

Colliers

Bartow

Alturas

Lake Wales

SITE

Alturas Grove

97.79± Acre Citrus Grove / Land

Murphy Road, paved

Bartow/Lake Wales Area

Polk County, Florida

Asking Price = \$1,345,000

Please Contact:

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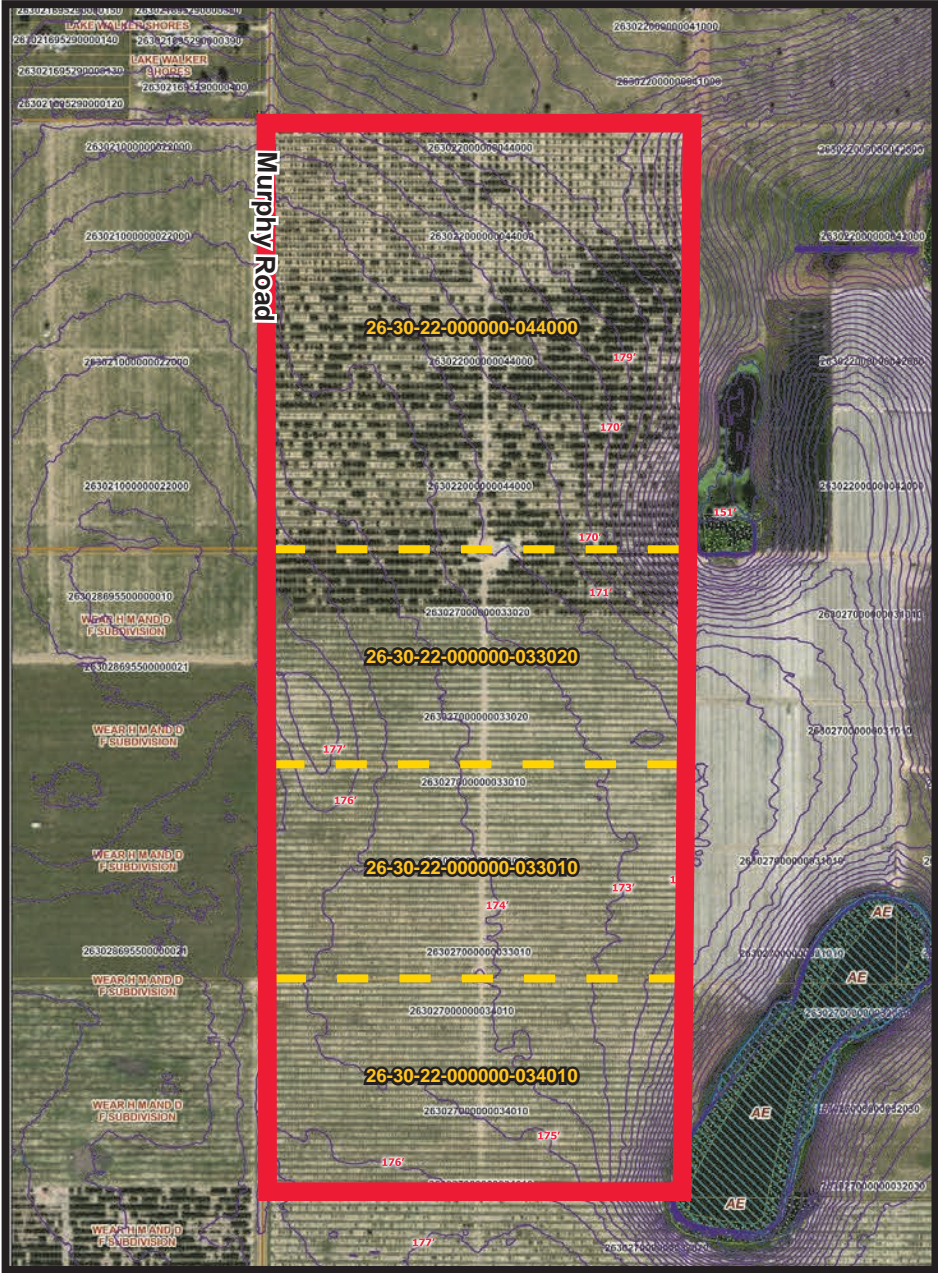


Accelerating success.

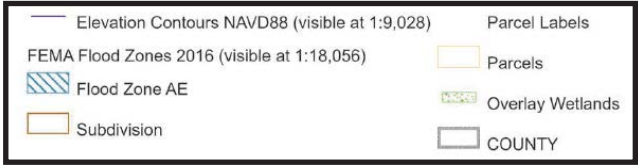
Property Information

- High, dry land with good soils suitable for agricultural or rural residential uses
- Extensive paved road frontage
- Limited lake frontage along small pond, nice views
- Well-maintained citrus grove
- Prime property for continued citrus, other agricultural pursuits, or multiple acreage homesites
- Minutes from Bartow and Lake Wales, both providing convenient shopping, restaurants, businesses, etc.

Topography / Hydrology



Property Address	Murphy Road, Alturas area near Bartow and Lake Wales, Polk County, Florida
PCPA Parcel Nos:	26-30-22-000000-044000 26-30-27-000000-033020 26-30-27-000000-033010 26-30-27-000000-034010
Land Size	97.79± gross acres
Property Type:	Citrus grove/rural residential-agricultural
Building Size:	Pole shed – 1,344 SF; Small pump house; RV canopy
Utilities	Electricity/Well/Septic Systems
Zoning/FLU	A/RR, Agriculture/Residential Rural (1:5)



Property Information

The Land

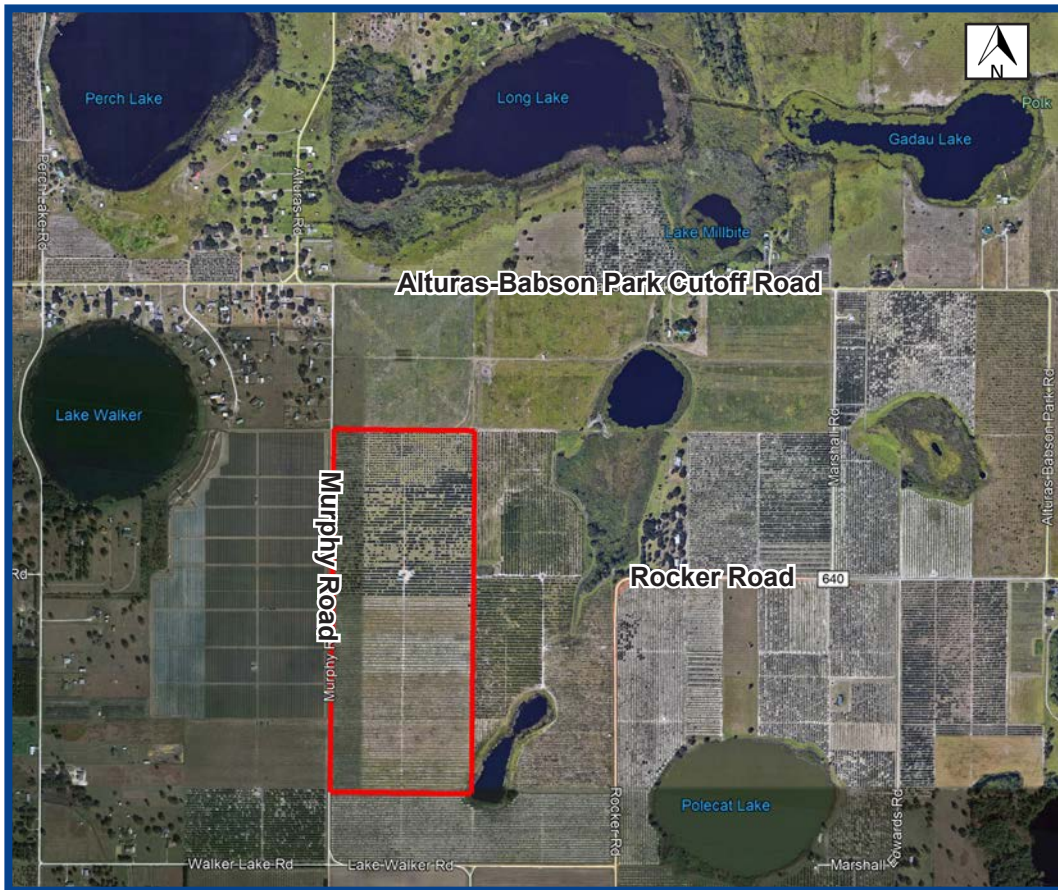
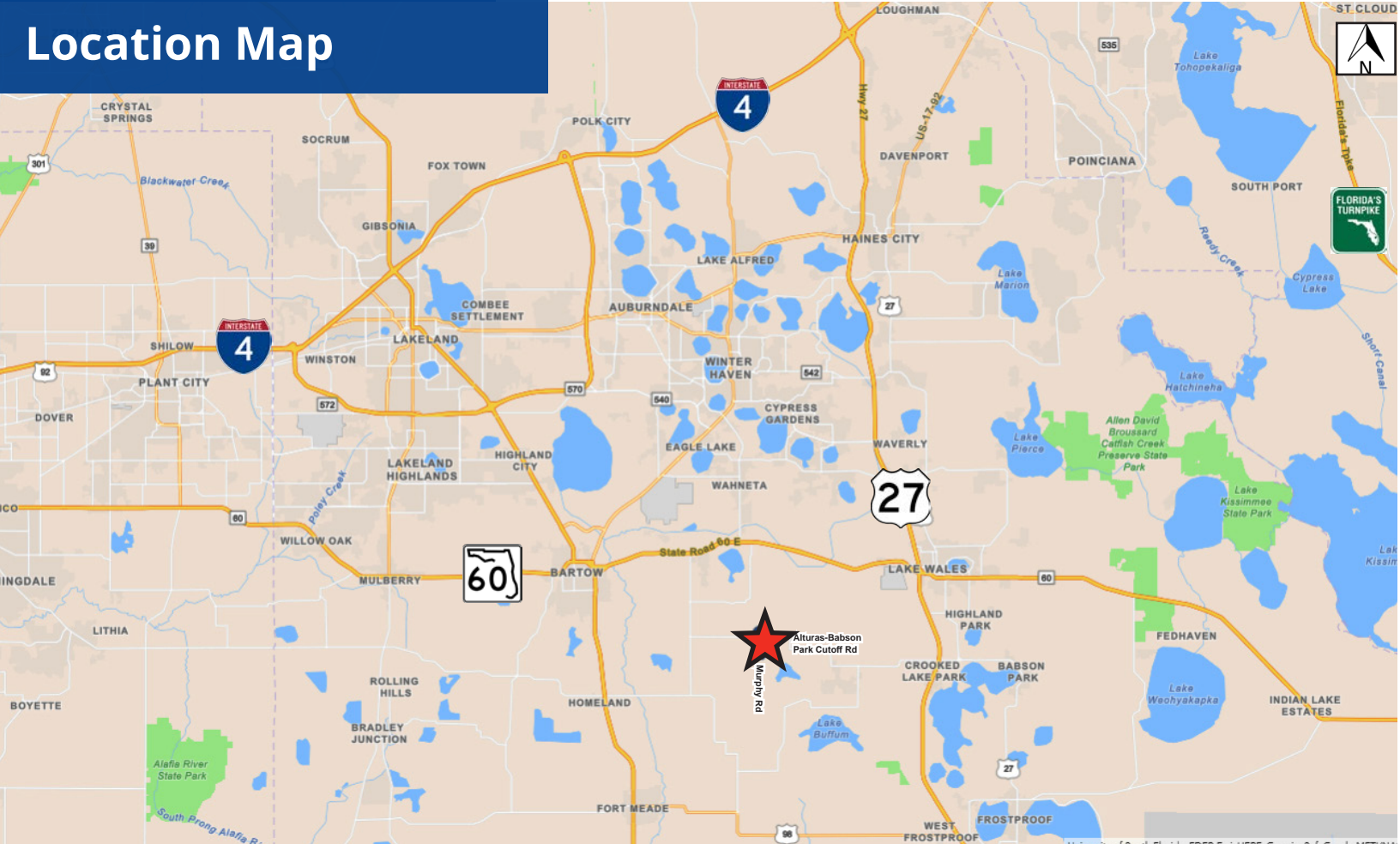
- 97.79± gross acres, less than ¼ acre in pond
- Mostly level, slopes downward in southeast corner toward pond
- Candler Sand, well-drained, sandy
- 3,300± feet paved road frontage
- Corners small pond on southeast

The Grove

- 45 acres mature Valencias/Swingle, one-third younger resets on 639 rootstock
- 52.5 acres 3-year old plantings (7.5 acres Valencias, 45 acres Early/Mids)
- The 3-year old plantings are on a variety of rootstocks
- All under microjet irrigation
- 10" deep well with diesel power, 1,100 gallons per minute
- Supplemental pump station draws from pond, allowing entire grove to be irrigated at once for freeze protection
- Buildings include 1,344 SF pole storage shed with additional canopy, RV canopy, main pump shed, pond pump shed
- Grove Production:
 - 2017-18 4,466 Boxes
 - 2018-19 6,917 Boxes
 - 2019-20 3,836 Boxes



Location Map



**For More Information,
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