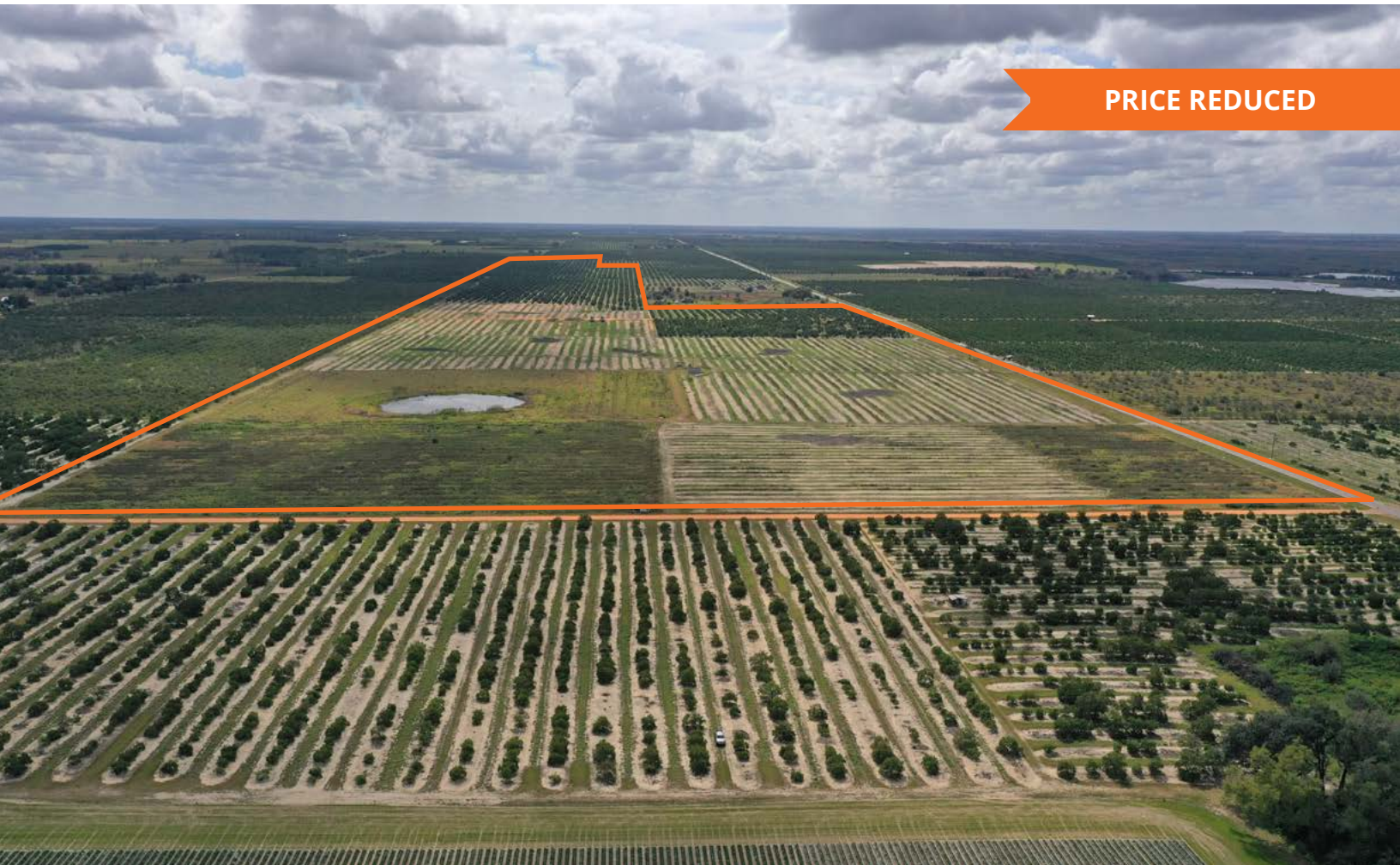


POLK COUNTY-80 FOOT RD IRRIGATED FARMLAND

BARTOW, FL | POLK COUNTY

97 ± AC TOTAL

PRICE REDUCED





SPECIFICATIONS & FEATURES

Acreage: 97 ± AC

Sale Price: \$850,000

Price per Acre: \$8,762.88

Site Address: 2460 80 Foot Road, Bartow, FL 33830

County: Polk

Road Frontage: 2,100 ± FT paved

Predominant Soil Types: Mostly Candler fine sand

Uplands/Wetlands: 95.4 ± AC uplands; 2 ± AC wetlands

Irrigation/Wells:

- (2) 8-inch wells, 125 HP pumps with 6-cylinder Duetz power units
- (1) 6-inch well with 40 HP electric pump
- (1) 4-inch well with submersible electric pump

Water Use Permits: SWFWMD Permit #20 009887.002

Structures: Covered pump sheds, equipment barn

FLU/Zoning: A/RR

Lake Frontage: 1.25 ± AC pond

Taxes: \$1,794 for 2019

Utilities: Electric

Inventory: Citrus trees have been cleared

Current Use: Agriculture - cleared citrus grove



Polk County-80 Foot Rd Irrigated Farmland is cleared and ready to farm. This former citrus grove is high and dry with excellent drainage, soils, and elevations. The property has four wells, irrigation mains, and submains in place. A few structures, like covered pump sheds and an equipment barn, are located on the property. Trucks and cars have easy access to the property with 2,100 ± FT of paved frontage on 80 Foot Road. This site is great for crops, and due to a nearby pilot hemp project, this property could make an excellent hemp farming location.

LOCATION & DRIVING DIRECTIONS

Parcel IDs: 26-30-18-000000-041040;044030;043010;
26-30-19-000000-033010

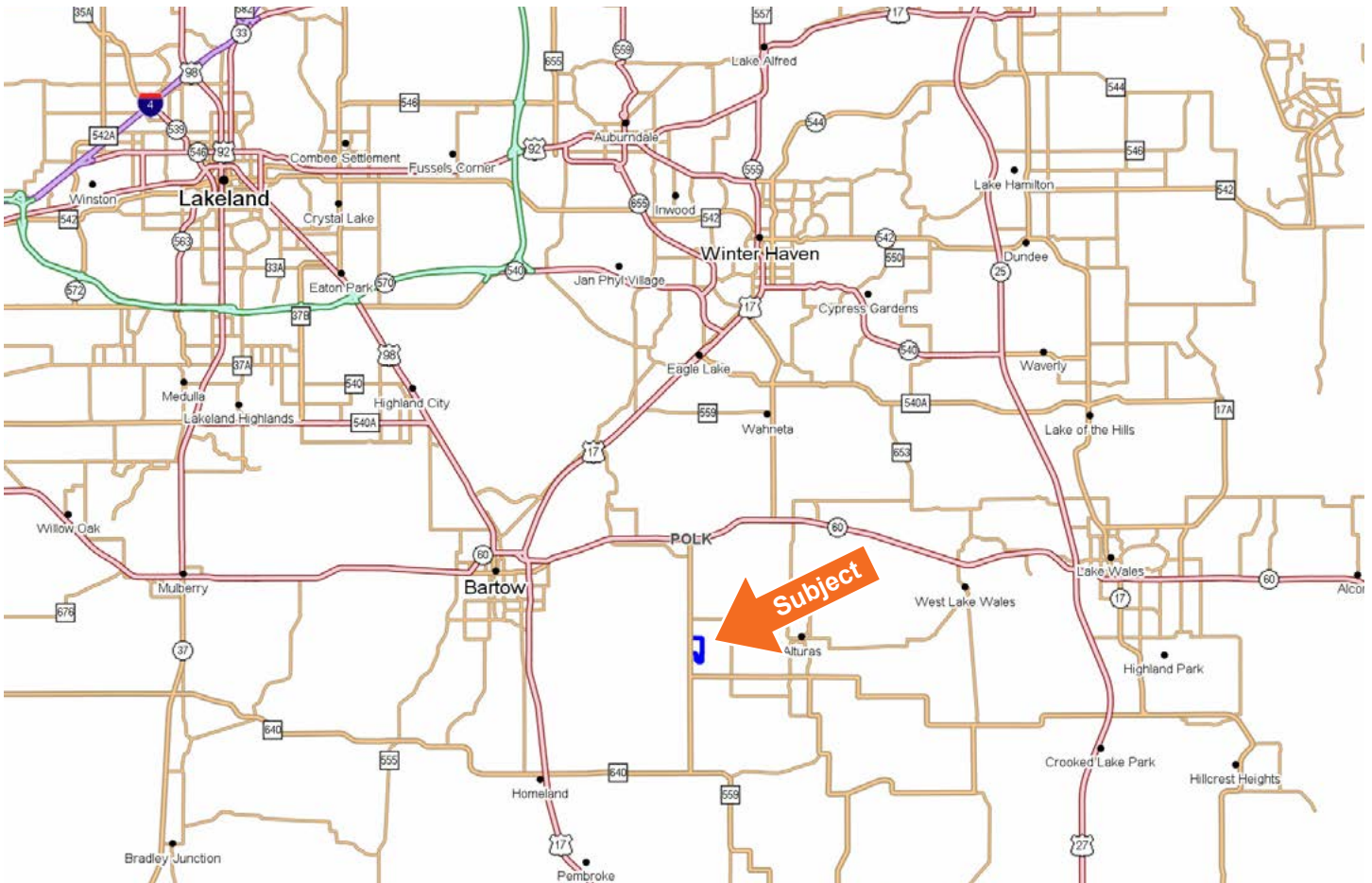
GPS Location: 27.893745, -81.761248

Driving Directions:

- From SR 60, go south on 80 Foot Road for 2.6 miles.
- The property is on the left (east) side of the road.

Showing Instructions: Contact Advisor Carson Futch, 863.216.5913, to learn more or schedule a showing.

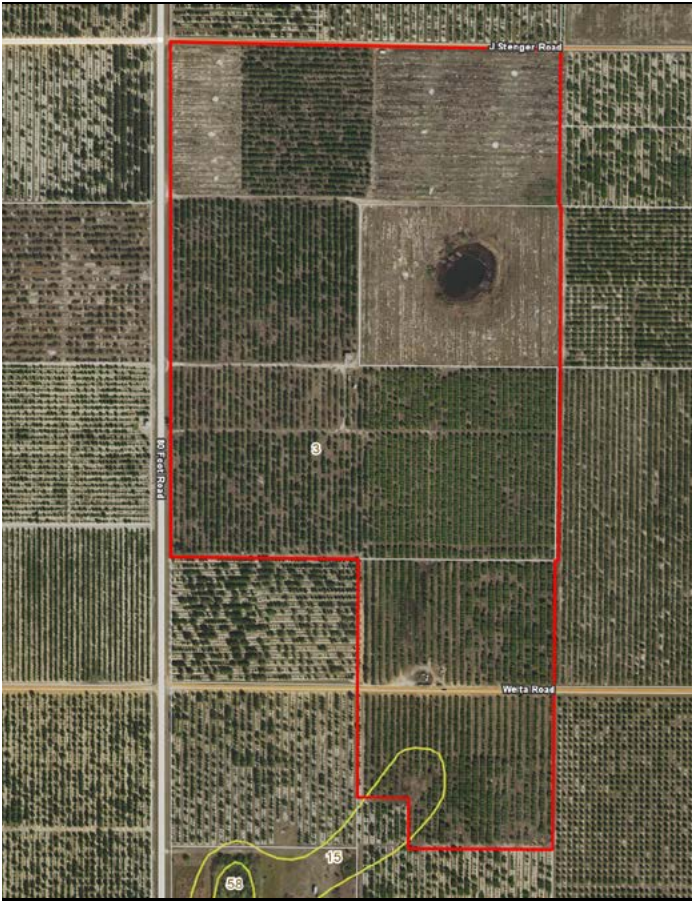
2,100 ± FT of
Paved Road Frontage











Soils

- Streets OSM Hybrid
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Soils Boundaries

CODE	DESC	ACRES
3	Candler Sand, 0 To 5 Percent Slopes	96
15	Tavares Fine Sand, 0 To 5 Percent Slopes	1



Elevations

- Streets OSM Hybrid
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Five Foot Contours
- Five Foot Contours2





114 N. Tennessee Ave.
Third Floor
Lakeland, FL 33801

97 ± AC • Cleared and ready to farm
High and dry property with 2,100 ± FT of paved frontage
Excellent drainage, soils, and elevations

Visit SVNsaunders.com and Search For: **Polk County 80 Foot**

Carson Futch 863.216.5913 | carson.futch@svn.com



LAKELAND OFFICE:
114 N. Tennessee Ave.
Third Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Ave.
Lake City, FL 32055
386.438.5896

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