



CROSBY & ASSOCIATES, INC.

LAND SPECIALISTS: AGRICULTURE & COMMERCIAL REAL ESTATE

Walker Grove on Twitty Road

Offered By: Sean Paul, Sales Associate Cell: 863-412-5305 Email: sean@crosbydirt.com

Address: 8300 Twitty Rd Sebring 33870

Price: \$390,000

Acreage: Approximately 39 acres

Previous year taxes: \$3,877.15

Zoning: Agriculture/citrus. **Future land use:** Same

Driving directions: From Winter Haven, Go south on HWY 27, turn left on Skipper RD in Sebring. At the first stop sign look for Crosby and Associates sign located across the road and on your right.

Coordinates: 27°24'39.50" N 81°24'41.40" W Elevation: 123 ft

Property description: NE 1/4 OF NW 1/4 - LESS RD RWS 27-35-29/7 38.55 ACRES PER OR 836 PGS 483 THRU 490

Property Highlights: Turn key, very well maintained Valencia grove on Swingle root stock. Due to heavy tree pushing the last 3 years, production has gone down some each year. However, it has been reset heavily and more trees are about ready at nursery to be planted. As a result, production should remain steady and increase within a few years. Entire block can be watered at once. The irrigation well and pump motor, as well as the entire irrigation system have all been replaced within the last 10 years. Lake Placid Caretakers take care of the grove and have for many years.

Improvements: Irrigation well, pump and entire irrigation system have been replaced within the last ten years. Grove has been hedged and topped every year. Water has been tested for biochemicals and is free of them.

Walker Grove Production

Acreage	2012-2013 boxes	2013-2014 boxes	2014-2015 boxes	Rootstock	Well info
38.51	15,050	12,740	8,039	Swingle	12 inch

Walker tree count

Mature	4/8	Reset	Skips
4,199	881	79	276

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