

505 Avenue A N.W.
Suite 306
Winter Haven, FL 33881



Office: 863.293.5600
Fax: 888.823.0412

FOR SALE

319 ACRE GROVE & WEEKEND RETREAT

DAVENPORT, FL

DESCRIPTION: Beautiful grove on 2 high sand hills with tall pine woodlands and two ponds. Abundant wildlife on property. Grove provides strong cash flow.

LOCATION: North Polk County area of the Green Swamp. From US 27 and I-4, proceed north on 27, one mile to Dean Still Road, turn west and proceed six miles to Hickman Road, turn north one mile to grove.

FRONTAGE: 1320' on Hickman Rd. Also access at the NW corner.

LAND USE: ARR (Agriculture Rural Residential) and is in the Green Swamp Core. One unit/20 acres.

UTILITIES: Well, separate pump and septic tank for the house.

IRRIGATION: Low volume and red jets. 3 wells on diesel.

**IMPROVEMENTS/
PERSONAL PROPERTY:** 2 barns and a 4 bedroom/2bath cottage.

2009 TAXES: \$8,243.03

PRODUCTION:

# of Boxes	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
red grapefruit	16,155	15,770	15,957	17,833	12,500	10,831
early & mids	28,170	34,147	31,180	32,561	32,310	32,771
valencias	18,803	31,628	26,096	35,597	26,413	39,120

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PRICE: \$5,000,000.

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