



# 17 ACRE GROVE

2251 SCENIC HWY NORTH  
LAKE WALES, FL 33898

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# Property Overview



Sale Price

**\$488,000**

## PROPERTY OVERVIEW

Scenic Hwy and Darlin Loop Grove is 17.73 ± acres of producing Hamlin and Valencia citrus groves located in an area of anticipated growth. Most of the trees are on Carrizo rootstock. The parcels are surrounded by unopened right-of-way that is actively planted with citrus. That right-of-way increases the gross planted area to about 19+/- acres.

The property is located in an area of growth in Lake Wales, Florida, and a new residential subdivision is planned across the street. Scenic Highway Grove sits along Scenic Highway and Darlin Loop Road, which provides road frontage on three sides of the property. Scenic Highway Grove is a wonderful opportunity to own a producing grove with strong residential development potential.

## OFFERING SUMMARY

Acreage:	17.73 Acres
Price / Acre:	\$27,524
City:	Lake Wales
County:	Polk
Property Type:	Citrus

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Citrus</li><li>• Residential Development</li></ul>
Uplands / Wetlands:	Up 20± acres
Soil Types:	Candler Sands
Taxes & Tax Year:	\$ 317 - 2022
Zoning / FLU:	A/RR
Water Source & Utilities:	8" well
Road Frontage:	1,800 FT on Scenic Hwy, 600 FT on Darlin Loop Road
Nearest Point of Interest:	Crooked Lake is just to the south and the City of Lake Wales is annexing properties nearby.
Current Use:	Citrus
Class of Grove:	Average



# Location



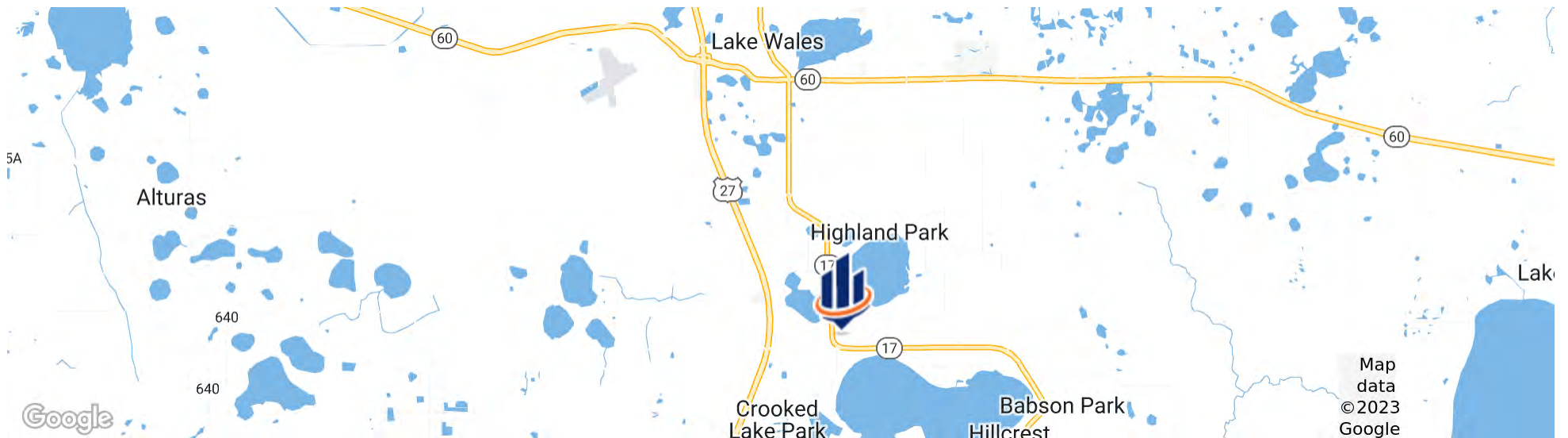
## LOCATION & DRIVING DIRECTIONS

Parcel: 28-30-19-947800-017010

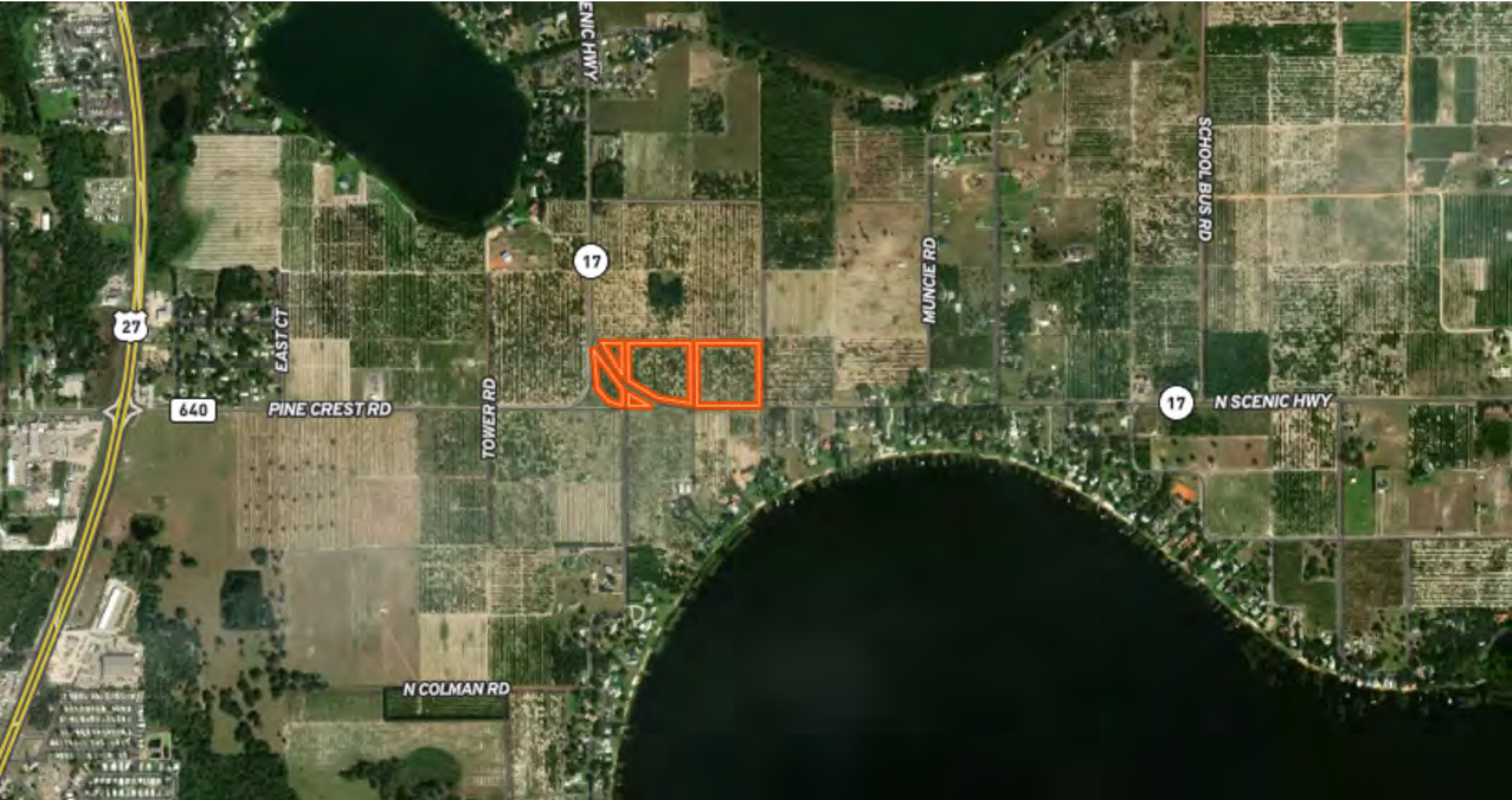
GPS: 27.8449106, -81.5693572

Driving Directions: From the intersection of Hwy 640 and US 27, head east one mile, property is on the left.

Showing Instructions: Go to the property or call the agent













# Additional Photos





# Advisor Biography



**RICHARD DEMPSEY, ALC, CIPS**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Richard Dempsey, ALC, CIPS is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Richard's real estate career began in 1984 as an appraiser for the Polk County Property Appraiser's Office. Later, he was a state certified general appraiser with an agricultural lender for thirteen years, appraising a wide variety of properties.

His experience includes a wide variety of property types from small residential tracts to up to 25,000-acre groves as well as various types of commercial properties all over the state. Having sales and appraisal experience throughout Florida. Richard is knowledgeable about the diverse aspects of today's real estate market.

Richard has served as the President of Lakeland Realtors® (LR) in 2010 and 2020. He served as the 2012 Florida Realtors® District 10 Vice President and served in that role again in 2021. Richard was inducted into the Florida Realtors® Honor Society in 2013 and he will serve as the National Association of Realtors® (NAR) liaison Federal Political Coordinator for U.S. Congressman Scott Franklin. He previously served in that role for U.S. Congressman Dennis Ross.

He was voted the Commercial Realtor® of the Year in 2017 and Realtor® of the Year in 2011 by Lakeland Realtors®. Richard has also served on numerous LR committees. In 2017, he served as the Vice-Chair of the Building Committee, helping to oversee the construction of the award-winning, state-of-the art new location of Lakeland Realtors®.

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