Babson Park
Lake Moody Grove
Polk County, Florida

70+/- Acre Grove
On The Ridge!
Total Acreage: 69.8 +/- AC
Varied Acreage:
- 20 +/- AC Valencias
- 10 +/- AC Temples
- 40 +/- AC vacant land or trees that need pushing

Sale Price: $650,000

Varieties: Temples & Valencias

Rootstock:
- Carrizo & Swingle

Parcel IDs:
- 283109000000034110
- 283109000000033010
- 283109000000034070

GPS Coordinates:
- -81.52881, 27.80511

Road Frontage:
- 1,980 +/- FT on Lake Moody Rd.
- 1,320 +/- FT on Cody Villa Rd.
- 2,630 +/- FT on Lamb Rd.

Future Land Use:
- A/RR, which allows for one DU per five acres

Irrigation:
- Microjet, run by diesel power unit
  - One 12” well
  - 69,800 GPD average, 1,058,400 GPD for frost protection
  - 650 FT deep with casing depth of 100 FT

**DRIVING DIRECTIONS**

Head south on SR 17 (N Scenic Hwy) to Cody Villa Rd. Go east on Cody Villa Rd. approximately 0.5 miles to Lake Moody Rd. The property is at the southeast corner of that intersection.

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**Production**

<table>
<thead>
<tr>
<th>Year</th>
<th>Temples</th>
<th>Valencias</th>
<th>Total</th>
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<tbody>
<tr>
<td>9/10</td>
<td>2,146</td>
<td>3,059</td>
<td>8.06</td>
</tr>
<tr>
<td>10/11</td>
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<td>8.06</td>
<td>6,789</td>
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<td>11/12</td>
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<td>AVG</td>
<td>2,775</td>
<td>8.02</td>
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