CROSBY
& ASSOCIATES, INC.
AGRICULTURE & COMMERCIAL REAL ESTATE

FOR SALE
RESIDENTIAL HOMESITE
$160,000

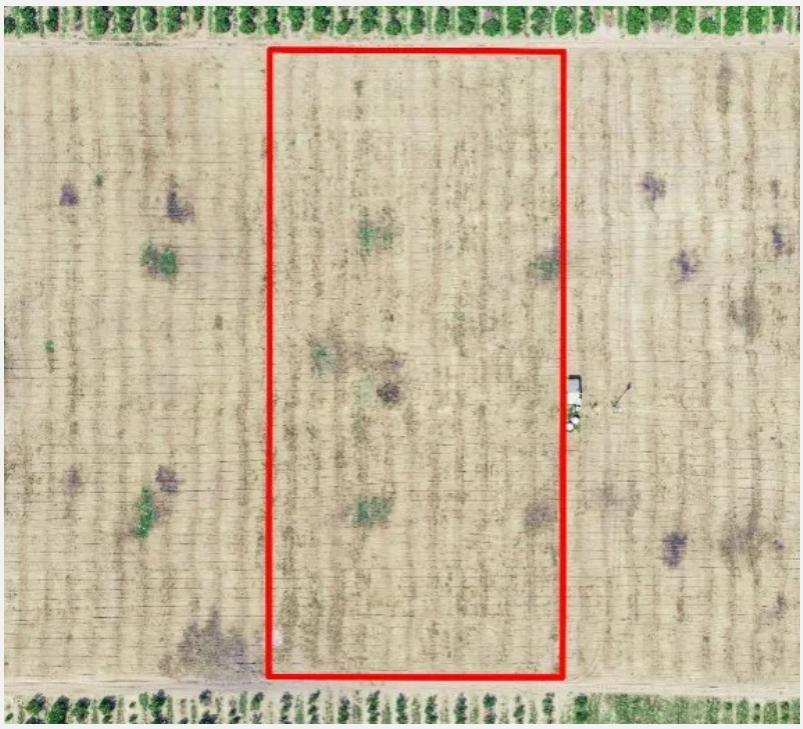
5-ACRE HOMESITE ON GOLDEN BOUGH ROAD | PRIVACY & CONVENIENCE LOT 5

DOGYARD ROAD, LAKE WALES, FL 33898



CHIP@CROSBYDIRT.COM
CHIP FORTENBERRY MBA, ALC
863.673.9368

CROSBYDIRT.COM
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	283013946210000020
Coordinates	27.8714586, -81.4752142
Sewer	Needs Septic
Real Estate Taxes	$238

PROPERTY OVERVIEW

Located off of 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 off of Gilbert Road, Lake Wales, FL
- Deeded easement to property from Gilbert Road
- 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

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Additional Photos

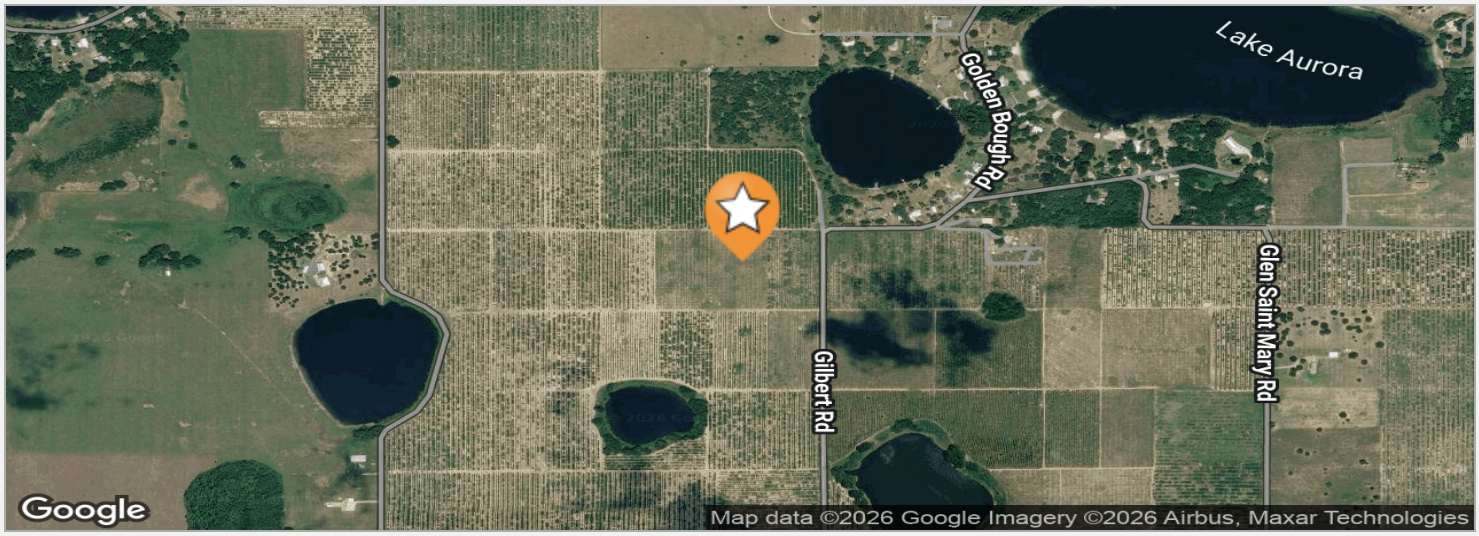


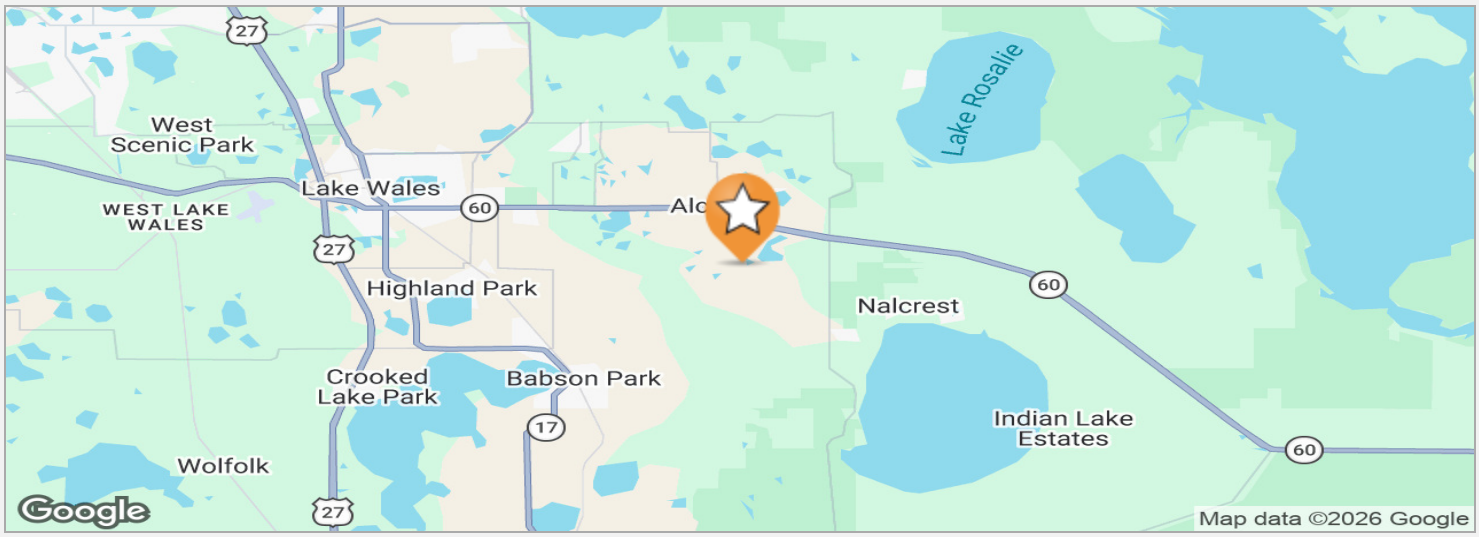






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DRIVE TIMES

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

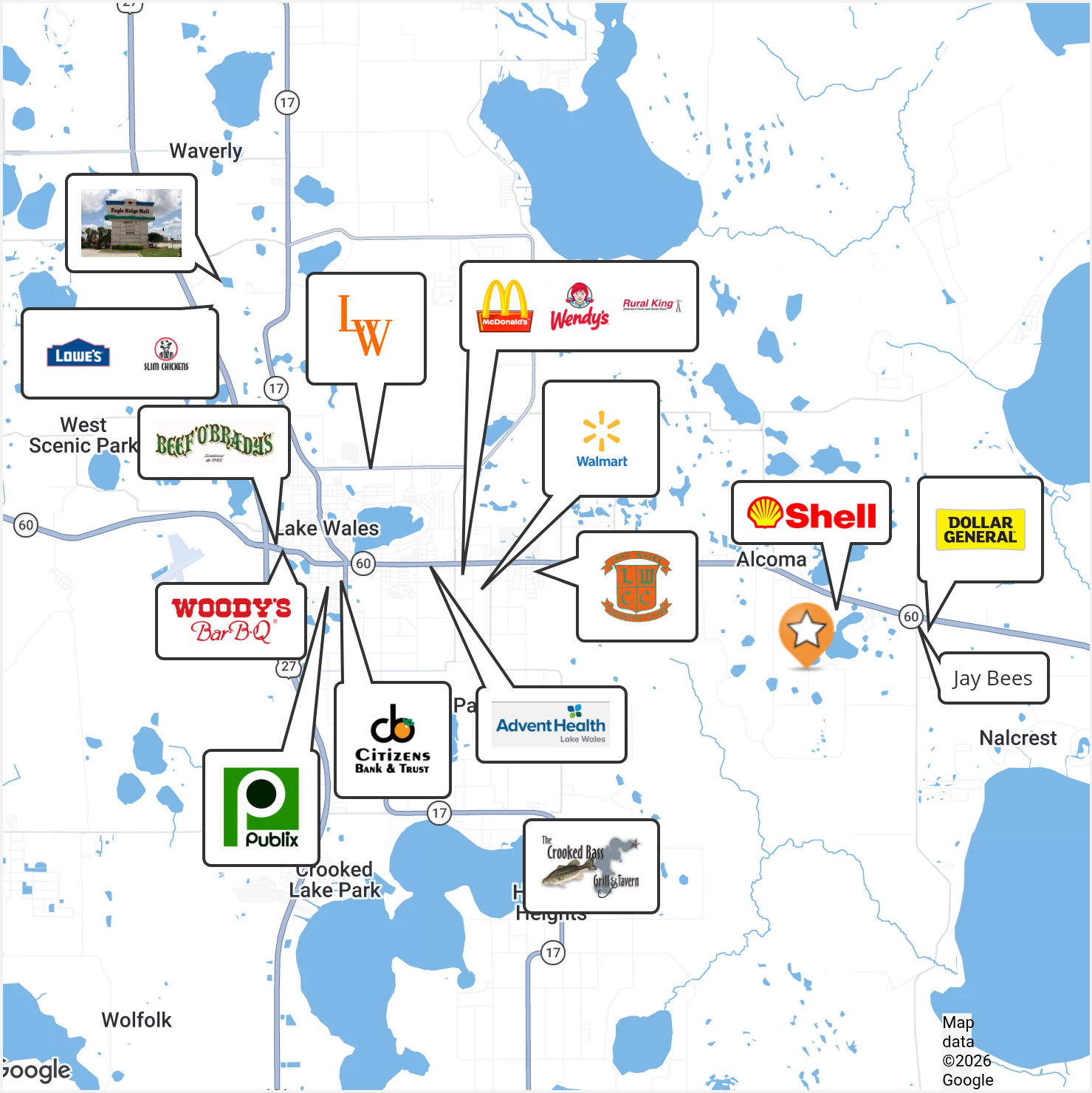
DRIVING DIRECTIONS

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

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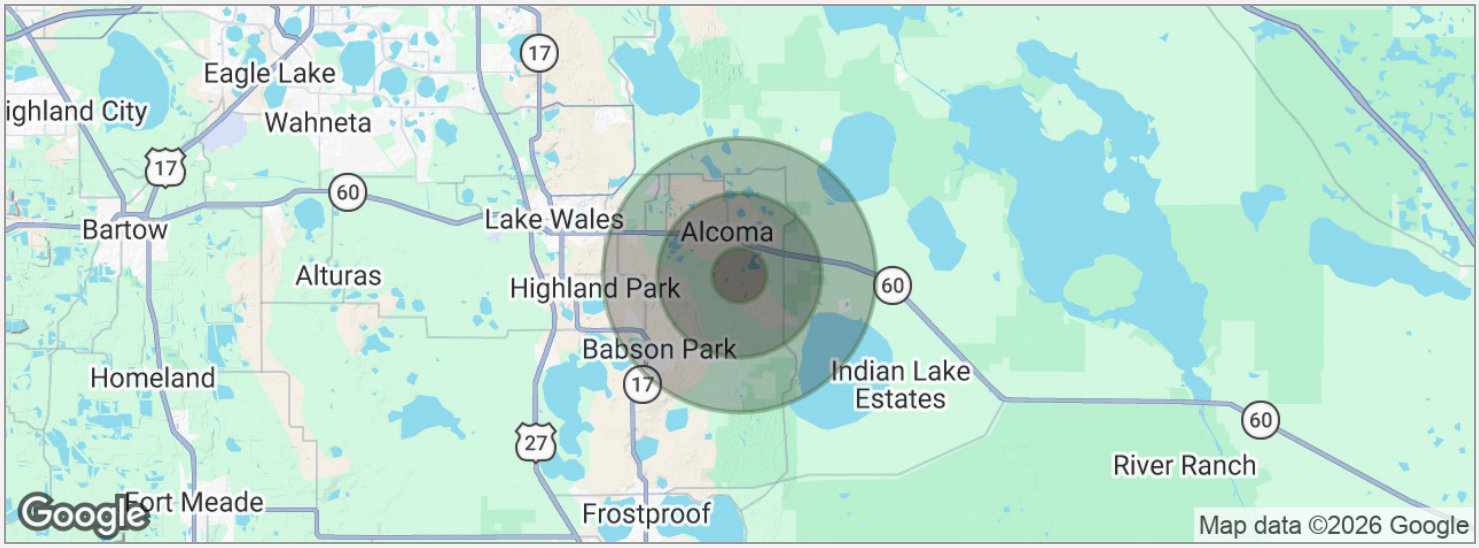
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Retailer Map



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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	143	2,258	8,815
Median age	38.2	49.3	48.2
Median age (male)	46.1	52.4	48.8
Median age (Female)	37.6	46.8	48.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	52	954	3,636
# of persons per HH	2.8	2.4	2.4
Average HH income	$70,029	$66,806	$65,849
Average house value	$250,315	$195,531	$188,371

** Demographic data derived from 2020 ACS - US Census*

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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.