

WEST FROSTPROOF ROAD FARMLAND

FROSTPROOF, FL | POLK COUNTY

40 ± AC





SPECIFICATIONS & FEATURES

Acreage: 40 ± AC

Sale Price: \$480,000

Price per Acre: \$12,000

Site Address: 0 West Frostproof Rd, Frostproof, FL 33843

County: Polk

Road Frontage: The property has hard road frontage and is close to US 98 and US 27

Uplands/Wetlands: All Uplands

FLU: A/RR

Soil Types: Smyrna and myakka fine sands, immokalee sand, duette sand

Wells Information: Two 10" wells. Each well has a pump and diesel engine. Each pumping station has a fertigation injection system in place.

West Frostproof Road Farmland is a cleared, former grove in the CHRP program. The program allows agricultural classification of the property for five years without any improvements or agricultural activities. This small acreage is well-suited for almost any agricultural activity, including hemp, citrus, and blueberries, and an ideal site to start a small farming business.

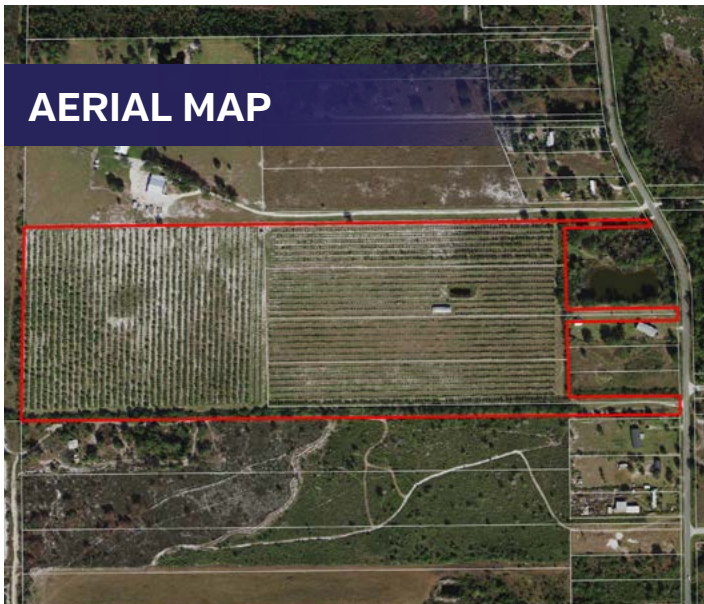
Irrigation/Wells: Property has underground mainlines for microjet irrigation

Water Use Permits: Permit #: 9139

Permit Expiration Date: 11/22/2028

Current Use: Vacant farmland

Taxes: \$728.81 (2021) Property has 5 years remaining on the State of Florida CHRP program



LOCATION & DRIVING DIRECTIONS

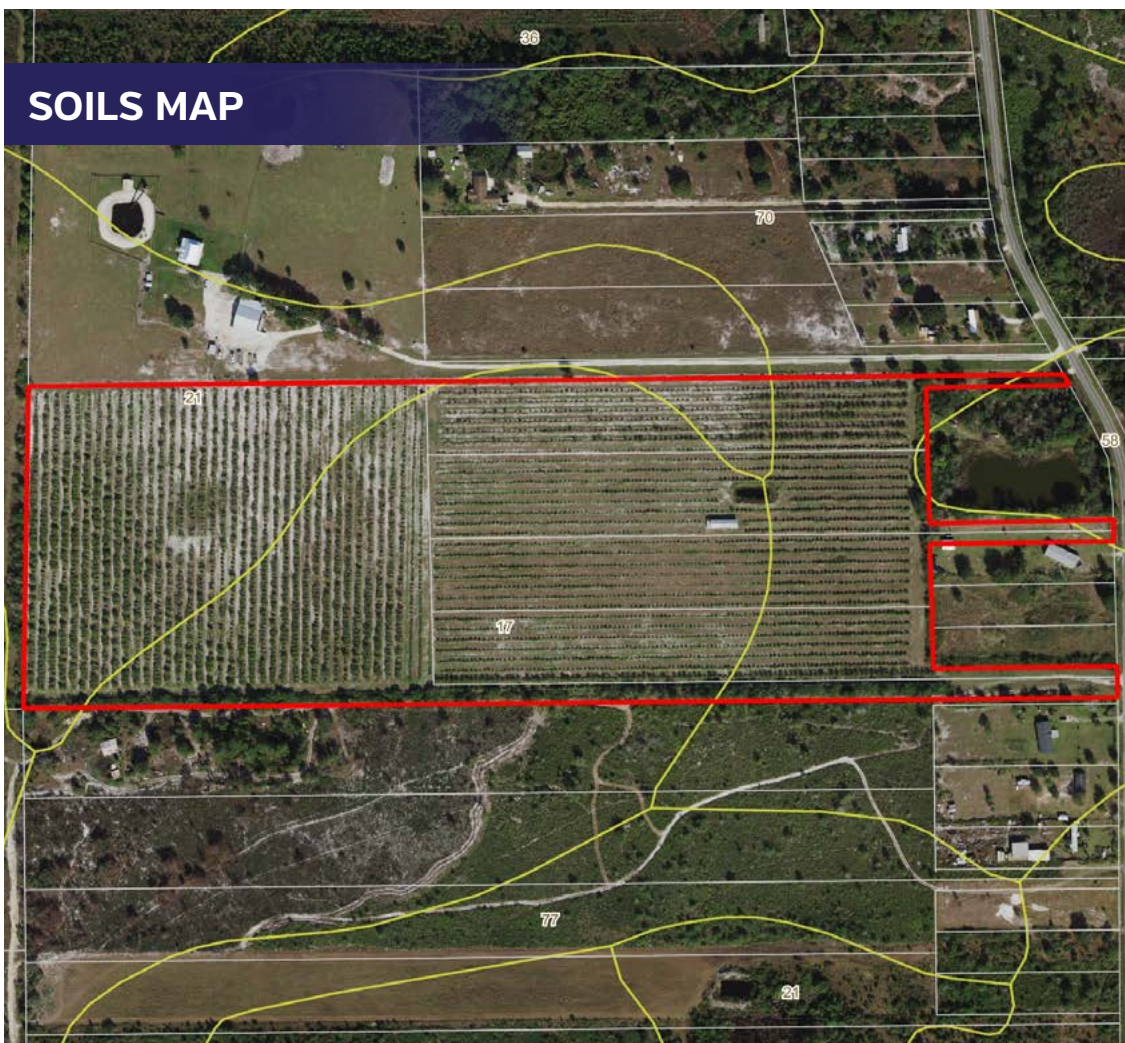
Parcel IDs: 273202932501000590,
273202932501000600, 273202932501000640,
273202932501000650, 273202932501000670

GPS Location: -81.58593, 27.72064

Driving Directions:

- From US 27 in Frostproof:
- Take US 98 west about .6 of a mile to West Frostproof Rd
- Take a left on West Frostproof Rd and go about one mile
- The property will be on the right

Showing Instructions: Contact the listing advisor, David Hitchcock, ALC, CCIM, 863.557.0082 & Clay Taylor, ALC, 863.224.0835.



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Soils Boundaries

CODE	DESC	ACRES
17	Smyrna And Myakka Fine Sands	20
21	Immokalee Sand	11
70	Duette Fine Sand	8
58	Udorthents, Excavated	0
TOTAL =		39.6619921561086 acres



©2019 SVNIC. SVN | Saunders Ralston Dantzler Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzler. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzler.

40 ± AC • Cleared, former grove in the CHRP program
Well-suited for almost any agricultural activity, including hemp, citrus, and blueberries

Visit SVNsaunders.com and search for: **West Frostproof**

David Hitchcock, ALC, CCIM, 863.557.0082 | david.hitchcock@svn.com
Clay Taylor, ALC, 863.224.0835 | clay.taylor@svn.com



HEADQUARTERS
1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

NORTH FLORIDA
356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

GEORGIA
125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

©2021 SVN | Saunders Ralston Dantzler Real Estate.
All SVN® Offices Independently Owned and Operated

SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.

