



Polk County Citrus Nursery

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PROPERTY OVERVIEW



Sale Price

\$1,600,000

Offering Summary

Acreage:	14 Acres
Price / Acre:	\$114,286
State:	Florida
City:	Lake Wales
County:	Polk
Property Type:	Land: Citrus

Property Overview

Situated on 14 ± acres, Polk County Citrus Nursery is comprised of approximately 83,000 ± square feet of greenhouses. While currently being used as a citrus nursery, this property is easily adaptable for various other agricultural pursuits. The nursery is powered by a Climate Control System that allows a grower to regulate temperature, irrigation, and fertilization aspects. This system has a dedicated on-site control room but can also be controlled remotely as well. There is additional vacant land that could serve as room for expansion to operations. A 10-inch well supplies water to the property. There is a mobile home and an office with a built-in apartment also on-site. The plant inventory and business can also be purchased—contact the agents for more information, including a complete equipment list and further inventory details.

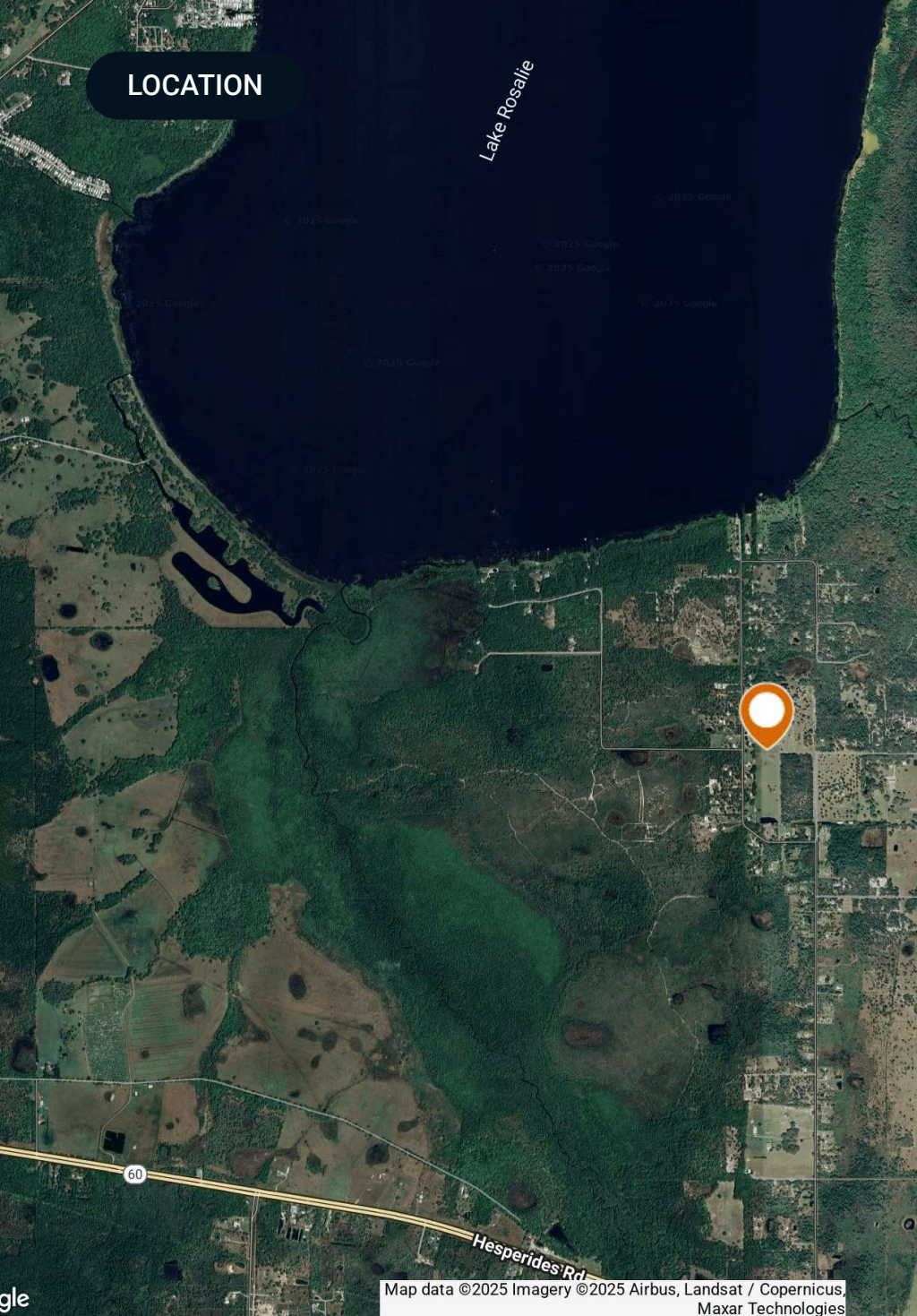
SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	Citrus
Uplands / Wetlands:	100% uplands 0% wetlands
Taxes & Tax Year:	2024 - 44,096.54
Zoning / FLU:	A/RR
Water Source & Utilities:	(1) 10 Inch Well with submersible pumps
Road Frontage:	205 ± FT on Rosalie Lake Road
Current Use:	Citrus Nursery

LOCATION



Location & Driving Directions

Parcel: 293002000000014020

GPS: 27.9032457, -81.3899558

Driving Directions:

- From Highway 60 take Tiger Lake Rd 1.9 miles before turning on Rosalie Lake Rd
- Take Rosalie Lake Rd roughly 3/4 of a miles and the subject property will be on the East side of the road.

Showing Instructions:

Contact agent to set up a showing.

AERIAL PHOTO



AERIAL PHOTO



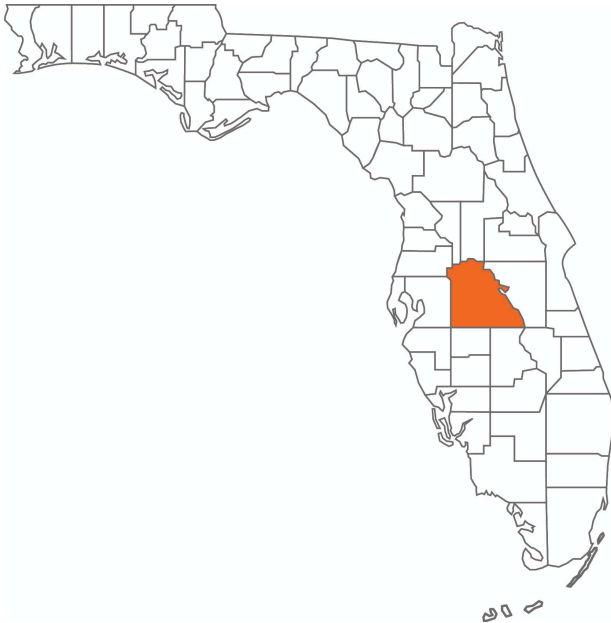
AERIAL PHOTO





COUNTY

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.



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