



FOR SALE
RESIDENTIAL HOMESITE
\$160,000

5-ACRE HOMESITE ON GOLDEN BOUGH ROAD | PRIVACY
& CONVENIENCE LOT 3

DOGYARD ROAD, LAKE WALES, FL 33898



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



SALE PRICE

\$160,000

OFFERING SUMMARY

Listing Price	\$160,000
Acres	5 Acres
Price Per Acre	\$32,000
County	Polk
Zoning	AG
Utilities	Electricity, Telephone
Soils	Sandy
Parcel IDs	283013000000023020
Coordinates	27.8714586, -81.4729398
Frontage	640 ft
Sewer	Needs Septic
Real Estate Taxes	\$238

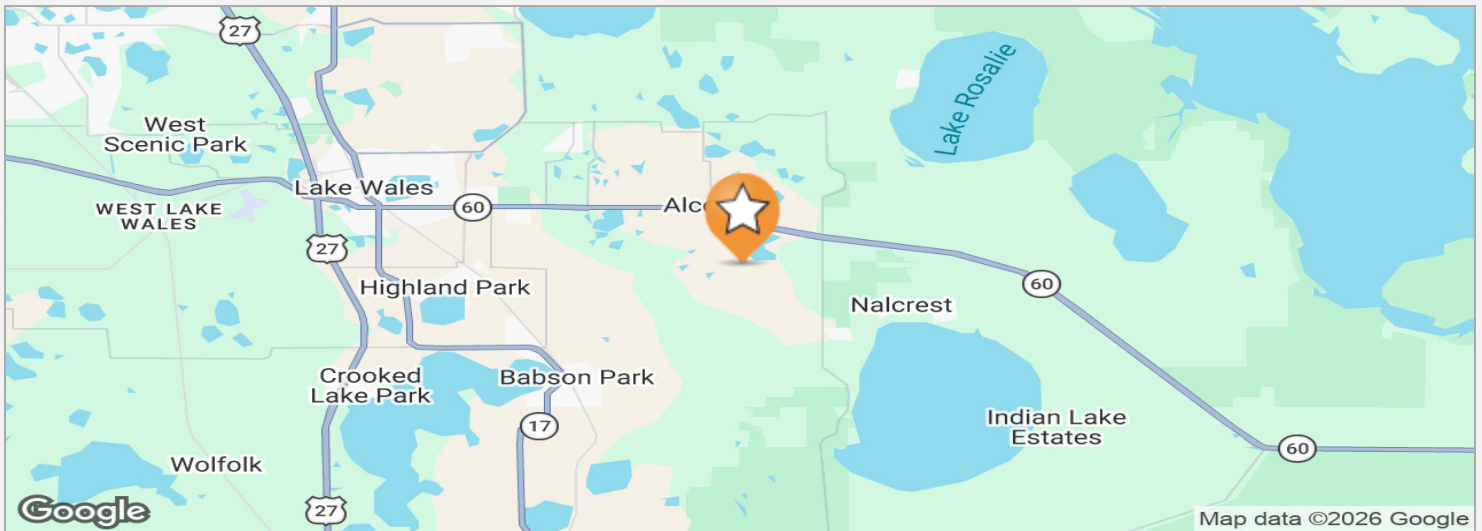
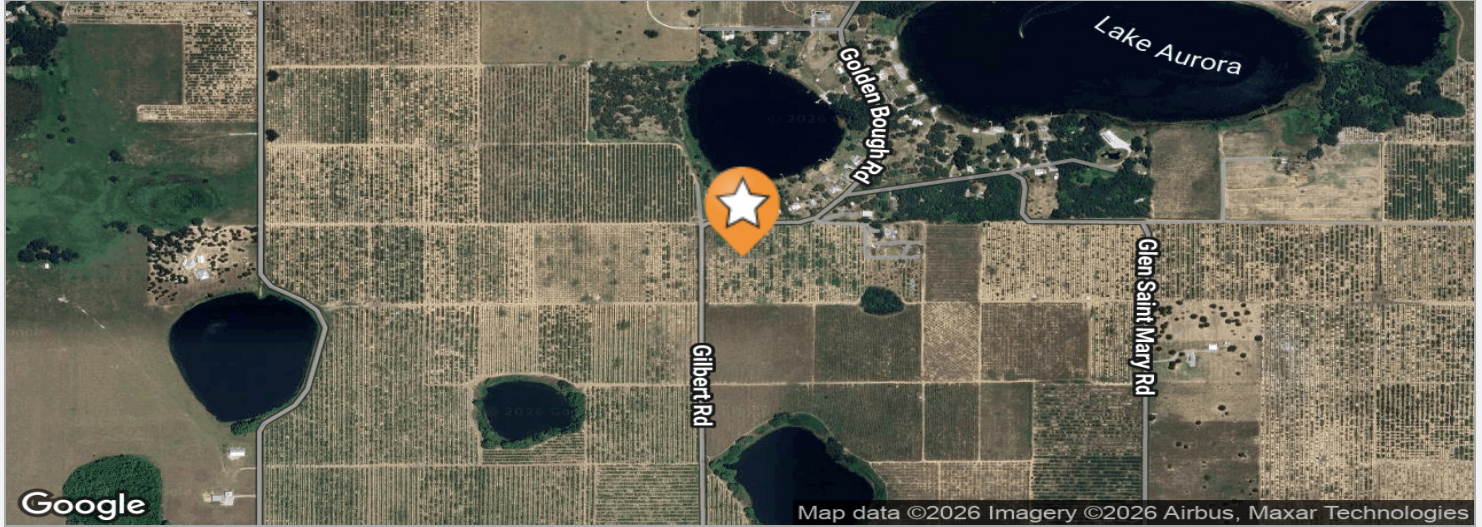
PROPERTY OVERVIEW

Located on the corner of Golden Bough Road & Gilbert Road in Lake Wales, FL, this secluded 5-acre homesite offers the perfect blend of privacy and convenience. The property requires a well and septic system, providing the opportunity to create your ideal rural retreat. Enjoy plenty of space and peaceful surroundings while still being conveniently close to restaurants, shopping, schools, and everyday amenities.

PROPERTY HIGHLIGHTS

- Located on Golden Bough Road & Gilbert Road, Lake Wales, FL
- Secluded 5-acre homesite
- Plenty of space to build your dream home
- Well and septic required
- Offers privacy and peaceful surroundings
- Close to restaurants and dining
- Convenient to shopping and everyday amenities
- Near local schools
- Private setting while remaining close to town



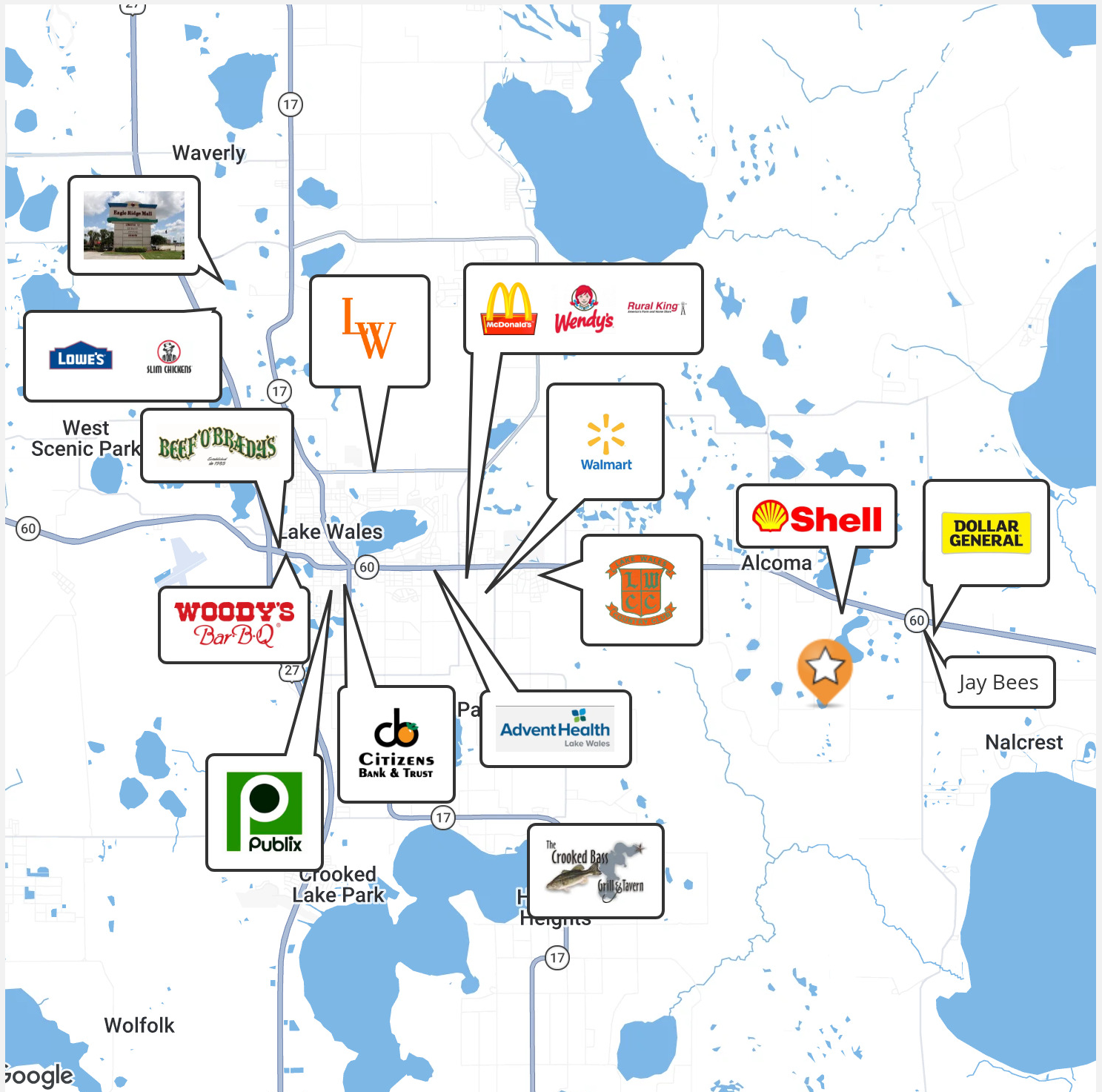


DRIVE TIMES

14 minutes to Lake Wales
26 minutes to Winter Haven
69 minutes to Vero Beach
82 minutes to Orlando
90 minutes to Tampa

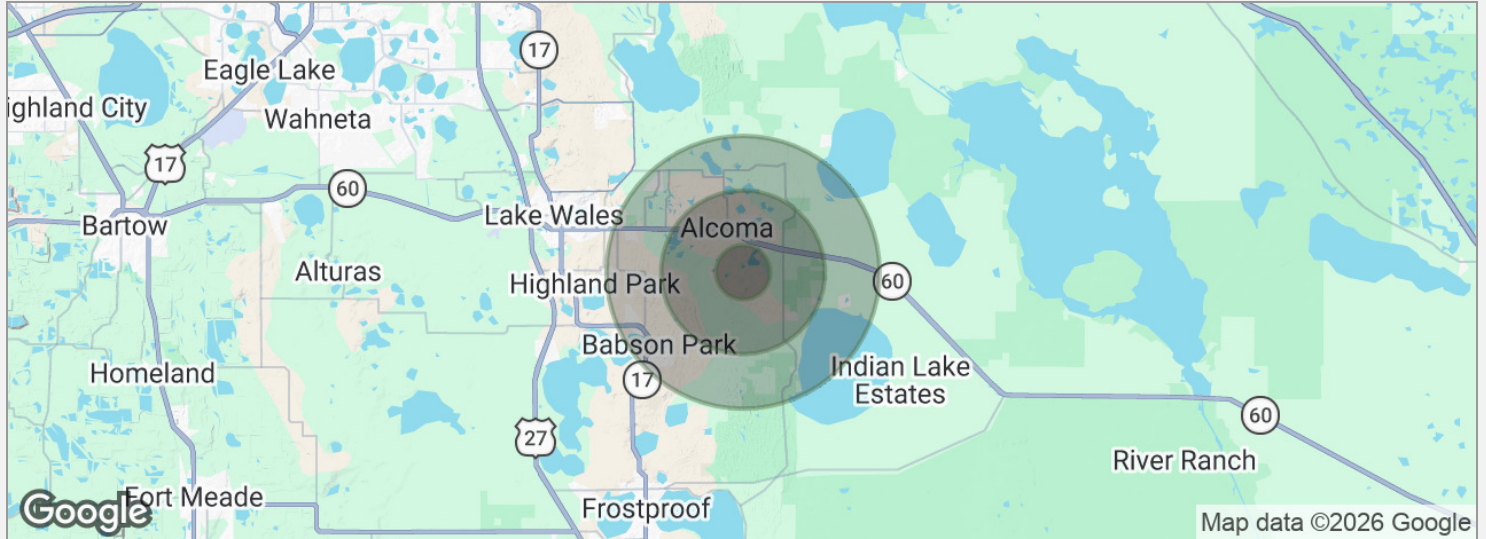
DRIVING DIRECTIONS

From SR 60 & Golden Bough Road, Lake Wales, Travel south 1.10 miles on Golden Bough Road to property.



Demographics Map

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	143	2,329	8,437
Median age	38.2	50.3	48.5
Median age (male)	46.1	53.2	49.2
Median age (Female)	37.6	47.9	48.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	52	1,003	3,506
# of persons per HH	2.8	2.3	2.4
Average HH income	\$70,029	\$65,914	\$65,327
Average house value	\$250,315	\$193,328	\$186,157

* 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.