

# LAKE MOODY GROVE

SCENIC HWY AND LAKE PATRICK RD S  
FROSTPROOF, FL 33843

Clay Taylor, ALC  
C: 863.224.0835  
clay.taylor@svn.com



North Scenic Highway

# Property Overview



**Sale Price** **\$2,021,040**

## OFFERING SUMMARY

**Acreage:** 144± Acres  
Price / Acre: \$14,006  
City: Frostproof  
County: Polk  
Property Type: Citrus

## PROPERTY OVERVIEW

This is a fantastic lakefront investment opportunity in the area surrounding the growing Scenic Highway and Lake Patrick Road in Frostproof, FL. This 144± acre parcel is nestled among historic Citrus Groves and would make a fantastic addition to a current or speculative grower's land portfolio. Currently, the property is planted with Valencia Oranges and the property features two large wells with diesel pump motors. This site can continue as a Citrus Grove or be converted into other agricultural uses such as cattle. There is even the possibility of building a nice lakefront home to go with all of these options, this property is perfect for land and residential investors seeking to capitalize on prime agricultural land.

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	Citrus
Uplands / Wetlands:	125 acres of upland and 19.3 acres of wetland <ul style="list-style-type: none"><li>• Candler Sand</li><li>• Tavares Fine Sand</li><li>• St. Johns Sand</li><li>• Samsula Muck and Adamsville Fine.Sand</li></ul>
Soil Types:	
Zoning / FLU:	FLU - Agricultural (AG)
Lake Frontage / Water Features:	There is about 2,650 feet of frontage/shoreline on Lake Moody.
Water Source & Utilities:	Two wells - 16" well and 10" wells permitted to 12/31/25 permit number 5629.011
Road Frontage:	There is about 2,625 feet of frontage on Scenic Hwy (Hwy 17), 2,610 feet of frontage on Lake Patrick Road S and 3,020 feet of frontage on Lake Moody Rd N
Nearest Point of Interest:	Downtown Frostproof is about 2 mile away (although this property is within the City Limits of Frostproof)
Current Use:	Valancia Orange Citrus Grove
Potential Recreational / Alt Uses:	Citrus Grove, agricultural use and/or large homesite.
Land Cover:	Citrus trees

# Location



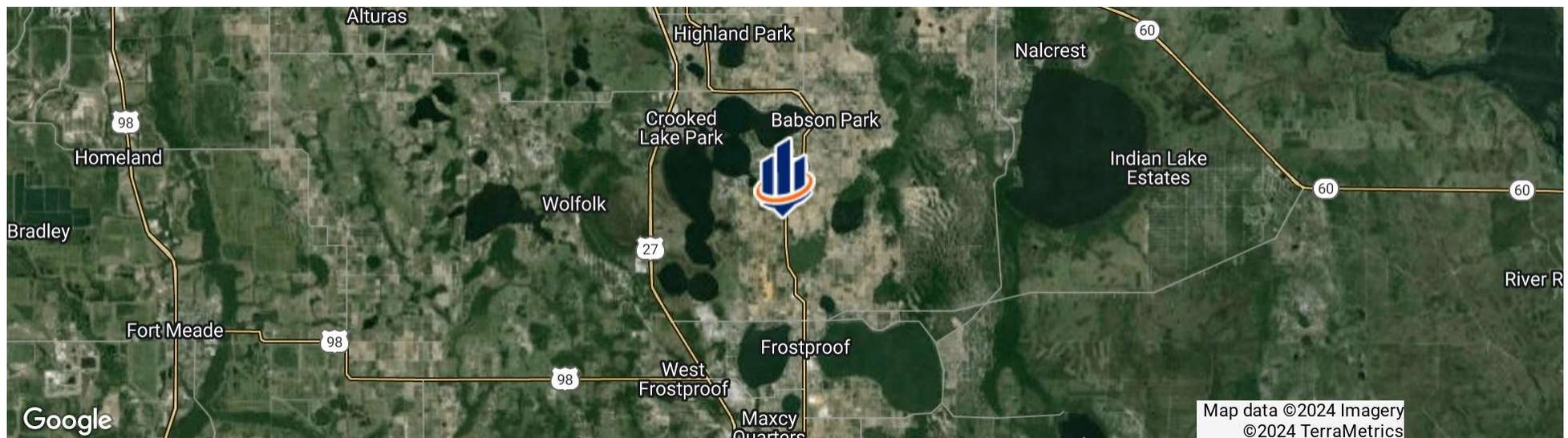
## LOCATION & DRIVING DIRECTIONS

Parcel: 28-31-17-960500-000010  
28-31-17-000000-011000  
and 28-31-17-959800-000011

GPS: 27.792304, -81.538923

Driving Directions: From Downtown Frostproof head N on Scenic Hwy 2 miles and the property is on the right

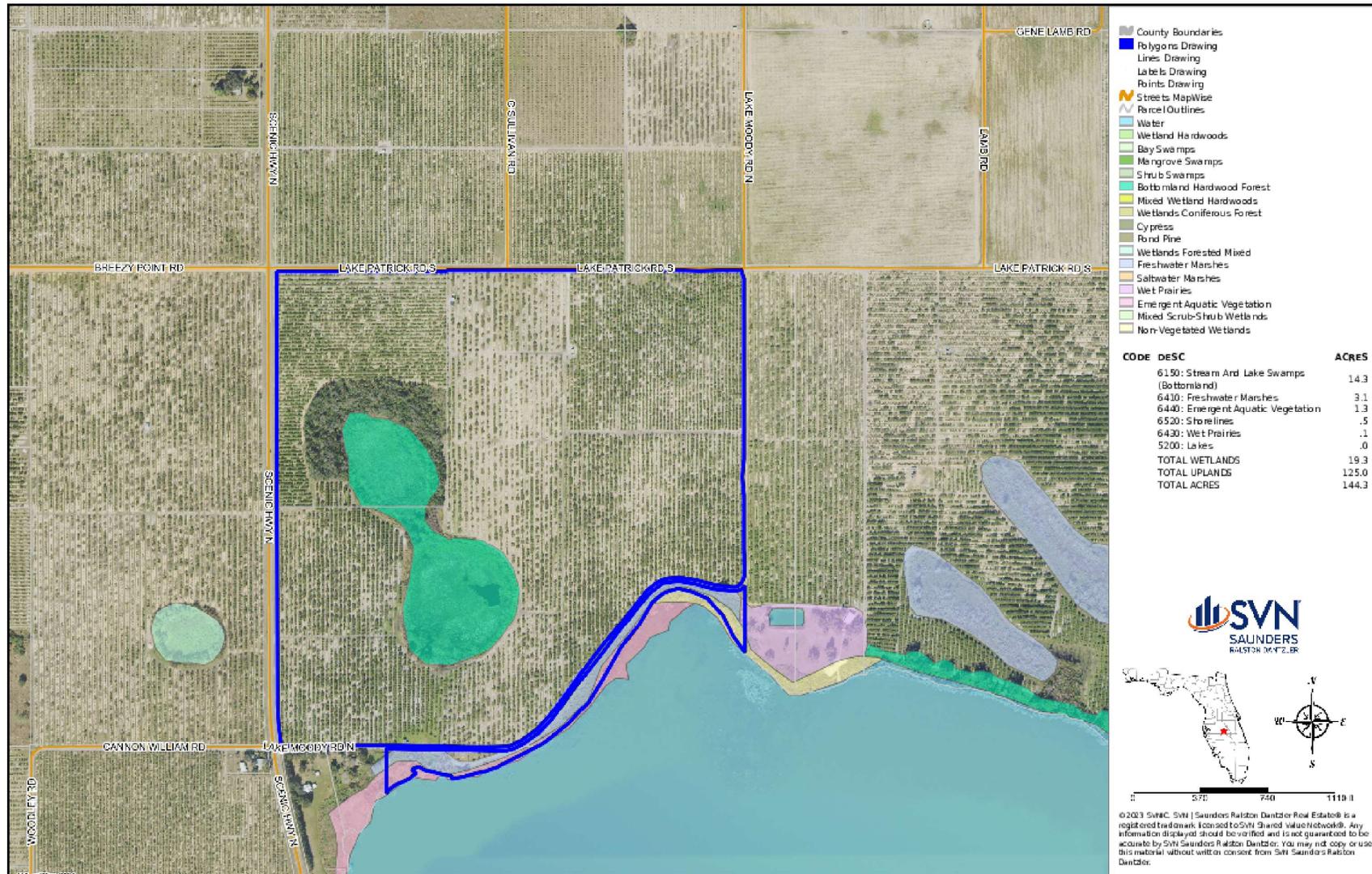
Showing Instructions: Drive the roads and look at the property. Call listing agents



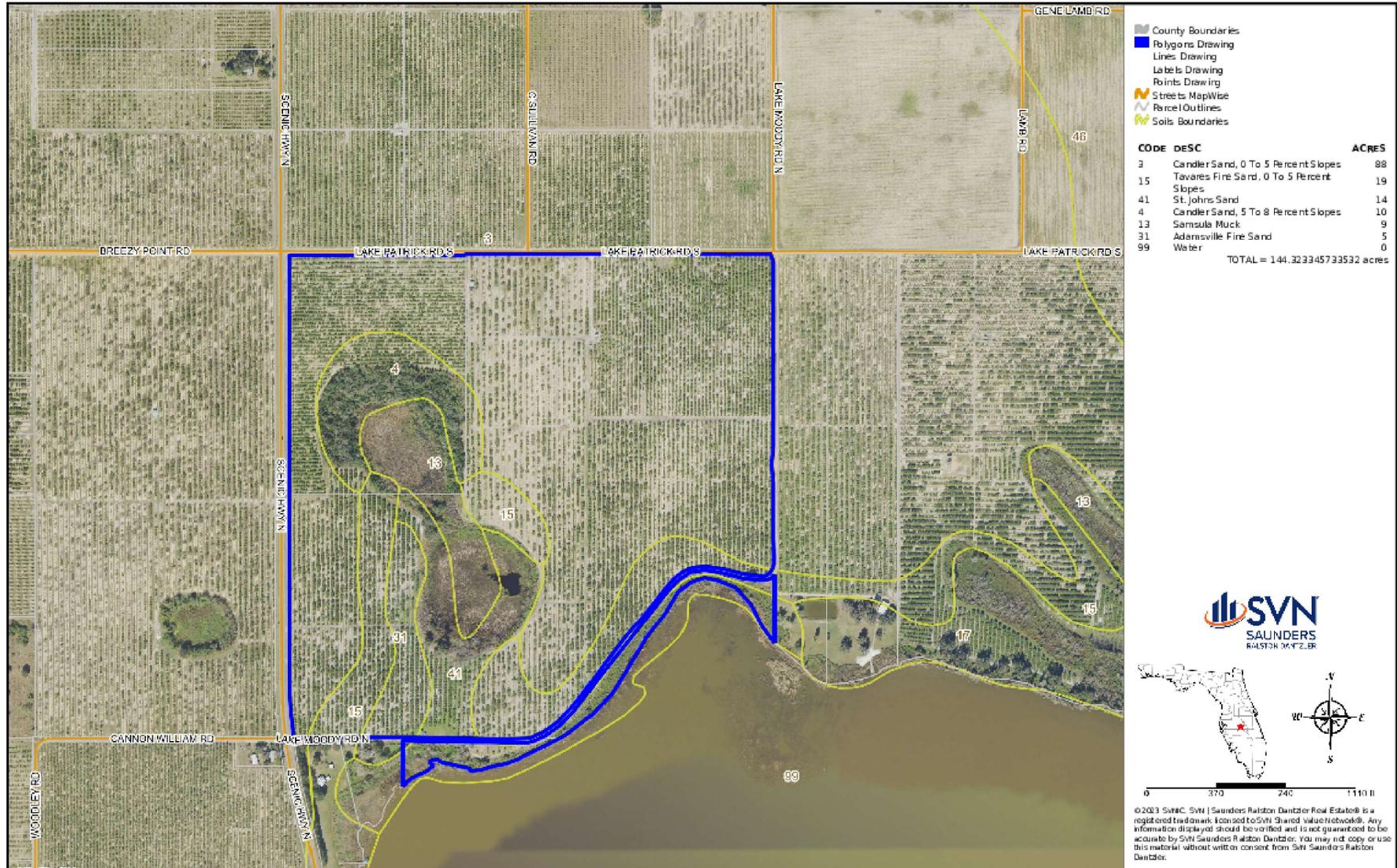
# Aerial Boundary



# Wetlands Map

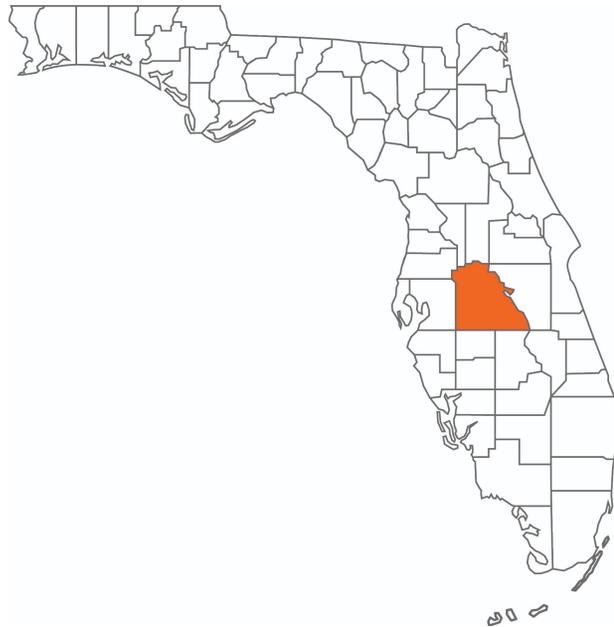


# Soil Map



# Additional Photos





## POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between 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, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



**CLAY TAYLOR, ALC**

Senior Advisor

clay.taylor@svn.com

Direct: **877.518.5263 x311** | Cell: **863.224.0835**

## PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRD since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI [Realtor’s Land Institute] and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR [Florida Association of Realtors®], the NAR [National Association of Realtors®], the LAR [Lakeland Association of Realtors®], and the CID [Commercial & Industrial Division of LAR].

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

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**HEADQUARTERS**

1723 Bartow Rd  
Lakeland, FL 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
386.438.5896

**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

**GEORGIA**

203 E Monroe Street  
Thomasville, Georgia 31792  
229.299.8600

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