



**FOR SALE**  
**ORGANIC FARM**  
**\$450,000**

ORGANIC FARM

**3510 WALK IN WATER RD, LAKE WALES, FL 33898**



**CHIP@CROSBYDIRT.COM**  
**CHIP FORTENBERRY MBA, ALC**  
**863.673.9368**



**CROSBYDIRT.COM**  
**CORPORATE OFFICE**  
141 5TH ST. NW SUITE 202  
WINTER HAVEN, FL 33881



## SALE PRICE

**\$450,000**

## OFFERING SUMMARY

<b>Listing Price</b>	\$450,000
<b>Acres</b>	5 Acres
<b>Price Per Acre</b>	\$90,000
<b>County</b>	Polk
<b>Zoning</b>	A/RR
<b>Irrigation</b>	9 wells irrigate the property.
<b>Utilities</b>	Electricity, Telephone
<b>Soils</b>	Sandy
<b>Parcel IDs</b>	293032000000032010
<b>Coordinates</b>	27.8306908, -81.44416509999999
<b>Real Estate Taxes</b>	\$107

## PROPERTY OVERVIEW

5 acre investment property that is organically certified with 12,000 blueberry plants, 5000 Insulina plants, 600 Passion Fruit plants, 500 Moringa trees, 400 Sugar Apples and 500 Fig Trees. The blueberry fruit is harvested annually. The blueberry & other plant's leaves are harvested to make specialty teas & powders. The property has 9 wells that irrigate the property with wobbler irrigation. The property has a 10,000 Sq./ft. greenhouse that is uncovered during the summer but covered during freeze events. There are several other enclosures and "barns" that are used to grow the plants, drying rooms and processing rooms for the leaves.

## PROPERTY HIGHLIGHTS

- Organically Certified Farm
- 12,000 Blueberry plants (fruit harvested annually), 5,000 Insulina plants, 600 Passion Fruit plants, 500 Moringa trees, 400 Sugar Apples, 500 Fig Trees
- Leaves from all plants are harvested and processed into specialty teas
- 9 wells supplying wobbler irrigation across the property
- 10X10 pumphouse with 15HP pump and 16KW Generac Generator
- 500 Gallon Propane Tank
- 10X30 Processing Room with AC
- 80x20 Washing and Drying Greenhouse on Slab
- 3- 20X60 Greenhouses for Moringa, Insulina, & Passion Plants
- 20X60 Open Metal Building





## DRIVE TIMES

19 minutes to Lake Wales  
28 minutes to Avon Park  
43 minutes to Winter Haven  
64 minutes to Vero Beach  
84 minutes to Orlando  
96 minutes to Tampa

## DRIVING DIRECTIONS

From SR 60 and Walk In Water Road, Lake Wales, travel south 3.5 miles on Walk in Water Road to the property.

## Additional Photos

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Additional Photos

7



## Additional Photos

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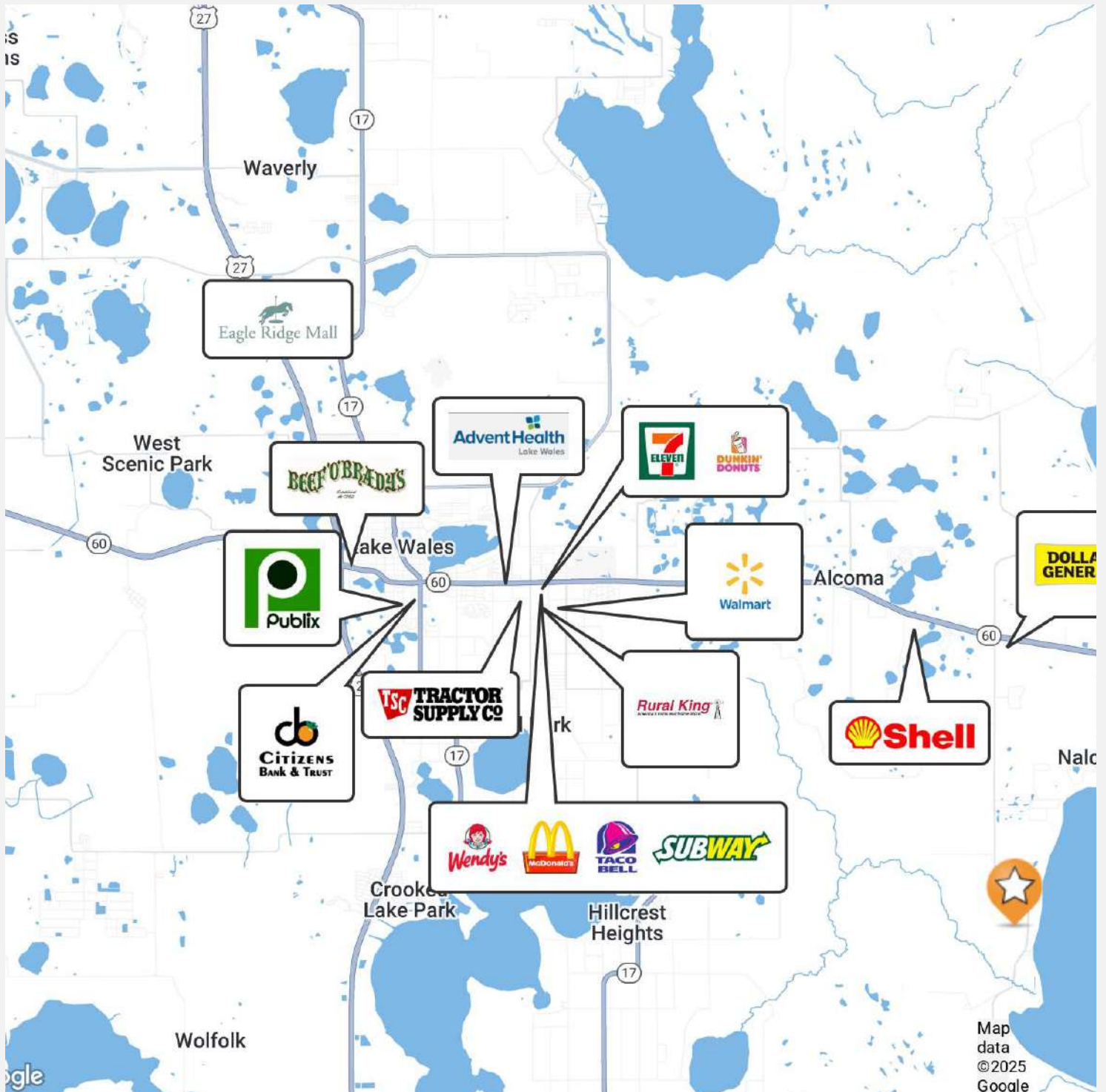


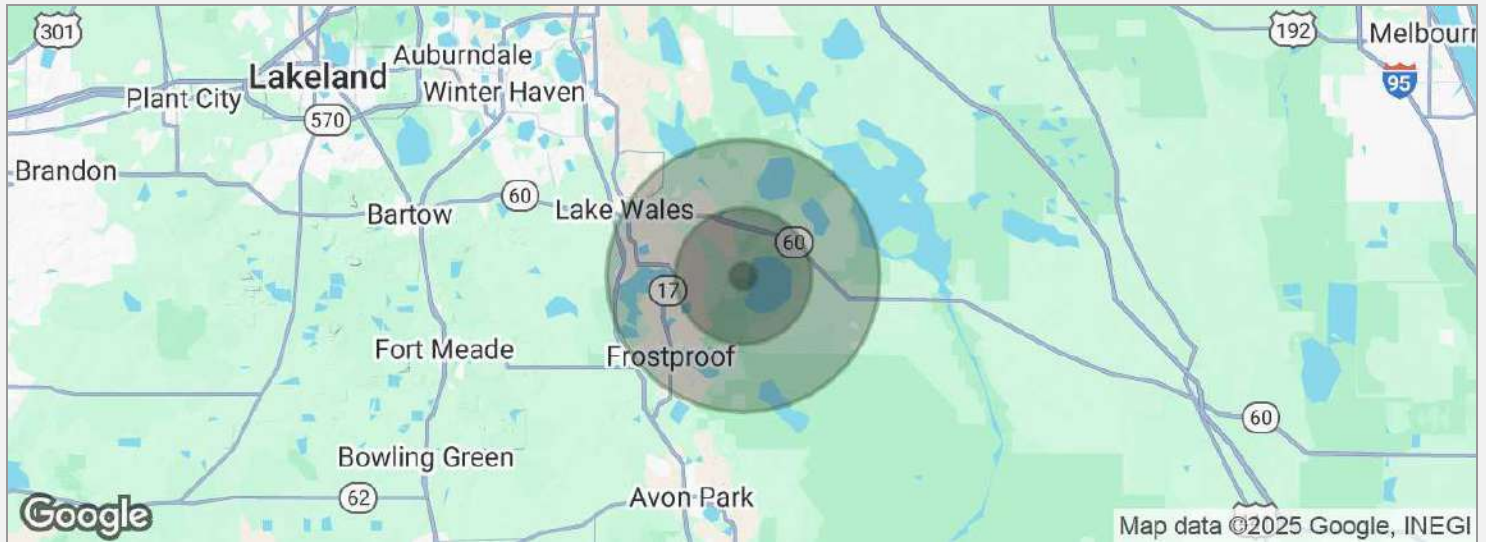












## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	493	5,447	37,608
Median age	48	52	46
Median age (male)	48	52	46
Median age (Female)	48	51	47

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	200	2,602	15,644
# of persons per HH	2.5	2.1	2.4
Average HH income	\$65,610	\$63,620	\$66,990
Average house value	\$254,531	\$246,950	\$226,544

\* Demographic data derived from 2020 ACS - US Census



## CHIP FORTENBERRY MBA, ALC

Broker



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## PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.