

Babson Park 17 Acres

N Lake Patrick Road, Babson Park, Florida 32827

Richard Dempsey, ALC, CIPS
863-581-1903
richard@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$273,500

Property Overview

This former citrus grove has been mostly cleared and is available for a wide variety of agricultural uses or a home site. The high elevations allow for great views to the east. The gentle slope and soil types provide very good drainage. There are no wetlands on the tract. The property is in close proximity to several lakes and environmental parks.

Offering Summary

Acreage:	17 Acres
Price / Acre:	\$16,088
State:	Florida
County:	Polk
City:	Babson Park
Property Type:	Acreage and Estates

Property Highlights

- Great homesite
- High elevation
- Proximity to several lakes and environmental parks

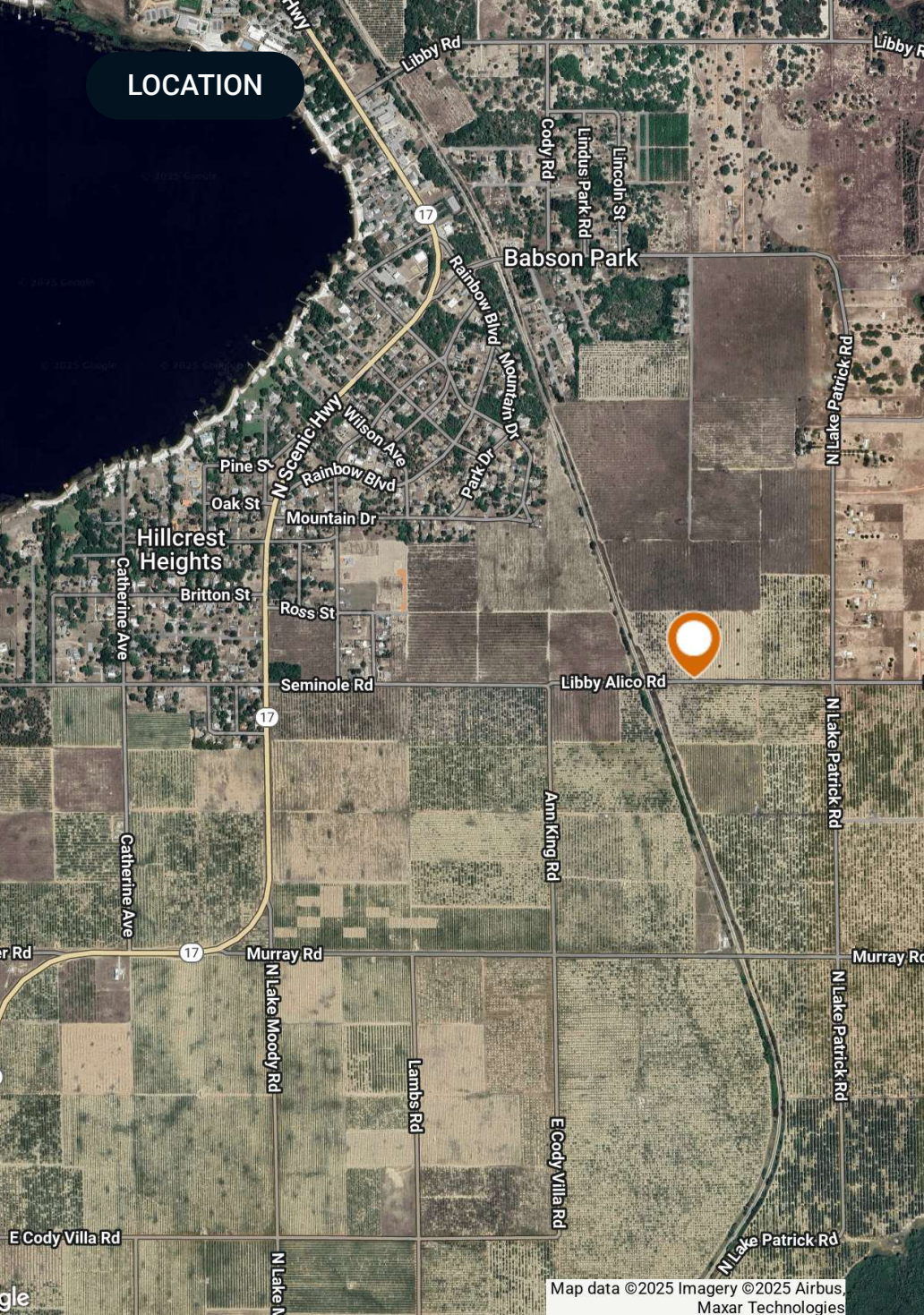
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% Uplands
Soil Types:	Astatula Sand
Taxes & Tax Year:	2024 - \$284
Zoning / FLU:	A/RR
Road Frontage:	600' on dirt right of way from N Lake Patrick Road
Nearest Point of Interest:	Babson Park is just to the west
Current Use:	Mostly cleared former citrus land - idle

LOCATION



Location & Driving Directions

Parcel: 28-30-33-000000-022010; 28-30-33-000000-024010

GPS: 27.8220728, -81.5187658

Driving Directions:

- From Babson Park go north on North Scenic Highway to 5th Avenue - turn right and follow the road around to Libby Alico Road
- Turn right on dirt road property is on right 600'.

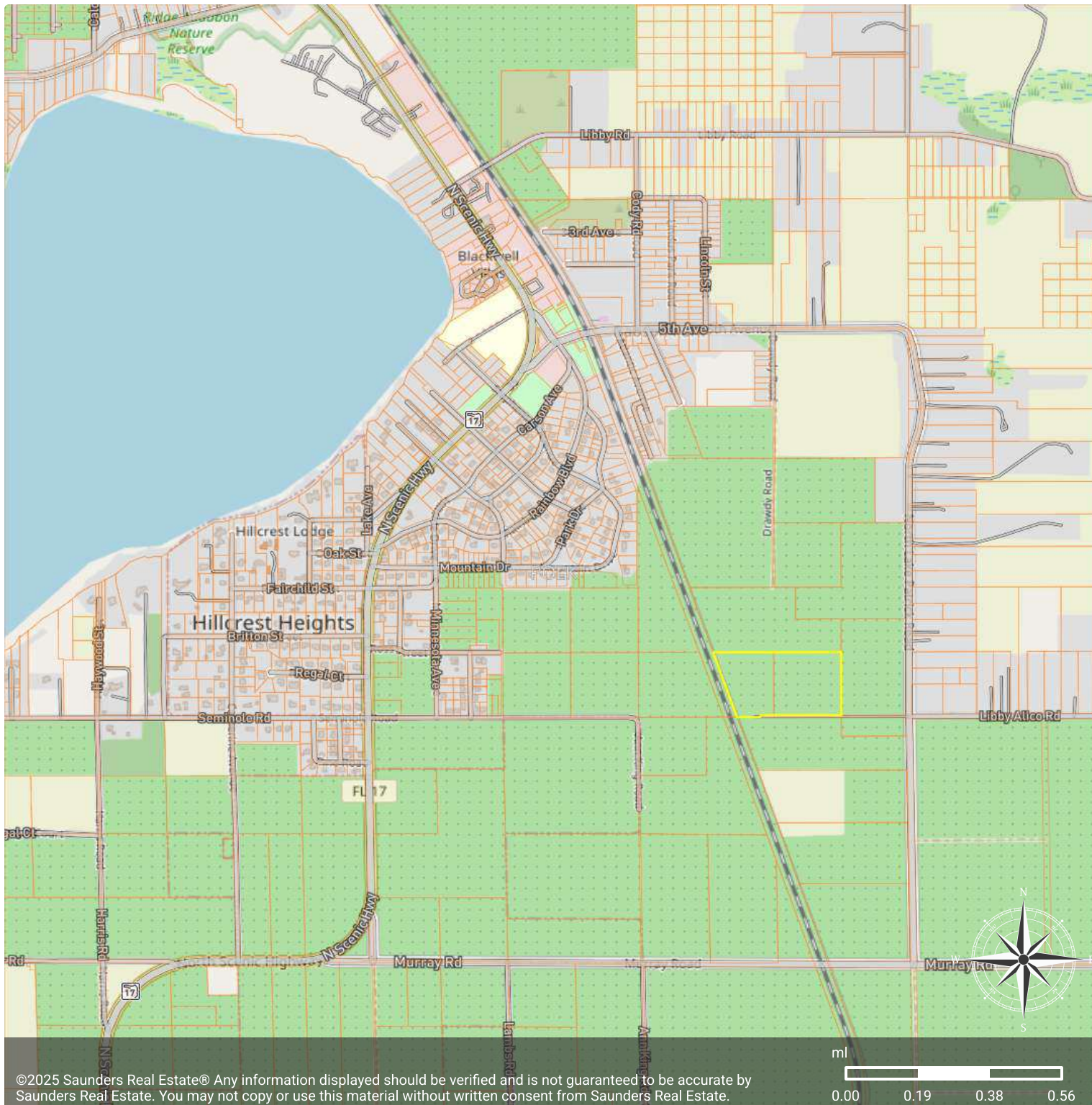
Showing Instructions:

Call agent - go to site

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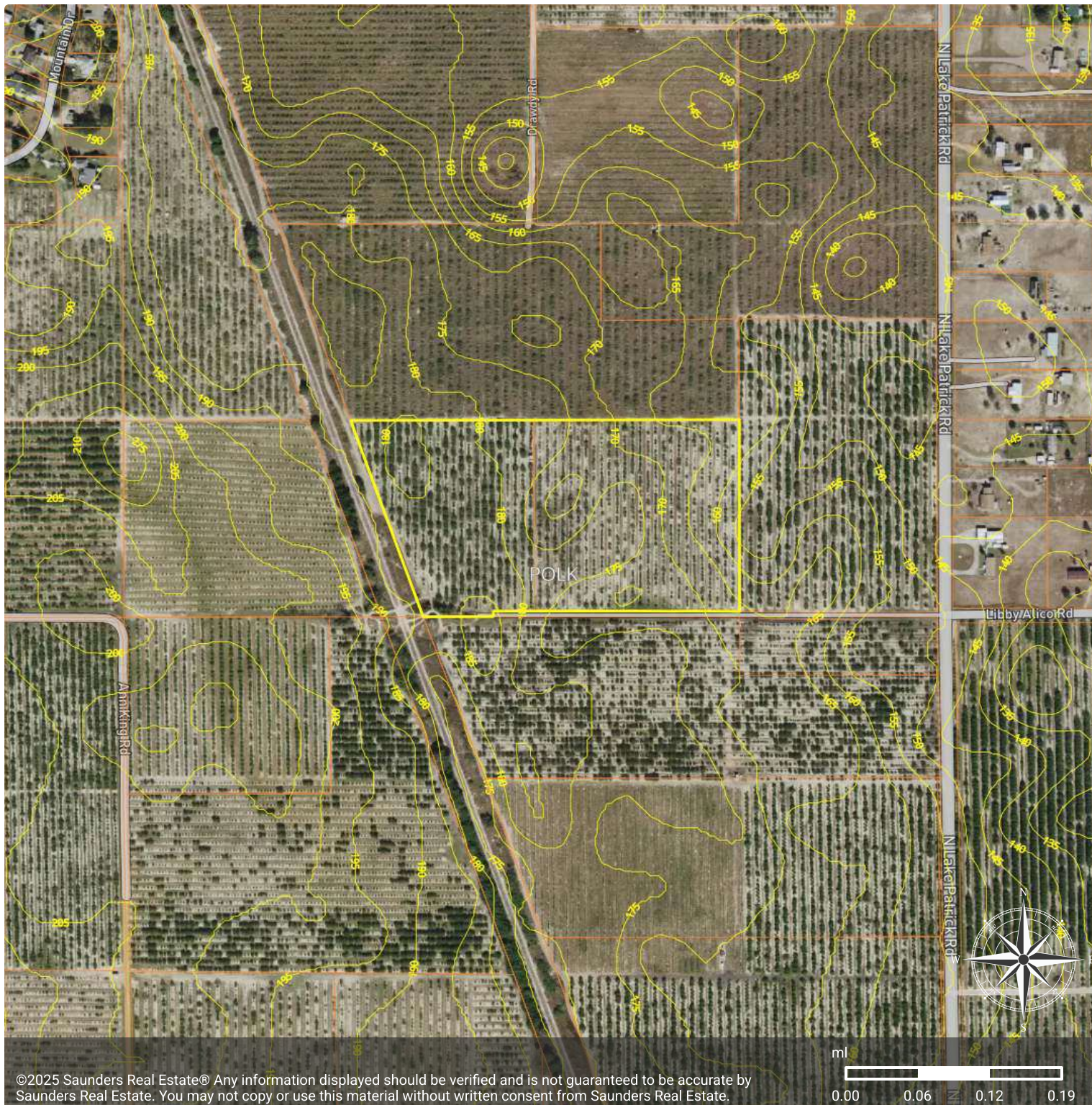
Babson Park 17 acres

- County
- Polygon
- Parcel
- Comparable Parcel • Numbers
- Comparable Parcel



Babson Park 17 acres Contours

- County
- Polygon
- Elevation
- Parcel
- Comparable Parcel • Numbers
- Comparable Parcel



ADDITIONAL PHOTOS





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LAND



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COMMERCIAL

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