



20.22±
Acres

OFFERING MEMORANDUM

OAK ISLAND GROVE

2207 E OAK ISLAND ROAD, AVON PARK, FL 33825

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Eshenbaugh
LAND COMPANY

Celebrating 25 Years

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Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

PROPERTY DESCRIPTION

The opportunity is to purchase a 20.22± acre citrus grove located on Oak Island Road in Avon Park. The grove consists entirely of Valencias and features an 8" well. The SWFWMD WUP allows for 24,000 Avg. GPD, 111,500 Peak GPD, and 450,700 Max GPD.

The property is high and dry and the soil is comprised entirely of Astatula.

LOCATION DESCRIPTION

The grove is located at 2207 E Oak Island Road in Avon Park in unincorporated Highlands County. It's situated just 10 minutes northeast of downtown Avon Park.

Also, it's only 1 hour to Disney and 1.5 hours to Tampa, Orlando, and Vero Beach.

PROPERTY SIZE

20.22 Acres

ZONING

AU

PARCEL ID

C-06-33-29-A00-0040-0000

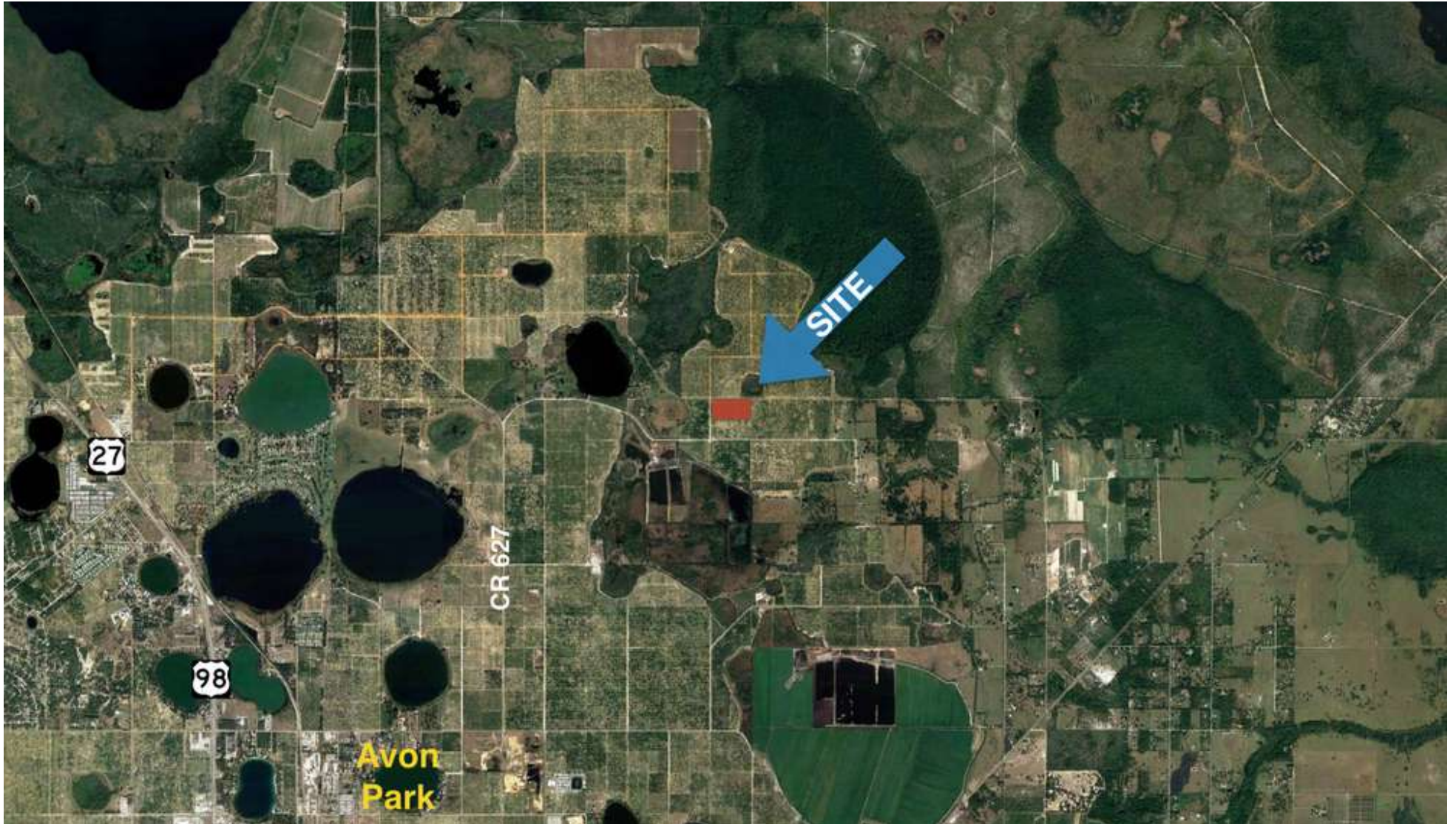
PRICE

\$200,000

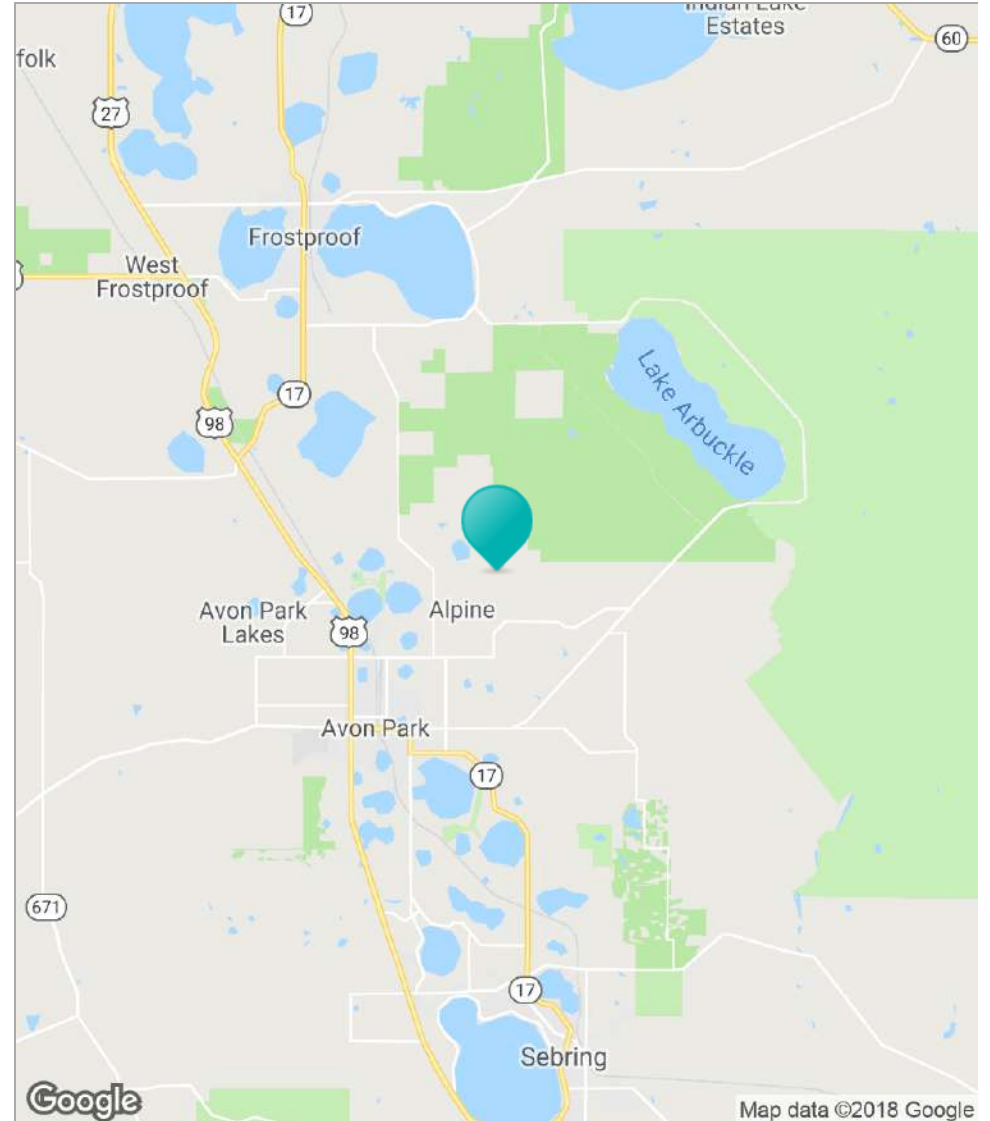
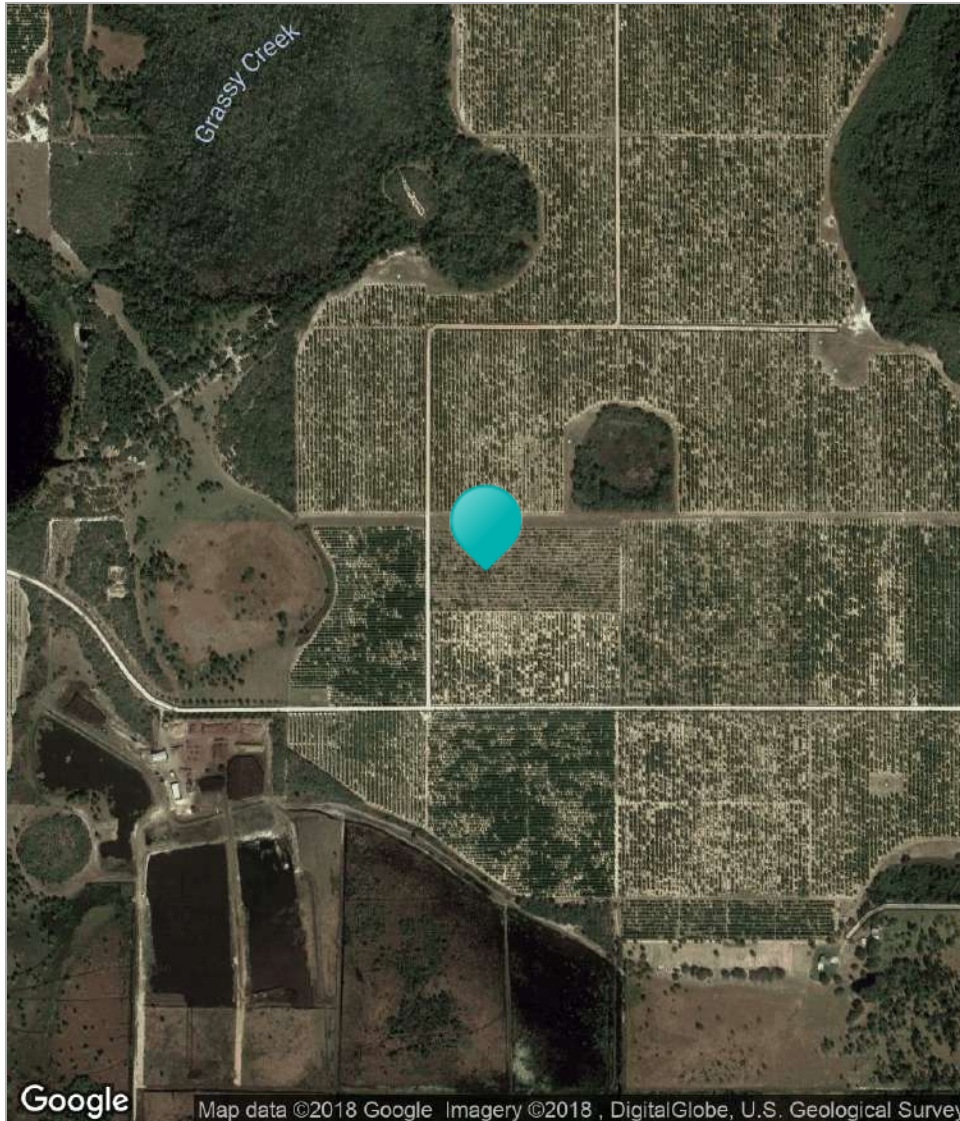
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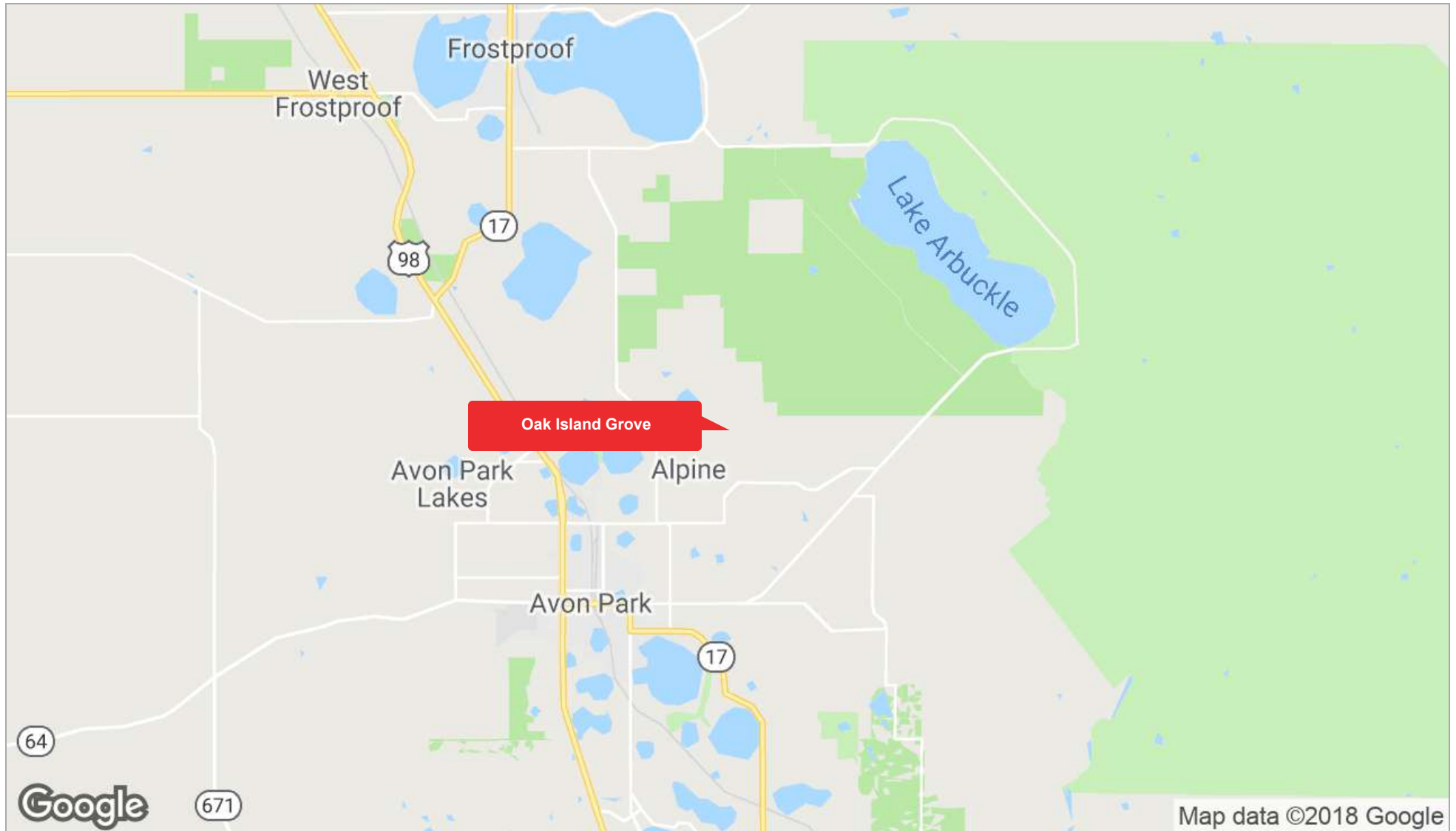








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