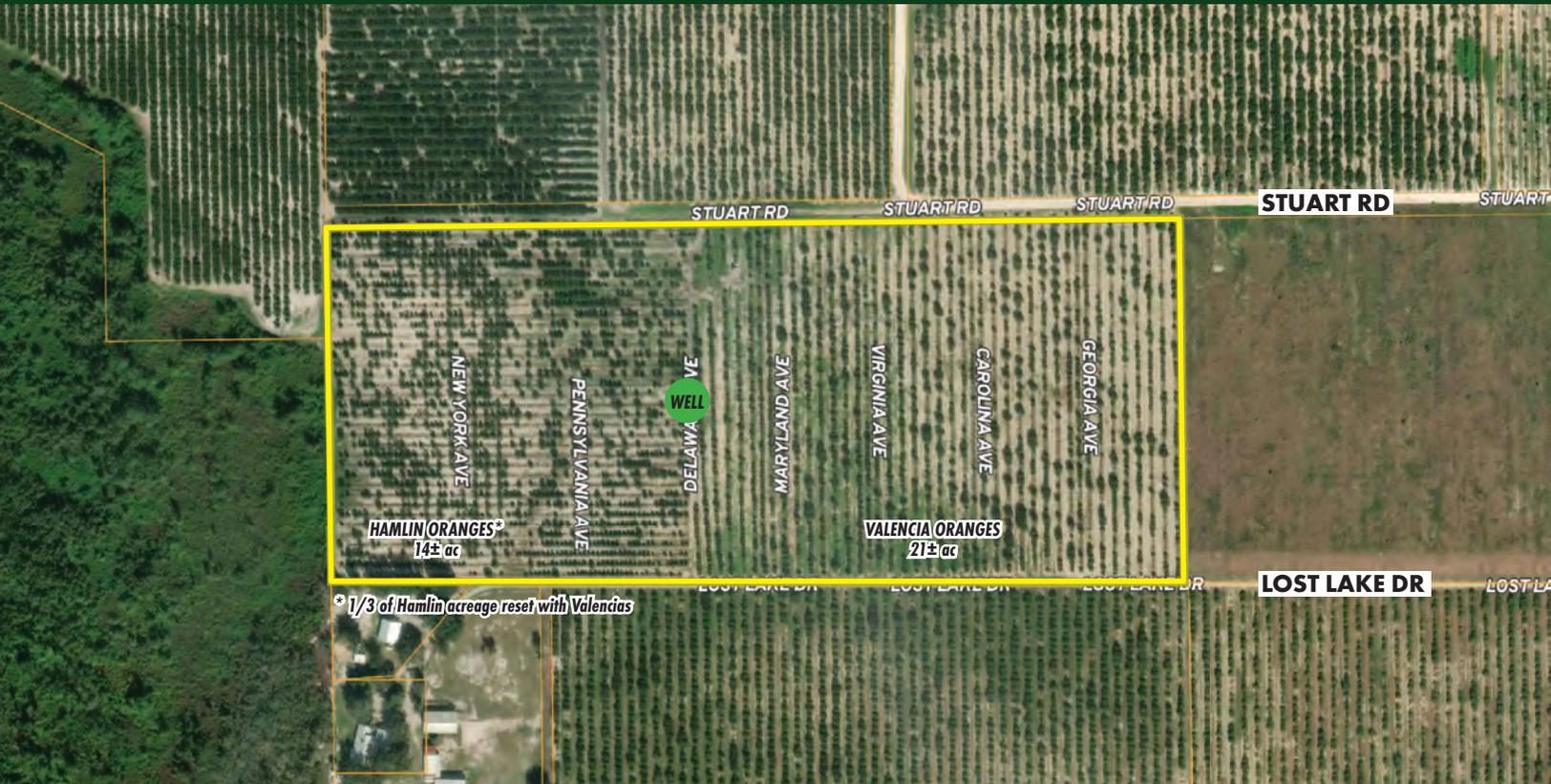


**FOR  
SALE**

# LAKE PLACID PRODUCING ORANGE GROVE

29 Stuart Road, Lake Placid, FL 33852

**UNDER  
CONTRACT**



## ABOUT THE PROPERTY

**SIZE** 36± acres

**PRICE** \$499,000

**ZONING** Au-Ag District

**FLU** Ag

**ROAD FRONTAGE** 2,000'± on Stuart Rd  
2,000'± on Lost Lake Dr

**UTILITIES** The City of Lake Placid is slated to run sewer and water down Lost Lake Drive east within the next two years, which would put utilities 3,430'± from site

**PARCEL ID** C12372902000G00010

## DESCRIPTION

This 36± acres property is an income-producing orange grove located just two miles from the heart of Downtown Lake Placid, Florida. In 2012, Reader's Digest named Lake Placid "America's Most Interesting Town." Downtown Lake Placid offers shopping and dining amenities as well as **27 freshwater lakes** in the area with endless recreational opportunities! The property's current zoning would allow for 7 single-family residential homesites or 1 unit/5 acres. The eastern 21± acres is currently planted in Valencia oranges and the western 14± acres is primarily planted in Hamlin oranges (1/3 of the acreage being reset with Valencias). Production numbers are available by request. The grove currently has a fruit contract in place that can be terminated at closing. **Call today to inquire about this phenomenal opportunity to own a piece of Florida's Heartland!**

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144



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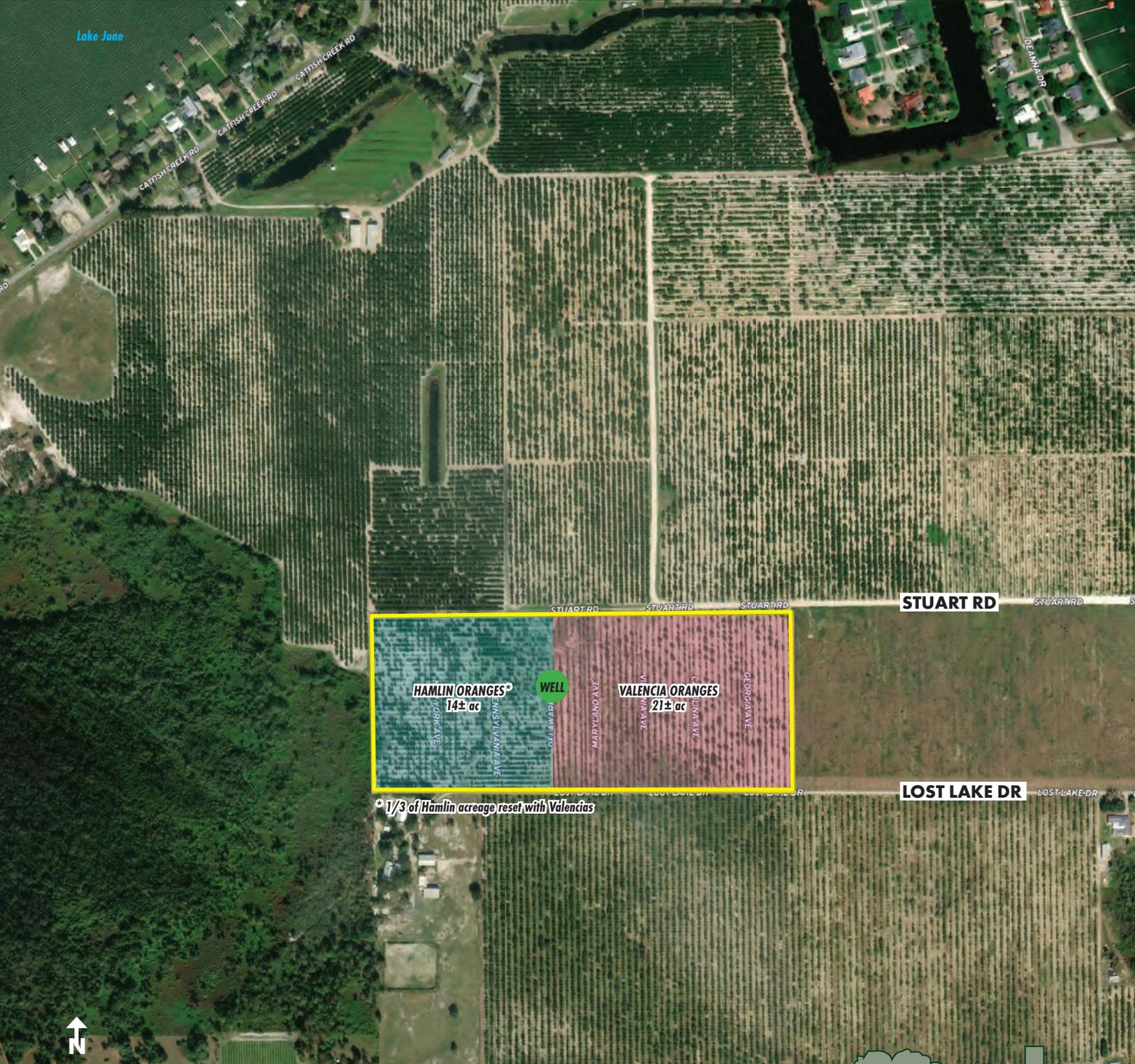
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\* 1/3 of Hamlin acreage reset with Valencias



**PARCEL MAP**

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## DRIVE TIMES

**Downtown Lake Placid:** 5 min

**Placid Lakes Airport:** 10 min

**Sebring:** 30 min

**Sebring Int'l Raceway:** 30 min

**Arcadia:** 40 min

**Okeechobee:** 45 min

**Ft. Myers:** 1.5 hours

**Sarasota:** 2 hours

**36± AC**

**STUART RD**

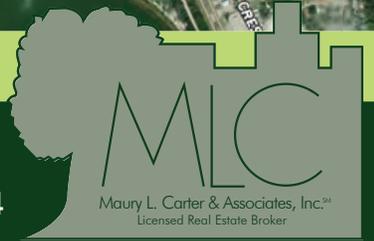
**LOST LAKE DR**

**↑ TO SEBRING**

**LAKE  
PLACID**

**LAKE PLACID  
MIDDLE SCHOOL**

**LAKE PLACID  
HIGH SCHOOL**



**MAURY L. CARTER & ASSOCIATES, INC.**

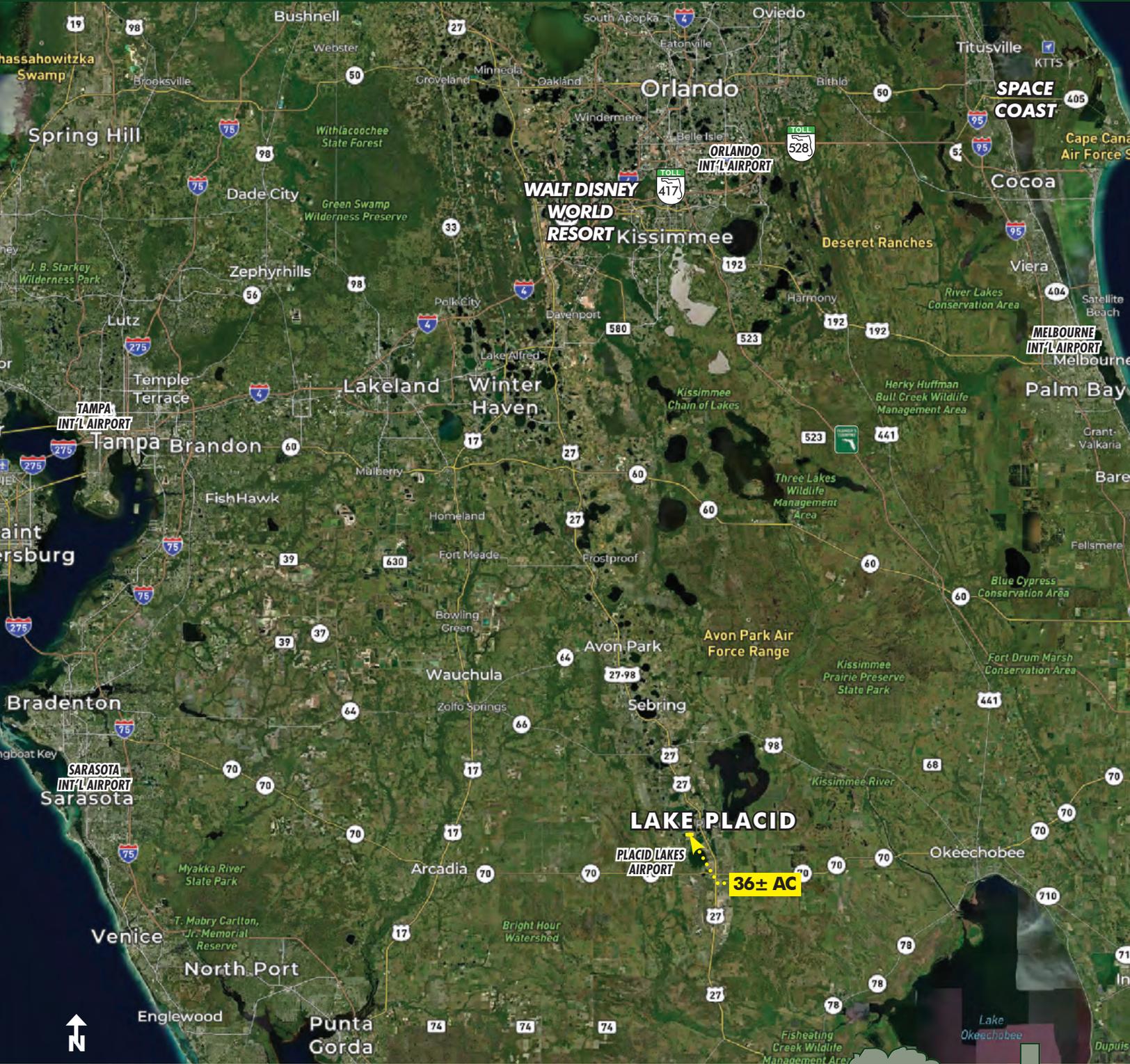
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**LOCATION MAP**

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