

LAND FOR SALE

ROCKER FARMS - LAKE WALES

1611 CONNER ROAD

Lake Wales, FL

PRESENTED BY:

RICHARD DEMPSEY

Senior Advisor

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SALE PRICE

\$1,500,000

OFFERING SUMMARY

ACREAGE:	84.79 Acres
PRICE / ACRE:	\$20,000 / upland AC
CITY:	Lake Wales
COUNTY:	Polk
PROPERTY TYPE:	Land

PROPERTY OVERVIEW

Rocker Farms Lake Wales is a beautiful lakefront property on two lakes! The property has about 600 FT on Dance Lake and about 900 FT on Tater Patch. This property sits just west of Vanguard School, which fronts US 27 and is surrounded by the City of Lake Wales. The owners have initiated annexation into the city. The city has indicated the likely future land use, and zoning will be residential development.

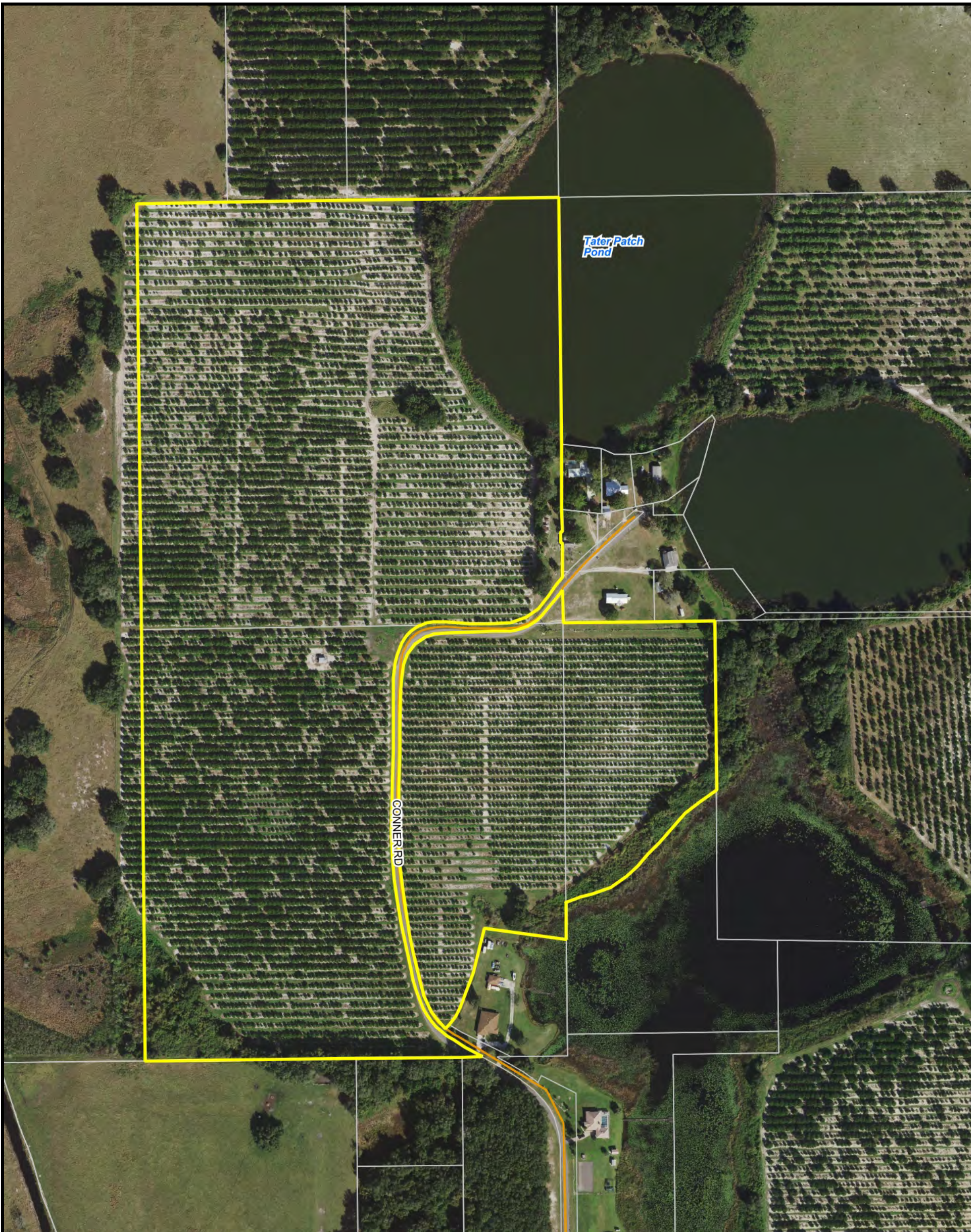
Good quality citrus grove with well-maintained trees of various ages, mostly Valencias with some E&M oranges.

Production - Season 2020- 2021 - E&M 2,283 boxes, Valencias - not yet available; 2019-2020 - E&M 2,201, Valencias - 15,822 boxes Irrigation is by an 8" well and micro-sprinkler under tree system.













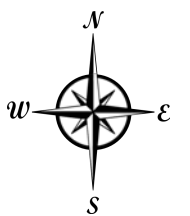
SPECIFICATIONS & FEATURES

LAND TYPES:	Citrus
UPLANDS / WETLANDS:	88% Uplands, 12% Wetlands
SOIL TYPES:	Sparr and Tavares
TAXES & TAX YEAR:	2020 - \$652
ZONING / FLU:	Ag/Rural Residential
LAKE FRONTAGE / WATER FEATURES:	Frontage on Dance Lake and Tater Patch Lake
WATER SOURCE & UTILITIES:	8" well
ROAD FRONTAGE:	Clay Graded
NEAREST POINT OF INTEREST:	Vanguard School is located to the east on Highway 27
CURRENT USE:	Citrus Grove
WELLS INFORMATION:	8" well diesel power unit
CROP YIELD / INCOME:	Production - Season 2020 - 2021 - E&M 2,283 boxes, Valencias - not yet available; 2019-2020 - E&M 2,201, Valencias - 15,822 boxes
IRRIGATION:	Under tree micro-sprinkler system
CLASS OF GROVE:	Good



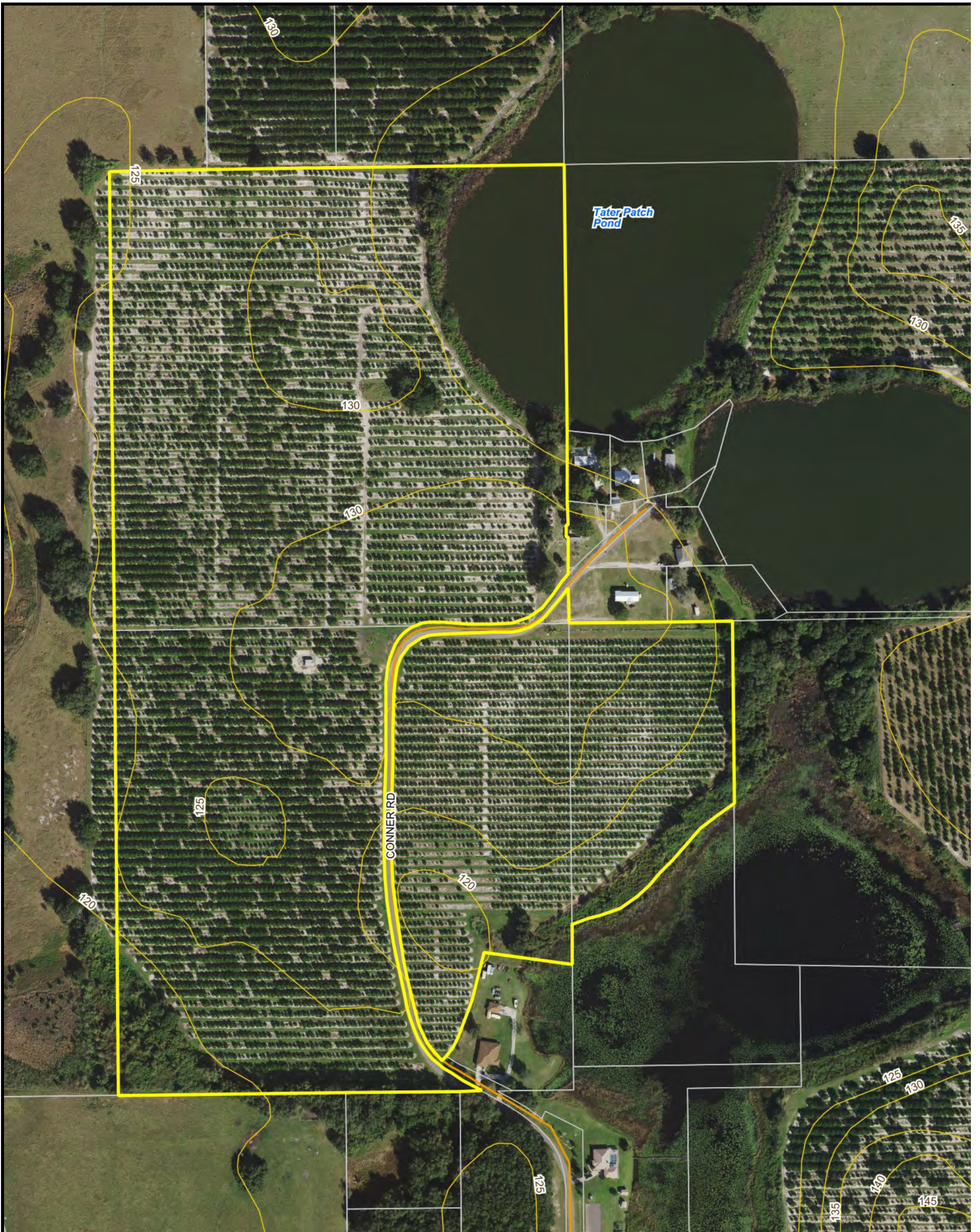
Rocker Parker Conner Aerial

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines
-  Water Labels
-  Water Labels
-  Water Labels



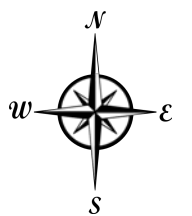
0 230 460 690 ft





Rocker Parker Conner
Contours

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines
-  Five Foot Contours
-  Five Foot Contours2
-  Water Labels
-  Water Labels
-  Water Labels





LOCATION & DRIVING DIRECTIONS

PARCEL:

27-29-28-000000-032000; 27-29-28-000000-041010; 27-29-28-000000-023010

GPS:

27.9283009, -81.6210346

DRIVING DIRECTIONS:

From Lake Wales - Head north on US 27 to Mountain Lake Cutoff Road - Turn left and go to Conner Road - Turn right and go north to the property.

SHOWING INSTRUCTIONS:

Call Richard Dempsey, ALC, CIPS 863-581-1903







LAKE WALES

POLK COUNTY

FOUNDED	1917
POPULATION	16,577 [2018]
AREA	14
WEBSITE	lakewalesfl.gov
MAJOR EMPLOYERS	NuCor Steel AdventHealth Florida's Natural Growers Peterson Industries

In 1925 the Atlantic Coast Line Railroad built a new line from Haines City joining lines to Everglades City. A depot was opened on this line at Lake Wales. The City of Lake Wales was officially incorporated in April 1917.

Part of the Lakeland-Winter Haven Metropolitan Statistical Area, Lake Wales is located in central Florida, west of Lake Kissimmee and east of Tampa. The city is strategically located near the geographical center of the Florida peninsula on the Lake Wales Ridge upland area. There are 9 million people living within 100 miles of the city and it is only 9 miles from the CSX Intermodal Facility.

The Lake Wales Commerce and Technology Park is on busy Rt 27 south of the city and features tenants like Kegel, Merlin Entertainment, Tru Green, and AT&T. Bok Tower Gardens is a nearby national historic landmark located featuring a 205-foot carillon tower atop one of the highest points in the state.



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