

138-A

29.5 ACRE FORMER CITRUS GROVE
WEST OF LAKE WALES
\$147,500



Mary L. Adsit, Realtor

- 30+ years experience
- Commercial/Development Land
- Agricultural Land

MaryAdsit.com

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"The Land Lady"



138-A

29.5 ACRE FORMER GROVE

Description:

The NW corner is wooded and tends to be low. The SE corner has a “sand soak” but adjoining grove owner has planted in similar soil. The small area “cut out” is the old local cemetery known as “Sick Island” Cemetery. The property has an 8” permitted well that expires 5-10-2014. Owner has always used a water gun rather than underground irrigation. The previous trees have been pushed and area has been recently mowed. There is a 20 ft. Right of way from Whidden Cemetery road to this property and to the cemetery, a road waiver permit would be required to obtain a building permit on this site.

PRICE: \$5,000 PER ACRE

Price: \$147,500

Taxes: \$1,149 per year (currently no ag exemption)

Property is not fenced, you can drive it. Look at the map below from Property Appraiser’s office and you can determine property lines.



This property has a future land use designation of A/RR and is near the Gateway Selected Area Plan which refers to the proposed Polk County Parkway.

(Cover: (left to right) View from Whidden Cemetery Road toward property, view to grove to East, and well site)

DIRECTIONS: Traveling West from Lake Wales toward Bartow, go about 3 miles to West Lake Wales road (on your right) —follow the West Lake Wales road about 1 mile to Whidden Cemetery Road (on left-sign there is Premier Auto Recycle. Turn left here and go about 3/10 mile to the entrance road to the property. There is a grove with wooden fence. Turn left in here and go short distance to the property and the “Sick Island” cemetery.

Scan this tag for directions and more



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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.

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