

Bear Creek Grove

319± ACRE PRODUCING CITRUS GROVE
Beautiful, Well Cared for Land with Cabin in Polk City, FL

NEW
LISTING



PRICE: \$1,600,000

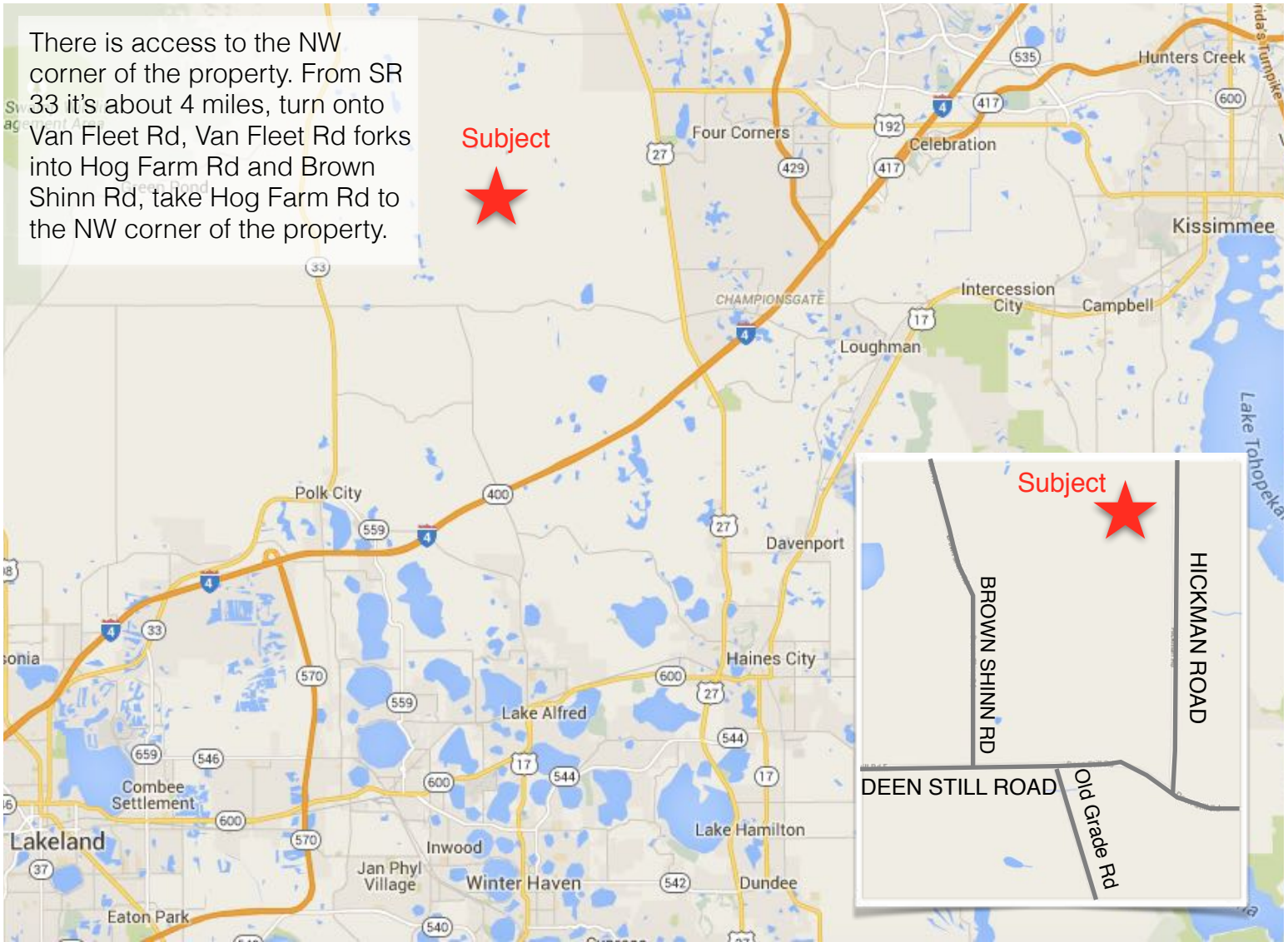
Beautiful Property on Two High Sand Hills with Two Ponds

- ❖ Producing Citrus Grove
- ❖ 319± Total Acres
- ❖ 175± Tree Acres Including
 - ❖ Early & Mids
 - ❖ Valencias Oranges
 - ❖ Red Grapefruit
 - ❖ Additional 15± Acres of Uplands Available for Planting
- ❖ Excellently Cared For Citrus Grove
- ❖ Road Frontage: 1320' on Hickman Road with additional access at NW Corner
- ❖ Irrigation: Low Volume Red Jets run by 3 Diesel Pumps
- ❖ Land Use: Agriculture Rural Residential 1 Unit/20 Acres
- ❖ Great Recreational Getaway
 - ❖ Property is Surrounded by Heavy Woods & Timber Excellent Hunting: Deer, Hog & Turkey
 - ❖ Beautiful 4/2 Rustic Cabin
 - ❖ Power & Utilities
- ❖ Potential for Conservation Easements
- ❖ Two Barns
- ❖ 2014 Taxes: \$7,015



There is access to the NW corner of the property. From SR 33 it's about 4 miles, turn onto Van Fleet Rd, Van Fleet Rd forks into Hog Farm Rd and Brown Shinn Rd, take Hog Farm Rd to the NW corner of the property.

Subject



Location & Driving Directions

North Polk County area of the Green Swamp. From US Hwy 27 and I-4, proceed 1 mile north on US Hwy 27 to Deen Still Road, turn west and proceed 6 miles to Hickman Road, turn north 1 mile to grove.

Contact Us Showing by Appt Only

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Citrus Production

	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
Early & Mids	29,329	28,323	32,606	21,276	19,416
Valencia	38,323	32,019	45,150	18,154	17,785
Grapefruit	13,553	12,348	12,287	9,650	9,455
Total Boxes	81,205	72,690	90,043	49,080	46,656

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