

# 136-A

30+/- ACRES

ALBRITTON ROAD, MULBERRY, FL

\$252,025



MLA

Mary L. Adsit, Realtor

-30+ years experience

-Commercial/Development Land

-Agricultural Land

MaryAdsit.com

(863) 285-7118 (P)

(863) 285-8888 (F)

landlady@maryadsit.com



"The Land Lady"



# 136-A

**30 +/- Acres**

## **Description:**

**If you are looking for land for sale in Florida, this property may be of interest. It is a former orange grove and the property has been cleared and now ready for alternative uses which could include residential lots, replanting to citrus, blueberries, peaches, grapes or even vegetable farming.**

**PRICE REDUCED TO ONLY \$8,500 PER ACRE**

**Price: \$252,025**

**Taxes: \$2,422 per year** (not currently greenbelt classification)

**This road frontage and the land use designation would permit division of the property into 5 acre tracts, should a Buyer desire to do so.**

**The Polk County Property Appraiser indicates this as 26.5 acres of farm land and 3.5 acres inaccessible. (Northwest corner and small amount of South end.**

**PROPERTY IS SHOWN BY APPOINTMENT**

*It would appear that the property value and use would be enhanced when the Streamsong Resort project gets underway. (Only 10 min. away: East and golf course construction has begun)*



## Land

### Property Aerial:

The North part of the property goes almost to the branch of the Alafia River and there is a pond in the woods on the NE corner. Owner may consider selling only the wooded portion for a home site.



The property includes an 8" well, permitted as 885 feet. deep with 287' of casing, permitted until 2018. There is no power unit on the well; owner used portable unit.



Picture on the left gives good view of the land quality. Picture on right shows South area toward the prong of the Alafia River.

# Land

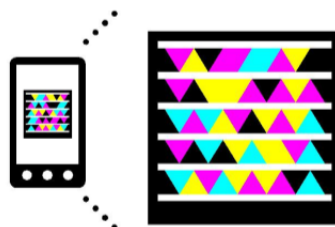
- Property has approximately 990 foot frontage on paved, county maintained Albritton Road which is classified as a Rural Minor Collector Road.
- The property is over 1,300 feet deep and the North end is very near the Alafia River.
- Soils are primarily Ft. Meade Fine Sand. This type soil produces high producing citrus trees with high solids and is also one of the better soils for vegetable farming.



**Tampa Int. Airport:** 1 Hr. 10 Min.  
**Orlando Int. Airport:** 1 Hr. 30 Min.  
**Lakeland, FL:** 1 Hr. 30 Min.  
**Sun City Center, FL:** 30 Min.  
**Proposed Streamsong Resort:** 10 minutes

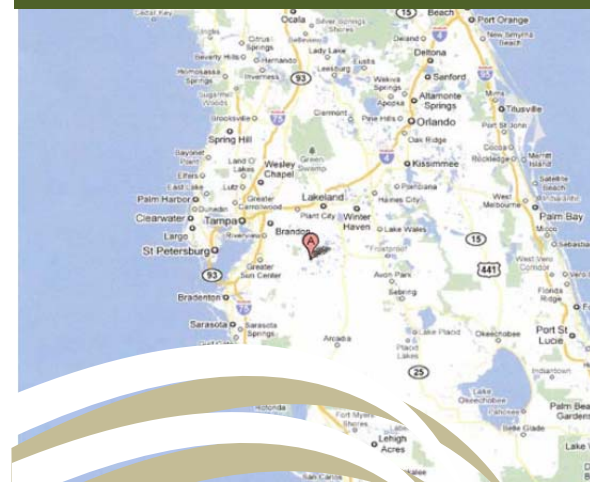
**From Tampa:**  
Hwy. 60 to Mulberry then Hwy. 37 South to Albritton Rd. and turn right on Albritton Rd. Property is about 1-3/4 miles on the right hand side of the highway.

There are signs on the property.



Get the free mobile app at <http://gettag.mobi>

Scan this tag for directions and more.





**BROKER'S STATEMENT:**

Any information provided or Implied in this package is obtained from sources that I consider reliable; however, I am not responsible for misstatements 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 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, including availability of utilities.

All Real Estate Investments contain risk. It is recommended that potential buyers Investigate and inspect this property, obtain any desired professional advice from your attorney, contractors, building inspectors, engineers, planners, your CPA or other financial adviser, etc. to fully evaluate this property and the investment This should Include your personal confirmation of present zoning, future land use, availability of utilities, easements, deed restrictions, services, and all other regulations or changes that would affect the intended use.

**Mary L. Adsit, Realtor**

Adsit Co., Inc.

-30+ years experience

-Commercial/Development Land

-Agricultural Land

MaryAdsit.com

(863) 285-7118 (P)

(863) 285-8888 (F)

landlady@maryadsit.com

*"The Land Lady"*

