near Lake Wales, FL, featuring wooded areas and ponds. Offers privacy while still being close to restaurants, shopping, and schools. Wildlife on the property includes deer, turkey, and hogs.

PROPERTY HIGHLIGHTS

- Secluded 22-acre homesite near Lake Wales, FL
- wooded areas and ponds
- privacy while still being close to restaurants, shopping, and schools
- Wildlife on the property includes deer, turkey, and hogs





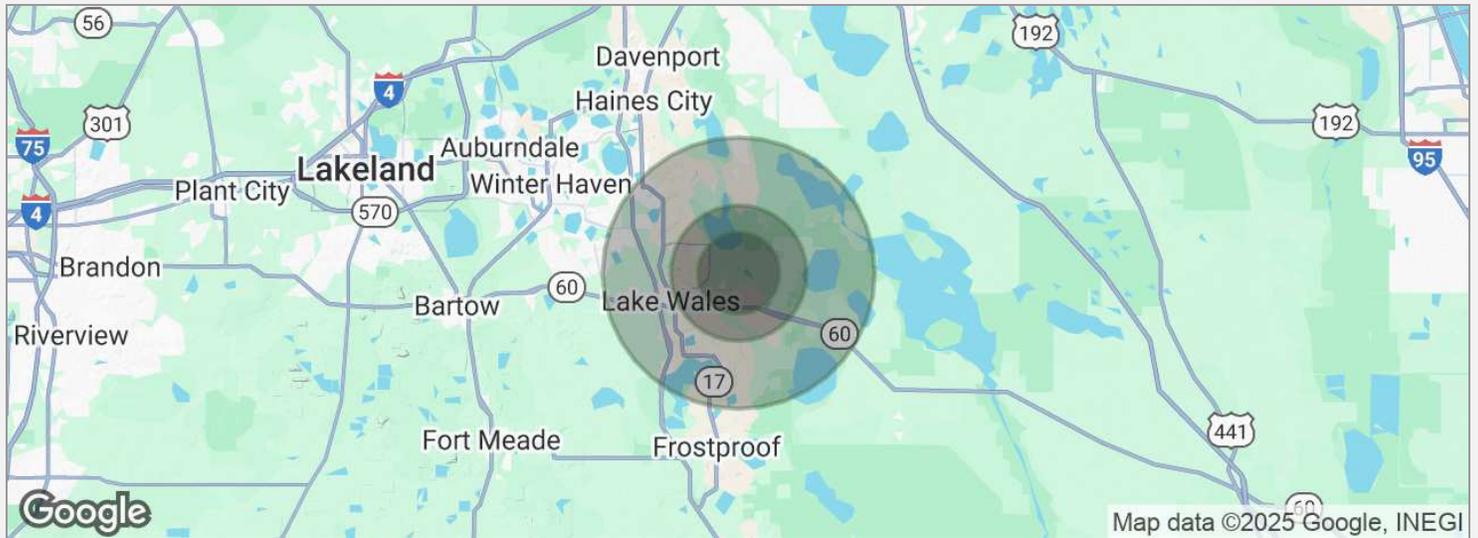


DRIVE TIMES

10 minutes to Lake Wales
32 minutes to Winter Haven
78 Minutes to Orlando
84 minutes to Vero Beach
99 minutes to Tampa

DRIVING DIRECTIONS

From Mammoth Grove Road and Scenic Highway, Lake Wales, FL. Travel east 2.1 miles to gravel road on east side of Lykes grove. Travel north 0.35 miles to property.



POPULATION	3 MILES	5 MILES	10 MILES
Total population	3,138	17,427	80,642
Median age	48	44	43
Median age (male)	48	43	42
Median age (Female)	48	45	44
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	1,328	6,831	30,948
# of persons per HH	2.4	2.6	2.6
Average HH income	\$77,982	\$71,468	\$70,172
Average house value	\$244,141	\$247,323	\$267,443

* 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.