

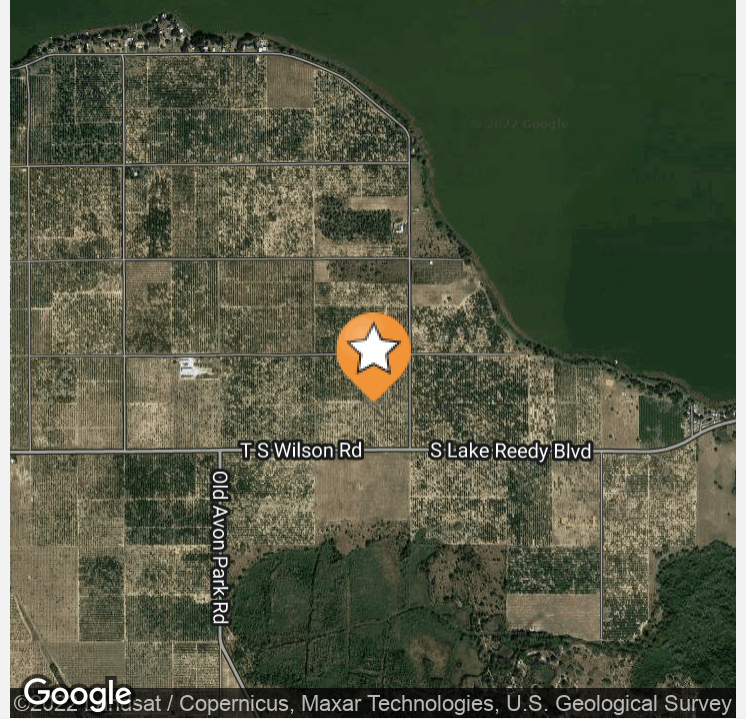


**FOR SALE
LAND
\$400,000**

PRIME 30 ACRES OF LAND FOR HOME DEVELOPMENT

T S WILSON RD , FROSTPROOF, FL 33843





OFFERING SUMMARY

Listing Price	\$400,000
Acres	30 Acres
Price Per Acre	\$13,333
County	Polk
Zoning	Agricultural
Utilities	Electricity
Soils	Sandy
Taxes	\$563
Parcel IDs	283203000000022030, 283203000000022050, 283203000000022060
Coordinates	27.7204725, -81.4999088

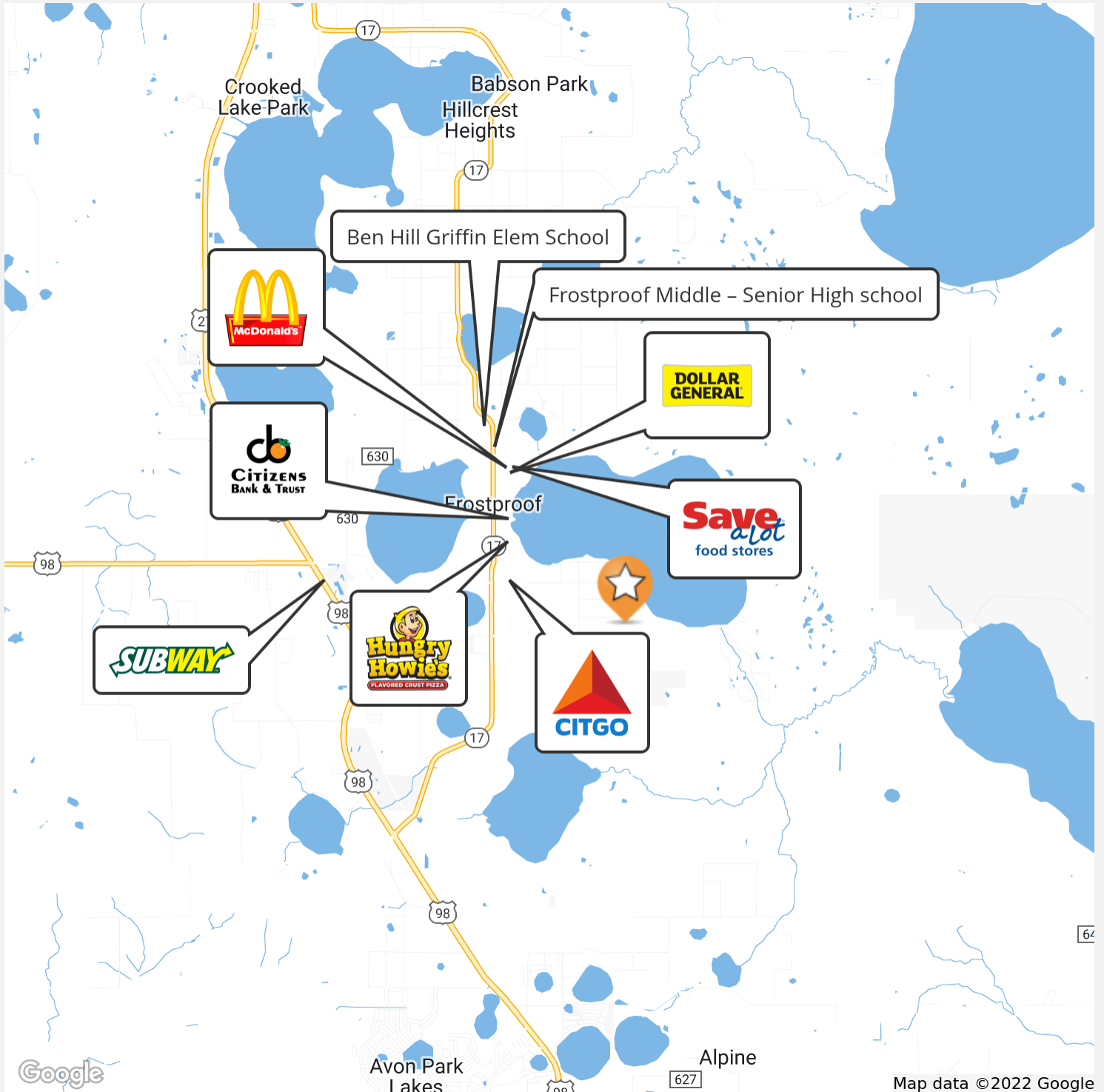
PROPERTY OVERVIEW

Imagine all of the possibilities with this 30 acre tract! If you have your heart set on building a home, it would be perfect for getting started. The seller is willing to subdivide into two pieces: 10 acres at \$150K per lot and/or 20 acres measuring only \$300k each. The future land use of this property allows for 1 dwelling unit per 5 acres. This offer cannot last long so call now before they're gone forever!!

PROPERTY HIGHLIGHTS

- 30 acres
- 1 dwelling unit per 5 acres
- Seller will sell 10 acres and 20 acres separately

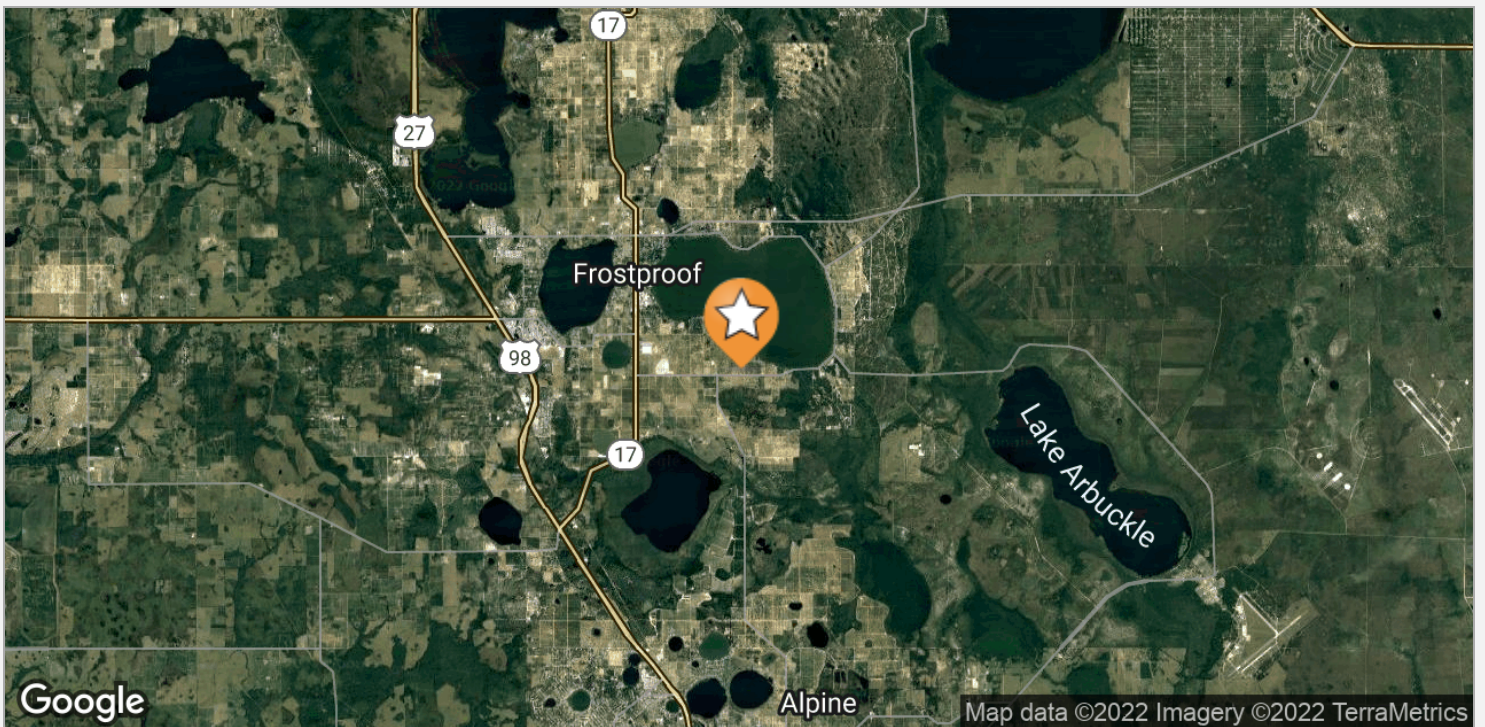
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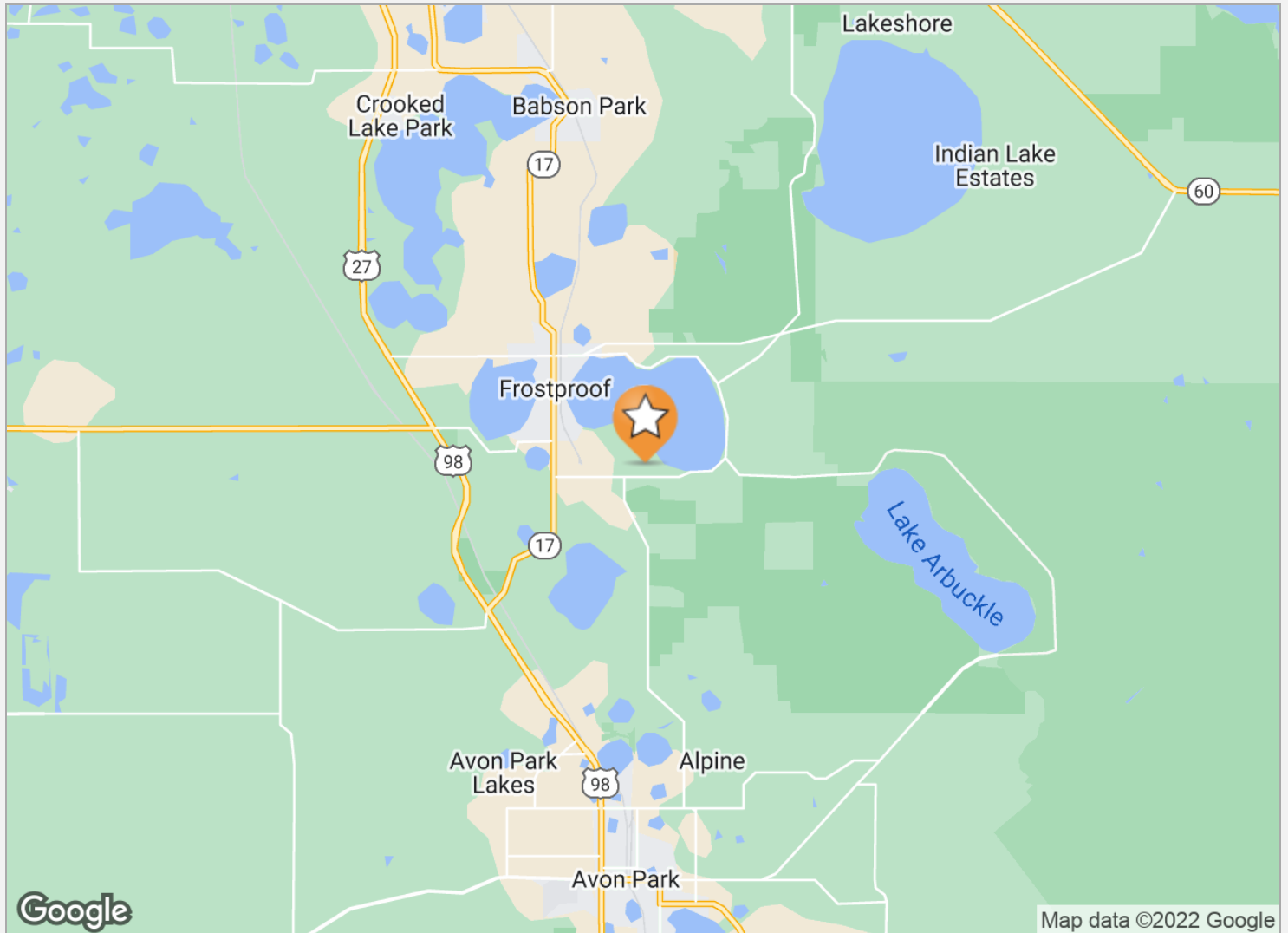
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LOCATION DESCRIPTION

30 acres abandoned grove land. Property would be perfect for home sites. The future land use allows 1 dwelling unit per 5 acres. Seller will subdivide into a 10 acre tract and a 20 acre tract. Price for the 10 acres is \$150,000 and the 20 acres for \$300,000.

DRIVE TIMES

5 minutes to Frostproof
17 minutes to Avon Park
42 minutes to Winter Haven
84 minutes to Orlando
90 minutes to Tampa

DRIVING DIRECTIONS

From Old Avon Park road and TS Wilson Road, Frostproof, travel west on TS Wilson Road 0.25 miles to property

ID#: 1064700

CHIP FORTENBERRY MBA, ALC

Broker Associate



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PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 30 years of experience managing citrus groves and farms and offered real estate services for the past 22 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.

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