

CROOKED LAKE HOMESITE AND GROVE

Babson Park, FL • Polk County

8.66 +/- ACRES

Spectacular Water Views for Homesite! • Producing Orange Grove



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This is a beautiful homesite with an 8 acre grove that has a spectacular view of Crooked Lake! In an area populated with homes, groves, and the lake, the property is currently an orange grove producing Valencia and Murcott oranges.

Total Acreage: 8.66 +/- acres

Sale Price: \$125,000

Price Per Acre: \$14,434.18

Property Address: Wes Mann Road, Babson Park, FL 33843 - Polk County

Nearest Intersection: Wes Mann Road and Seminole Road

Soil Types: Candler Sand

Land Cover: Citrus trees

Uplands/Wetlands: 100 % uplands

Water: 4-inch well with submersible pump

Utilities: Electric

Irrigation: Microjet

Current Use: Citrus grove - Valencias & Murcotts

Road Frontage: Wes Mann Road and Rogers Road

FLU: ARR

Taxes & Tax Year: \$516.77 for 2013

Annual Total Scheduled Income: \$1,600

Panoramic Water Views of Crooked Lake! Homesite and Producing Orange Grove



Parcel ID: 28-31-05-000000-034030

Driving Directions:

- From Lake Wales, go south on US 27 about 4 miles to Alturas Babson Park Cutoff/ Pinecrest Road
- Turn left (east), go about 1 mile
- Take a slight right on SR 17 (N. Scenic Hwy) and travel about 4 miles to Seminole Road
- Turn right (west), take Seminole Road to Wes Mann Road
- Turn left (south) on Wes Mann Road and go 1/4 mile to the property on the left
- Showing Instructions: Drive by on Wes Mann Road on the west side or Rogers Road on the east side

Fruit Income and Projections

2013 - 14 Season	25 Boxes Per Ac	200 Boxes @ \$8	\$1,600
2014 - 15 Season	62.5 Boxes Per Ac	500 Boxes @ \$8	\$4,000
2015 - 16 Season	125 Boxes Per Ac	1,000 Boxes @ \$9	\$9,000
2016 - 17 Season	225 Boxes Per Ac	1,800 Boxes @ \$9	\$16,200
2017 - 18 Season	325 Boxes Per Ac	2,600 Boxes @ \$10	\$26,000
<ul style="list-style-type: none"> • Finish Resetting Grove: 200 Trees @ \$10 = \$2000 • Caretaking: \$1,700 per Acre/Year = \$13,600 			

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