

## 5.2 +/- Acres • Lake Wales Palm Tree Farm • Lake Wales, FL

Great potential is found in this income-producing Palm Tree nursery, turn-key operation, with all equipment, buildings, and inventory needed for a successful business. See list of all that is included with this property!

Total Acres: 5.2 +/- acres

Price: \$395,000 NEW PRICE \$299,000

Location: 106 Egg Farm Road

Lake Wales, FL (Polk County)

Current Land Use: Ag (ARR) Future Land Use: ARR

**Uses:** Palm Tree Nursery

Road Frontage: on Egg Farm Road

Water/Utilities: Well; Septic

S.T.R.: 22-29-27

Parcel IDs: 272922 000000 021030

Improvements:

• Metal storage building 18' x 20'

Pole barn 29' x 60'

Mobile home office 14' x 64'

· Rental trailer

• Well 6", 15 hp

• 2 tracking nursery carts 4' x 8'

• Mower, 27 hp 66' Exmark

· 1 Gator, 6-wheel, 2wd

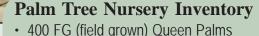
· 1 Gator, 4-wheel, 2wd











- 312 30-Gallon Oueen Palms
- 312 30-Gallon Queen
- 252 FG Sylvester
- 21 FG Pindos
- 223 FB Washingtonia Palms









## **Driving Directions:**

- · Take Hwy 27 to Mountain Lake Cutoff Road
- Go east on Mountain Lake Cutoff Road to Scenic Hwy
- Go north on Scenic Hwy to Egg Farm Road (right after the curves)
- Turn left and property is on the left

## www.saundersrealestate.com 863-648-1528

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