

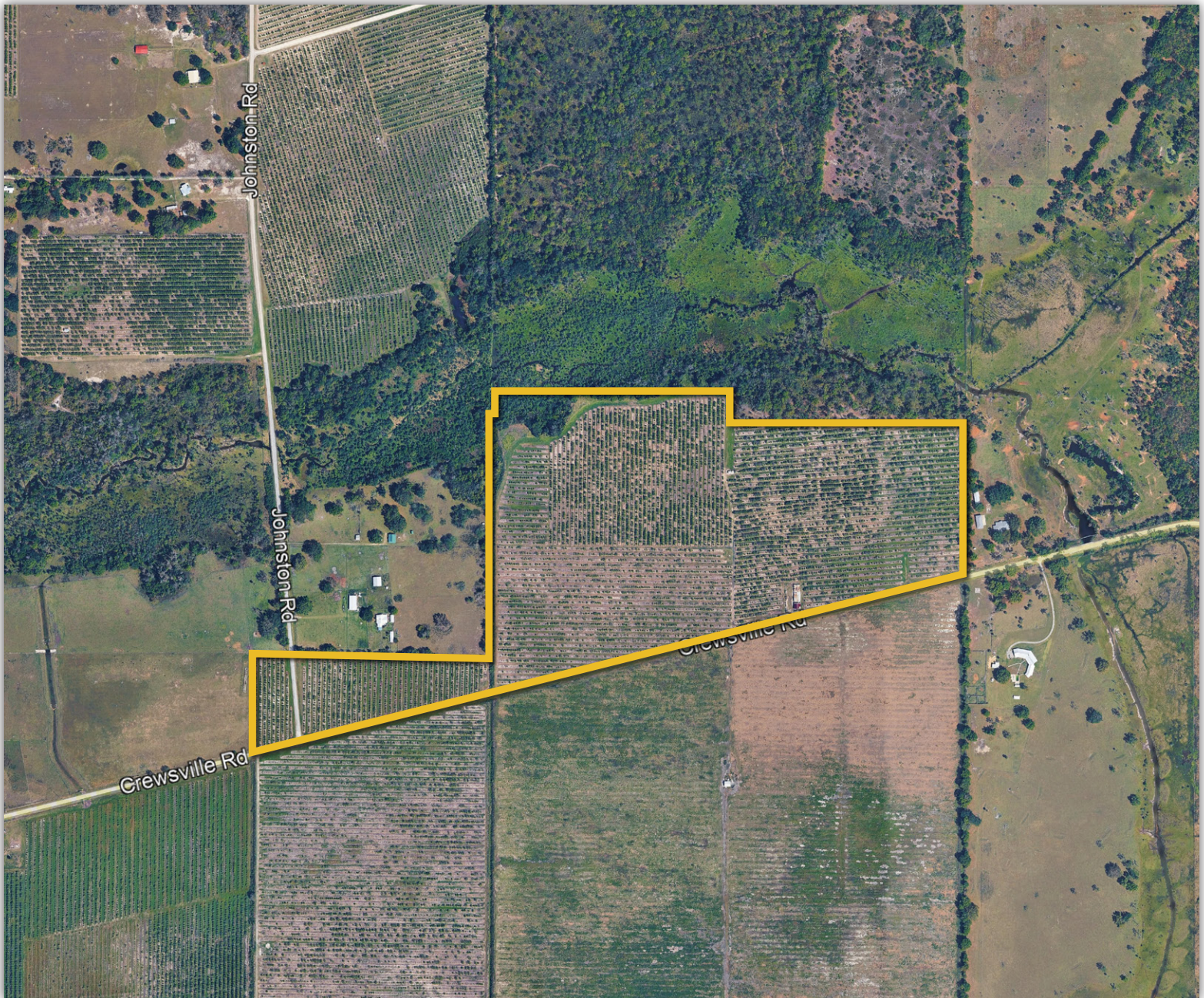


MAURY L. CARTER
& ASSOCIATES, INC.
FLORIDA LICENSED REAL ESTATE BROKER

±88.25 AC OAK CREEK GROVE

NE CORNER OF CREWSVILLE RD & JOHNSTON RD
ZOLFO SPRINGS, FL 33890

PRICE: \$1,050,000



PROPERTY DETAILS

- Size: ±88.25 acres
- Parcel ID: 3335270000000400000 & 28352700000043200000
- FLU: AGR
- Utilities: Power, well on property

PRICE: \$1,050,000

PROPERTY HIGHLIGHTS

This grove is located at the northeast corner of Crewsville Road and Johnston Road, near Zolfo Springs in Hardee County. This 88.25-acre producing grove is a chance to own an established agricultural property.

The property has approximately 4,030 feet of paved frontage on Crewsville Road and 940 feet of paved frontage on Johnston Road. That gives it excellent access for equipment, hauling, and grove management. It has a future land use designation of Agricultural (AGR) and is being sold with its existing grove in production. A well is already on the property, so the infrastructure for day-to-day grove operations is in place.

This is a good fit for an owner-operator, a grove investor, or a buyer adding to an existing agricultural portfolio.

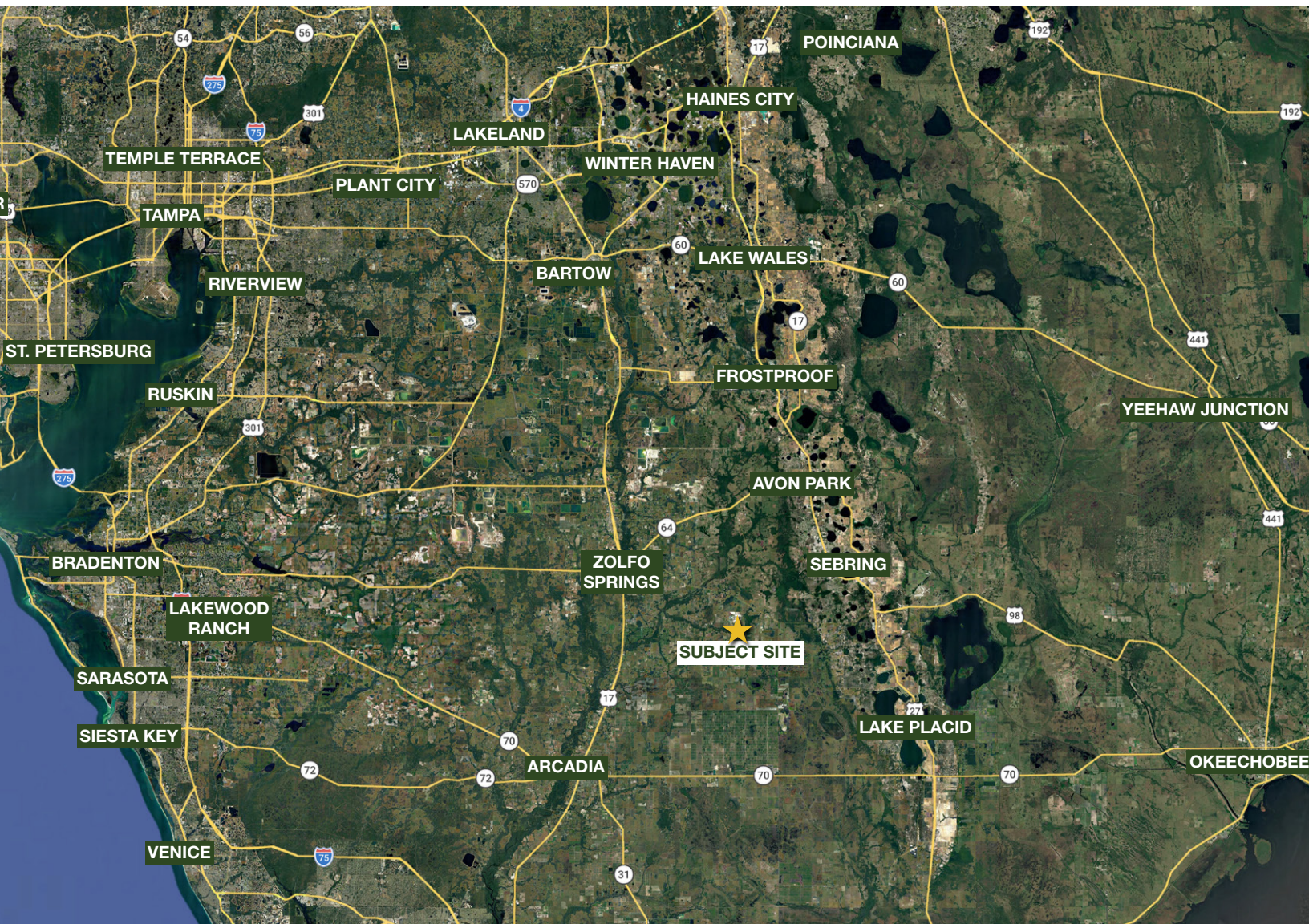


GEOGRAPHICAL DETAILS



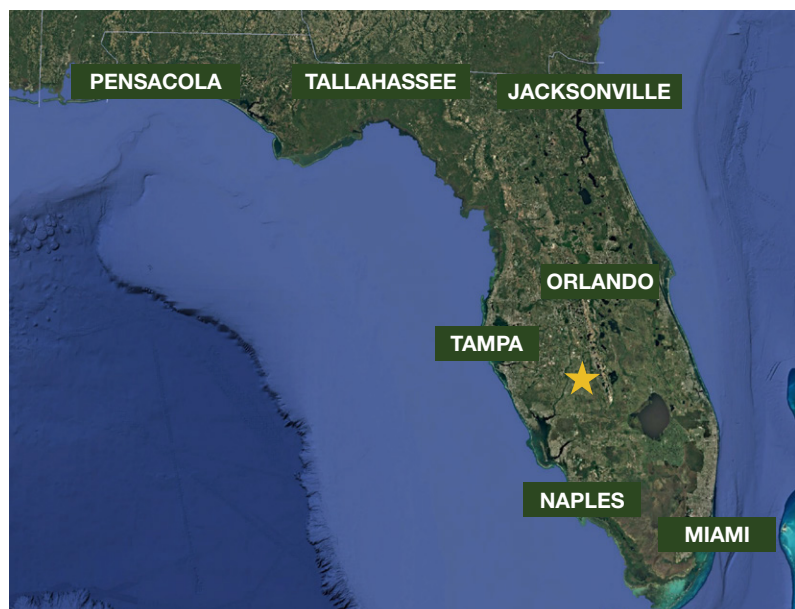
DEMOGRAPHICS			
LOCALE	POPULATION	MEDIAN HH INCOME	MEDIAN HOME VALUE
Zolfo Springs	2,158	\$60,946	\$115,100
Hardee County	25,675	\$60,489	\$153,600

REGIONAL MAP

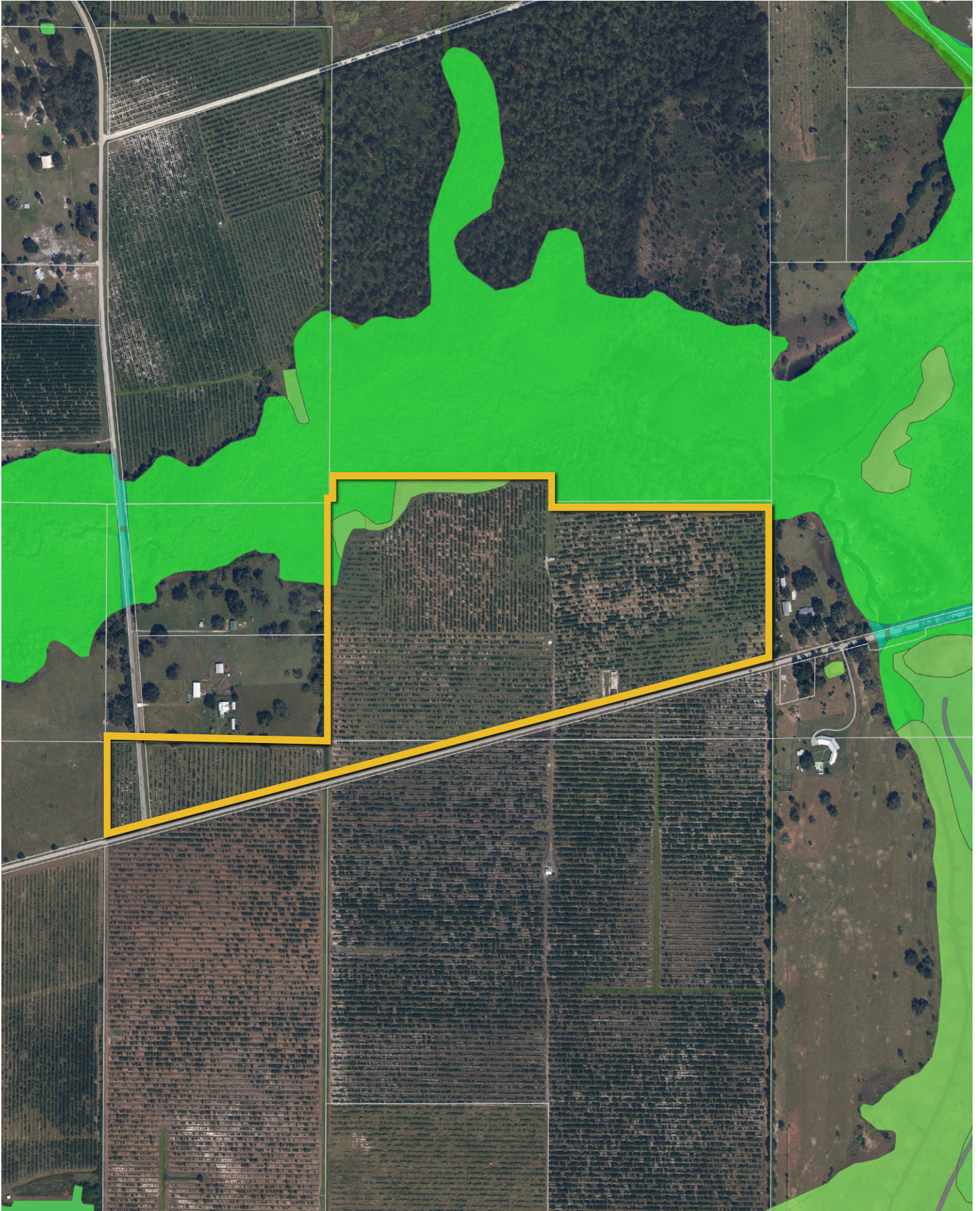


DRIVE TIMES

1. Zolfo Springs: 15 min
2. Sebring: 20 min
3. Avon Park: 30 min
4. Arcadia: 30 min
5. Frostproof: 45 min
6. Lake Wales: 50 min
7. Okeechobee: 1 hr
8. Lakeland: 1 hr 15 min
9. Sarasota: 1 hr 30 min
10. Tampa: 1 hr 45 min



WETLANDS MAP



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

