Babson Park
Scenic Highway Grove
Polk County, Florida

35+/- Acre Grove
On The Ridge!
Babson Park Scenic Highway Grove
Polk County, Florida

Property Details

Total Acreage: 35 +/- AC
Sale Price: $450,000
Varieties: Hamlins & Valencias
Rootstock: Carrizo & Swingle
Soil Types: Candler
Parcel IDs: 283108000000014030, 283108000000014070, 283108000000012010
GPS Coordinates: -81.53709 27.80064
Road Frontage: 660 +/- FT on Scenic Highway (SR 17)
1,650 +/- FT on Sullivan Road
Future Land Use: A/RR, which allows for one DU per five acres
Irrigation: Microjet 10-inch well, 600 feet deep cased to 120 feet
Permit allows for 14.56" or 33,900 GPD average withdrawal and 1,440,00 GPD for frost protection

DIRECTIONS
Turn east on CR 640 at the intersection with US Highway 27. It will intersect with SR 17 (Scenic Highway). Continue east and then south on Scenic Highway through the town of Babson Park and continue south. The grove is located just south of the intersection of Scenic Highway and Cody Villa Rd.

Production

<table>
<thead>
<tr>
<th>Variety</th>
<th>09/10</th>
<th>10/11</th>
<th>11/12</th>
<th>3-year Average</th>
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<tbody>
<tr>
<td>Hamlins</td>
<td></td>
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<tr>
<td></td>
<td>6,531</td>
<td>6.21</td>
<td>6,828</td>
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<tr>
<td>Valencias</td>
<td>4,184</td>
<td>7.19</td>
<td>5,046</td>
<td>7.28</td>
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<tr>
<td>Total</td>
<td>10,715</td>
<td>11,874</td>
<td>8,734</td>
<td>10,441</td>
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</table>
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