



FOR SALE
RESIDENTIAL HOMESITE
\$207,000

MAMMOTH GROVE ROAD LOT 6

MAMMOTH GROVE RD, LAKE WALES, FL 33898



CHIP@CROSBYDIRT.COM
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863.673.9368



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



SALE PRICE **\$207,000**

OFFERING SUMMARY

Listing Price	\$207,000
Acres	5.7 Acres
Price Per Acre	\$36,316
County	Polk
Zoning	A/RR
Utilities	Electricity and Telephone
Soils	Sandy
Parcel IDs	282927937514000060
Coordinates	27.925366, -81.500911
Frontage	232 ft
Sewer	Needs Septic
Real Estate Taxes	\$154

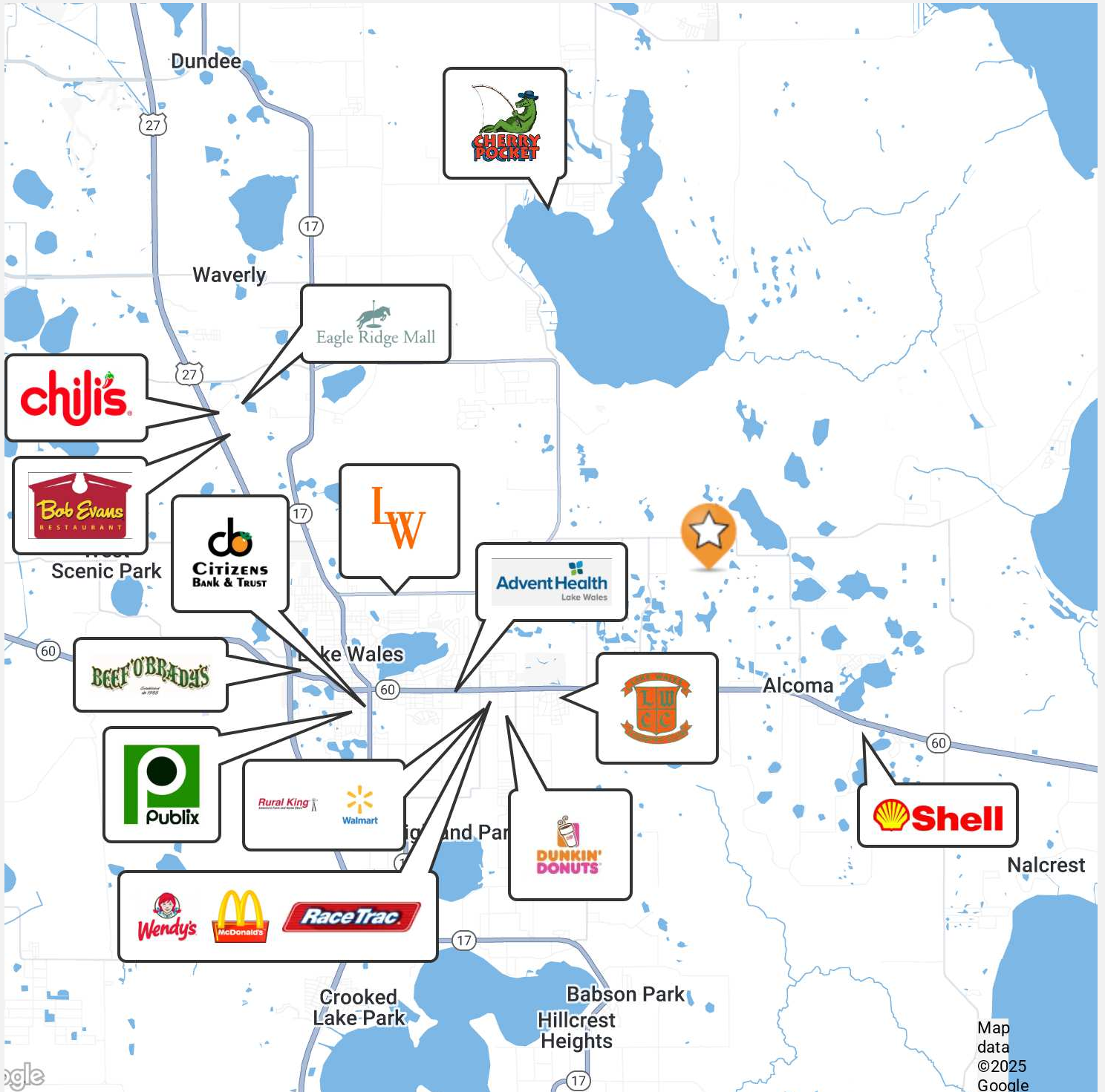
PROPERTY OVERVIEW

Secluded 5.7-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 5.7-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



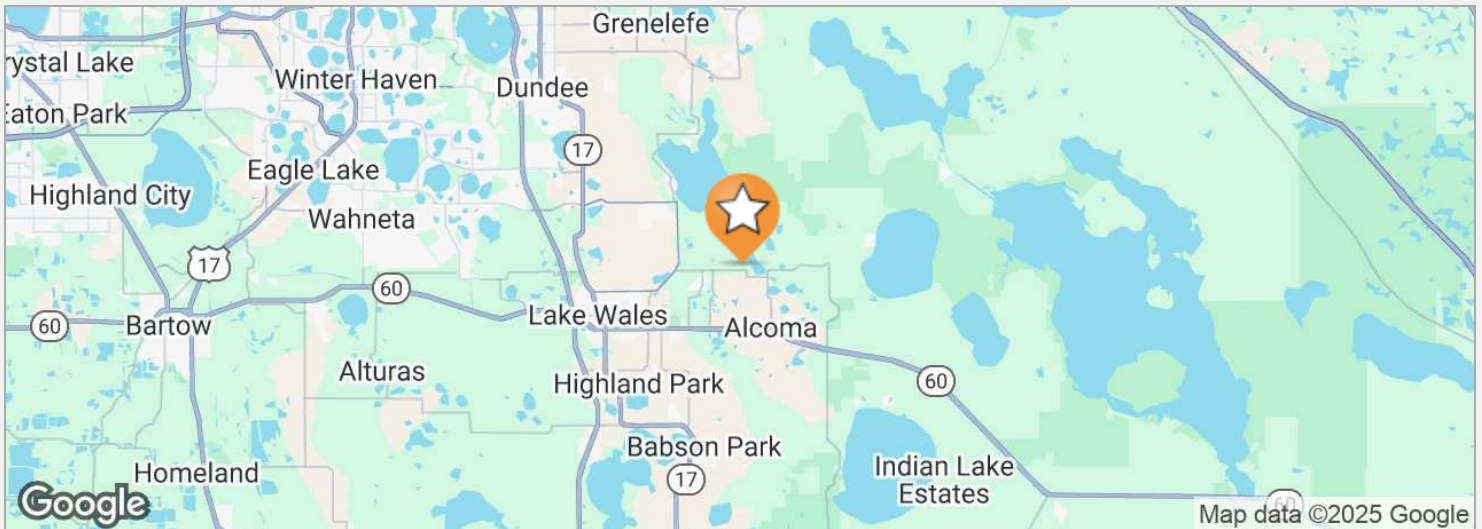


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Mammoth Grove Rd, Lake Wales, FL 33898

Location Maps 2

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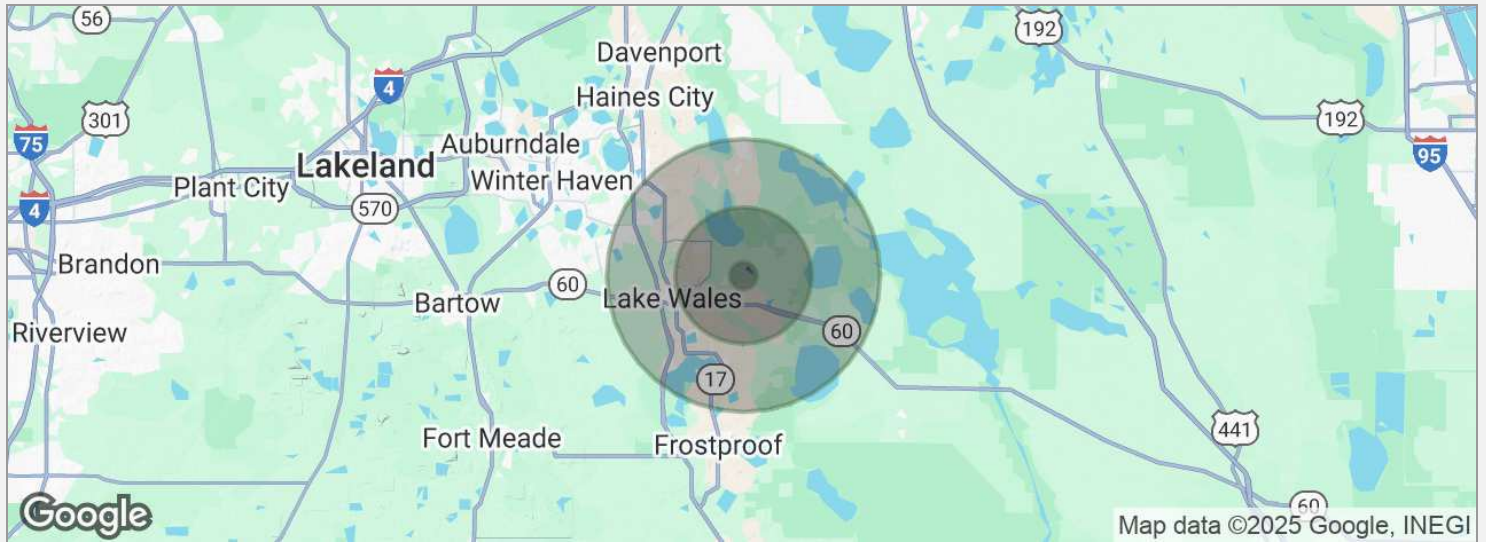


DRIVE TIMES

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 Scenic HWY and Mammoth Grove Road, Lake Wales, FL Travel east 2.2 miles on Mammoth Grove Road to the property



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	70	17,468	65,758
Median age	50	44	45
Median age (male)	50	43	44
Median age (Female)	50	45	45

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	32	6,842	26,376
# of persons per HH	2.2	2.6	2.5
Average HH income	\$74,276	\$71,255	\$69,719
Average house value	\$199,301	\$246,985	\$268,306

* 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.