



SAND LAKE GROVE

ALBRITTON ROAD
BARTOW, FL 33830

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Sale Price **\$900,000**

OFFERING SUMMARY

Acreage: 59 ± Acres
Price / ACRE: \$15,228
City: Bartow
County: Polk
Property Type: Citrus

PROPERTY OVERVIEW

Currently a citrus grove of predominantly young trees. The southern portion of the grove has older trees with some production. Under-tree irrigation is supplied by a 10" deep well with a diesel-powered pump.

The property slopes to the southwest with very good drainage and great views of Sand Lake.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	Citrus
Uplands / Wetlands:	100 % Uplands
Soil Types:	Candler
Taxes & Tax Year:	\$1,021 for 2022
Zoning / FLU:	A/RR Ag Rural Residential
Lake Frontage / Water Features:	View of Sand Lake
Water Source & Utilities:	10" well with diesel power pump
Road Frontage:	3,800' on Sand Lake Road and 630 feet on Albritton Road
Nearest Point of Interest:	Alturas - 3 miles East; Bartow 4 miles West; Hwy 60 - 3 miles North
Current Use:	Citrus Grove
Wells Information:	10" well
Irrigation:	Under Tree Micro- Sprinkler

Location



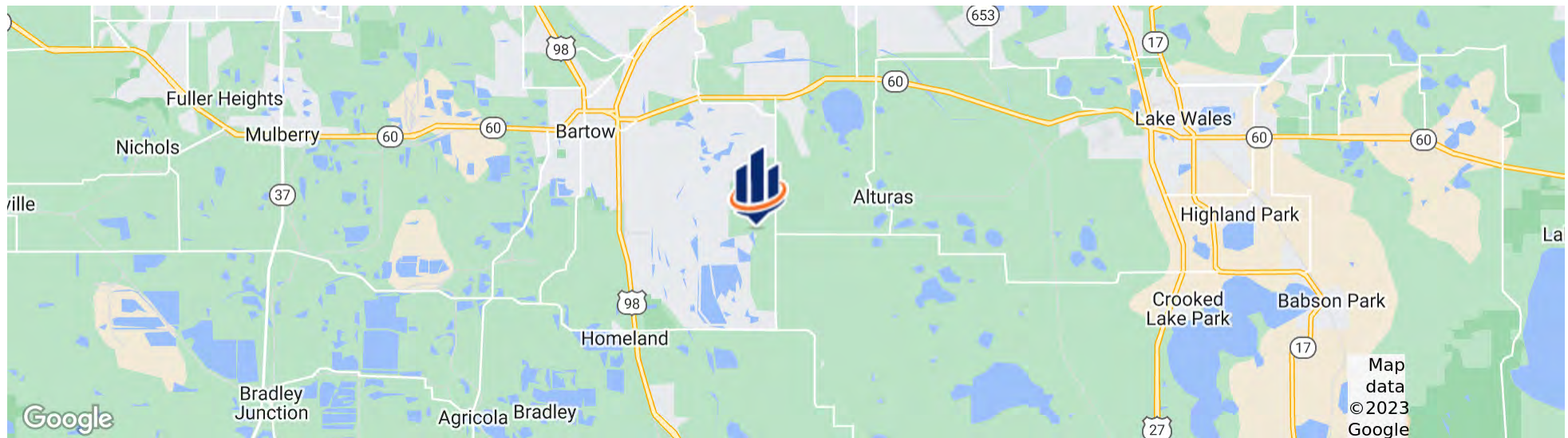
LOCATION & DRIVING DIRECTIONS

Parcel: 253024000000013020;
253024000000014010

GPS: 27.858004, -81.7684399

Driving Directions: From Bartow - head east on Hwy 60 four miles to 80 Foot Road, turn right and go south 3 miles to Albritton Road, turn right and property is 2,000 feet on the left

Showing Instructions: Call Agent - Go to Property



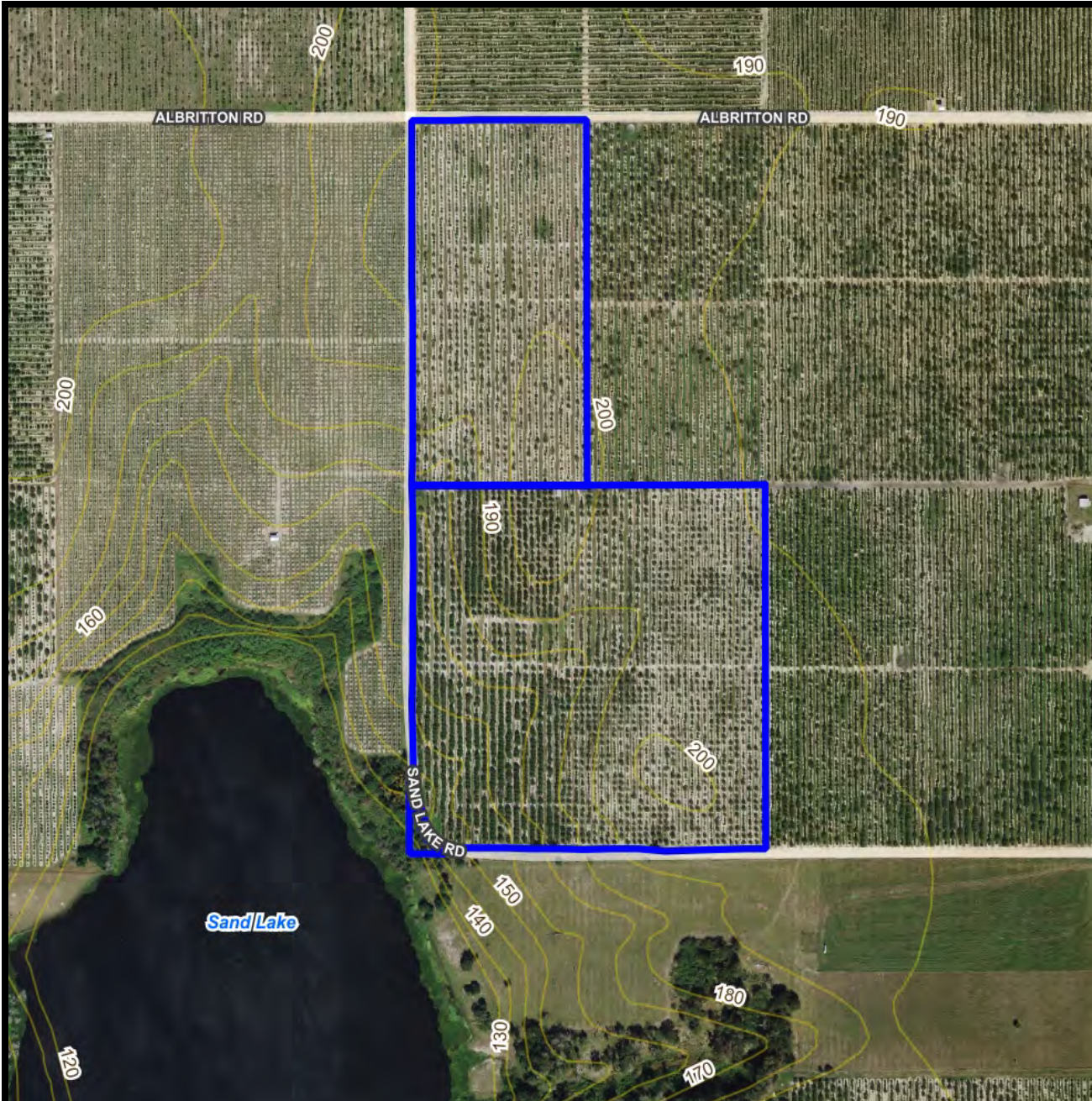


Photos



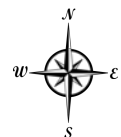
Photos



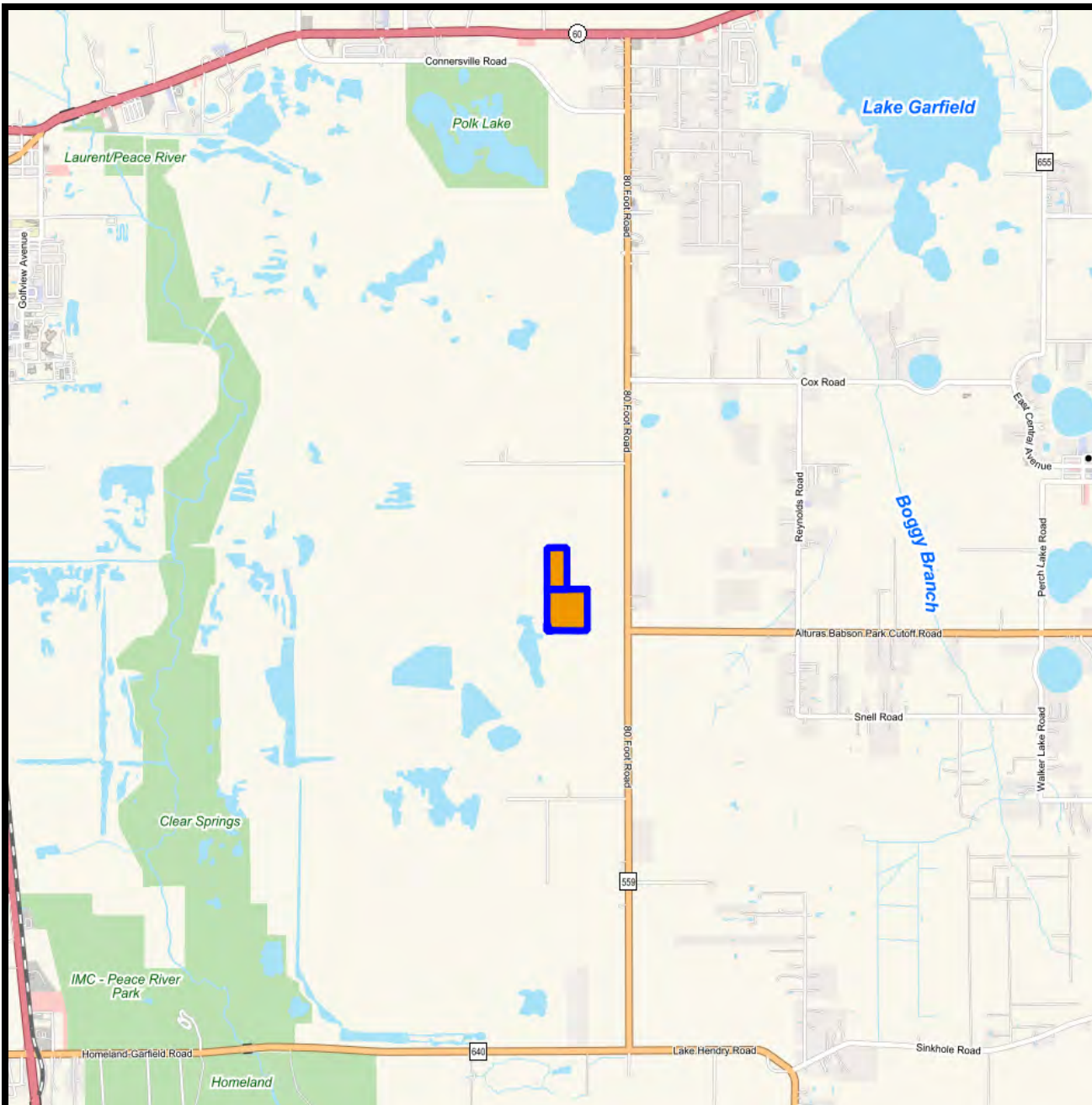


Contour

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
-  Streets Mapwise
-  Managed Lands FNAI
-  Five Foot Contours
-  Five Foot Contours2
-  Water Labels
-  Water Labels
-  Water Labels



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POLK COUNTY FLORIDA

Founded	1861	Density	326.06
County Seat	Bartow	Population	609,492 [2012]
Area	1,875 sq. mi.	Website	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.

Advisor & Office **LOCATIONS**

Our company includes over 70 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 11 Certified Commercial Investment Member (CCIM) designees and 9 Accredited Land Consultant (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.



★ **HEADQUARTERS**

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

★ **ORLANDO**

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

★ **NORTH FLORIDA**

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

★ **GEORGIA**

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



For more information visit SVNsaunders.com

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