

512-D

10 ACRES—3720 LAKE MARION RD. HAINES CITY (HWY. 544)



330 Ft. Highway Frontage

In City limits of Haines City

Well for Grove Irrigation

Adjoins Feltrim Office/Warehouse Complex

BPM (Business Park Modified) LAND USE

Large, New Industrial Park Neighborhood

Producing Citrus Grove

Extensive Res. Dev. Projects adjoin on North

This is an extremely high growth area, even with the present economy. The City of Haines City is drawing industry and development from Orlando/Kissimmee and either coast.

There is a large amount of adjoining land that is zoned for residential development and owners are just waiting for the current residential market to recover.

Just across the highway from this property is a large industrial development with rail siding. (Tibbetts Industrial Park) Current occupants include Elite Building Products and Aldi's regional warehouse. Aercon Florida, 84 Lumber and Haines City Commerce Park are to the South.

The soils on this 10 acre parcel are Candler soil which is very well drained and well adapted to development and citrus.

City and County Real Estate taxes are currently \$ 403. per year

LISTING PRICE \$ 595,000.

Shown by appointment only. **Please do not drive in the grove.** Realtor takes the necessary Precautions recommended by the Dept. of Agriculture for vehicle de-contamination.

EXCLUSIVELY BY:

MARY L. ADSIT, Realtor
5757 Trask Rd., Ft. Meade, FL 33841

PHONE 863 285 7118

WEB SITE www.maryadsit.com

FAX 863 285 8888

E-MAIL landlady@maryadsit.com



DIRECTIONS:

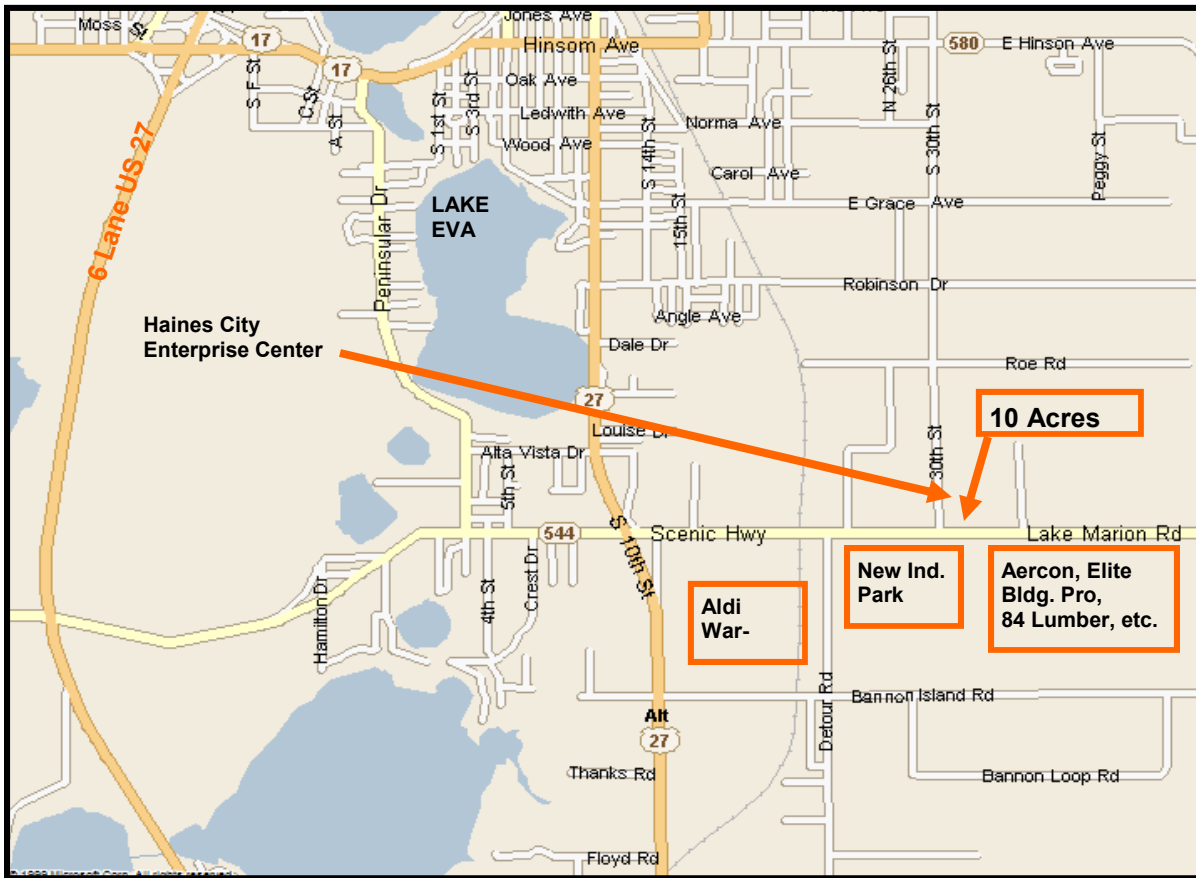
From US 27 North of Lake Wales.

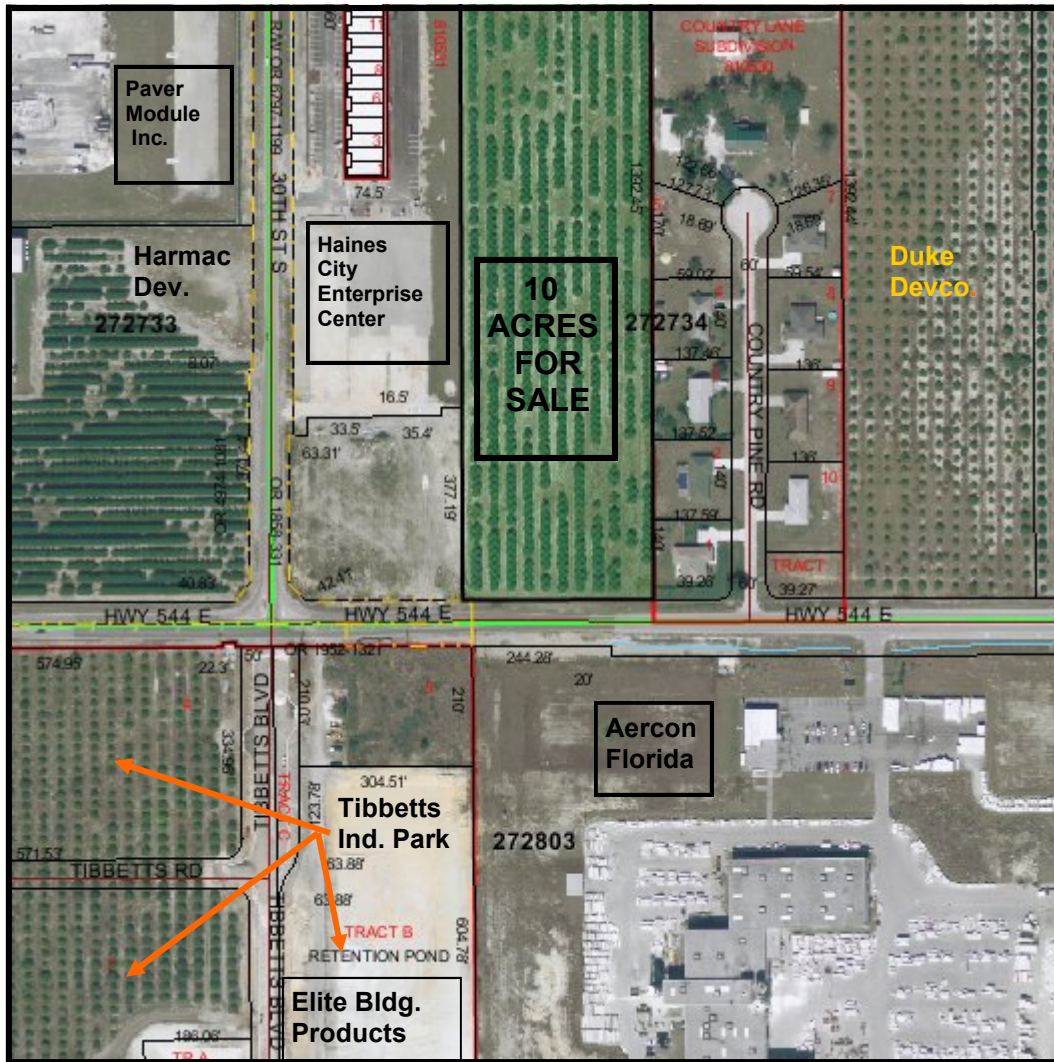
Take Hwy. 544 East about 3 miles. Property is on North side of 544, 330 ft. East of 30th St.

From I-4

South on US 27 –10+ miles to Hwy. 544.
East on 544 per above notes.

There are signs on the property.





The intent of the Business Park Modified Land use is to provide a protective zone for park-like Development of industrial and related uses which have limited objectionable external effects And provide a high quality setting. These guidelines include Manufacturing, warehousing research, wholesale trade and office uses.

A complete list of these permitted uses is available or you can go to the Haines City web site www.ci.haines-city.fl.us Link to the city dept. Commercial Dev. Planning & Zoning page for map and check chapter 5.

This is one of the fortunate areas in Central Florida that is continuing to grow and the City limits go several miles North toward I-4.

The area is convenient for businesses from Kissimmee and Orlando to re-locate and of course the price of land is much less.

PRODUCTION INFO ON THIS 10 ACRE GROVE

Year	Hamlin	# Solids	Valencia	# Solids	Grapefruit
2006/07	3356	5.9	**		*
2007/08	2884	6.1	623	7.5	*
2008/09	2972	6.9	501	7.36	*
2009/2010	1934	6.3	432	7.07	*

** Valencia crop in these years was picked and included in production figures with a 20 acre block to the East so unable to determine exact # boxes. Grapefruit is typically sold separate and there are only a few grapefruit trees remaining.

The grove does need a number of trees reset but since the development of the property is eminent, owner has decided to forgo this expense and continue the grove in its current condition which typically produces income adequate to maintain the grove, pay real estate taxes and pay toward amortization of a mortgage, etc. This of course varies with the price of fruit for each year.

The owner has a very qualified individual for grove maintenance and has a market for the fruit.



This 4" electric well irrigates the grove in 3 zones. Owner is currently in the process of automating this irrigation process.

The well also serves as a water source for spray material.

DISCLAIMER NOTICE: Any information provided or implied in this package is obtained from sources that I consider reliable; however, I am not responsible for mis-statement of facts, errors, omissions, prior sales, leases, easements, changes in price, zoning changes or withdrawal from market without notice. This office is not responsible for verification of property boundaries, wetlands or scrub verification, soils or sub-soils, oil, mineral or air rights, determination of flood hazard areas, underground hazards such as sink holes, buried tanks or other contamination. This office will provide a list of firms available for environmental assessments if you so request.

The Comprehensive Plan that is now effective in Florida has made a drastic change in our land use and development as we knew it in the past. County and/or City Planning verification for intended use is recommended. A buyer should personally confirm that the intended purchase meets their present zoning requirements and any intended future use.

Real Estate investments contain risk. It is also suggested that potential buyers investigate and inspect this property, obtain any professional advice their intended project would indicate such as contractors, building inspectors, engineers, Planners, CPA, assessment and environmental firms and various local, state and federal regulatory agencies to fully evaluate the property. This should include your personal confirmation of present zoning, future land use, air rights, road frontage and road designations, availability of utilities, easements, deed restrictions, services and all other regulations or changes that may effect the intended use.