

90.4ac Valencia Grove

Lake Placid, Highlands County, FL 33852



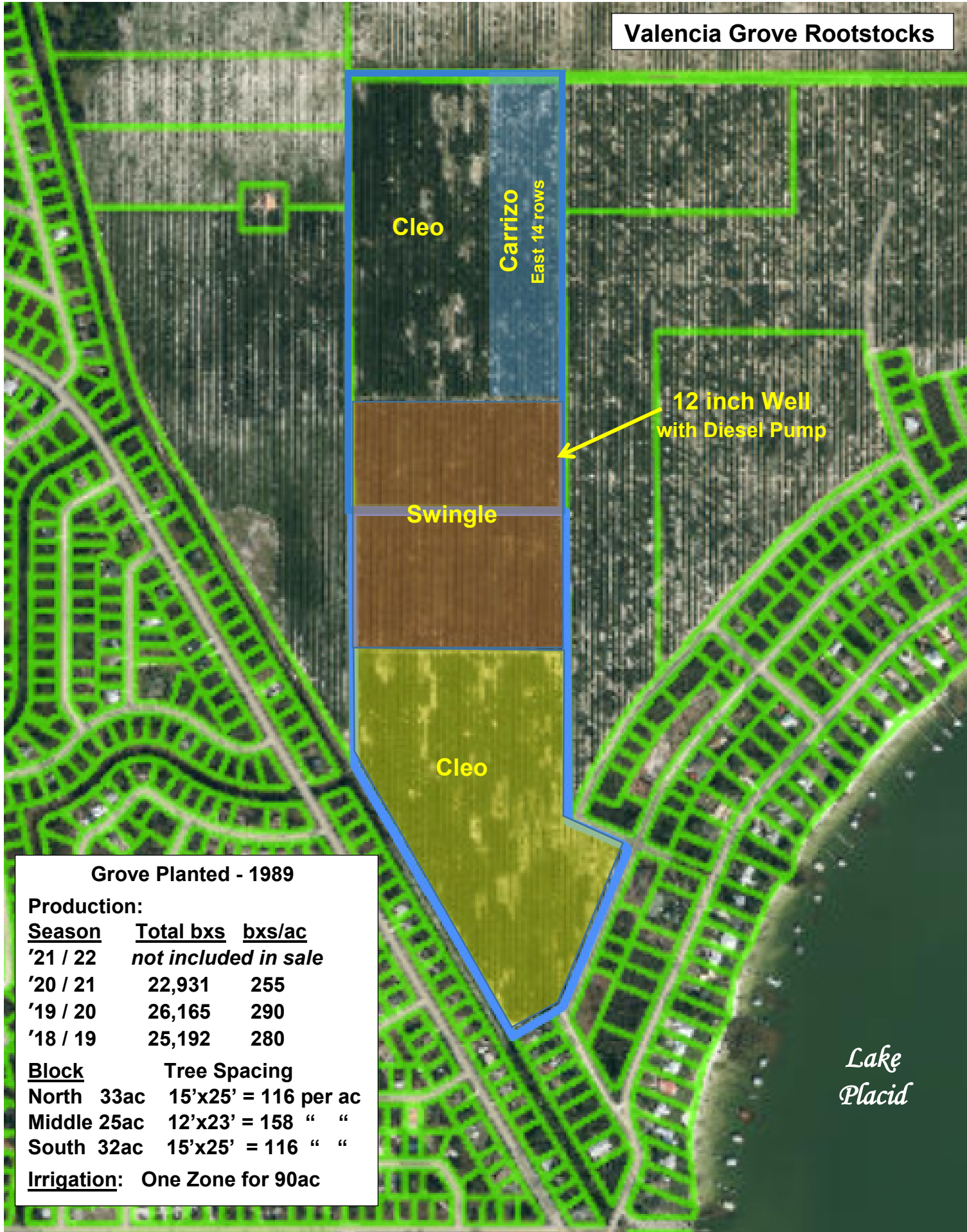
- 12 inch Well and Diesel Pump Services Entire 90ac
- Collection Basin near South end drains area into Lake Placid
- 2021 Real Estate Taxes: \$5,474.83
- Site is 100 miles south of Orlando, 110 miles SE of Tampa

Shown by APPOINTMENT ONLY
Call Mark: (772) 201-5650

 **mark walters
& company**
real estate brokers & auctioneers

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Valencia Grove Rootstocks



Grove Planted - 1989

Production:

<u>Season</u>	<u>Total bxs</u>	<u>bxs/ac</u>
'21 / 22	<i>not included in sale</i>	
'20 / 21	22,931	255
'19 / 20	26,165	290
'18 / 19	25,192	280

<u>Block</u>	<u>Tree Spacing</u>	
North 33ac	15'x25' = 116 per ac	
Middle 25ac	12'x23' = 158 " "	
South 32ac	15'x25' = 116 " "	

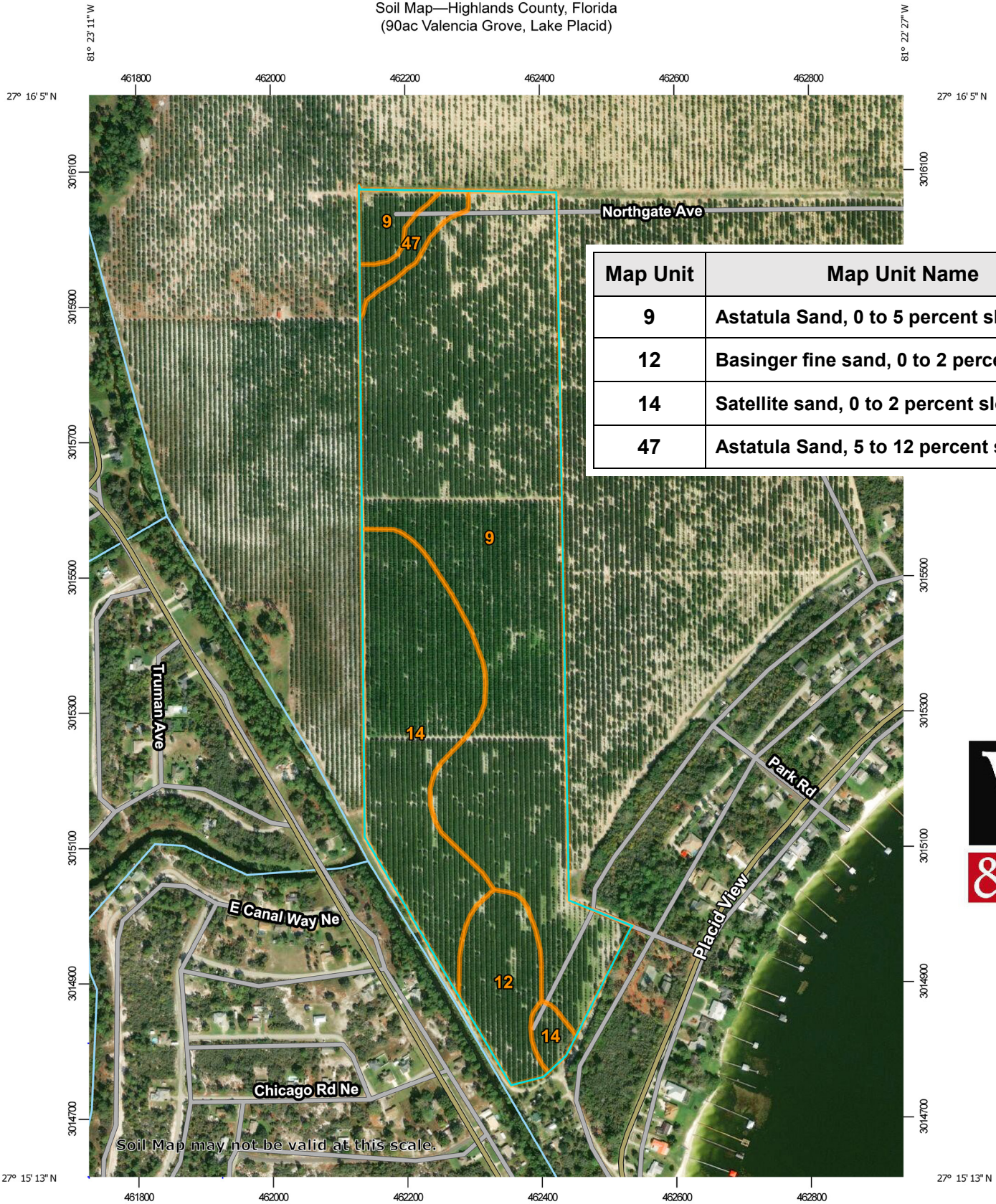
Irrigation: One Zone for 90ac

Lake Placid

The information in this brochure, while believed to be accurate, is subject to verification by prospective purchasers and no liability for errors or omissions is assumed by Mark Walters & Company, its Broker or any of its Agents.

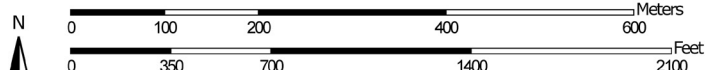
USDA Soil Survey

Soil Map—Highlands County, Florida
(90ac Valencia Grove, Lake Placid)



Soil Map may not be valid at this scale.

Map Scale: 1:7,810 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

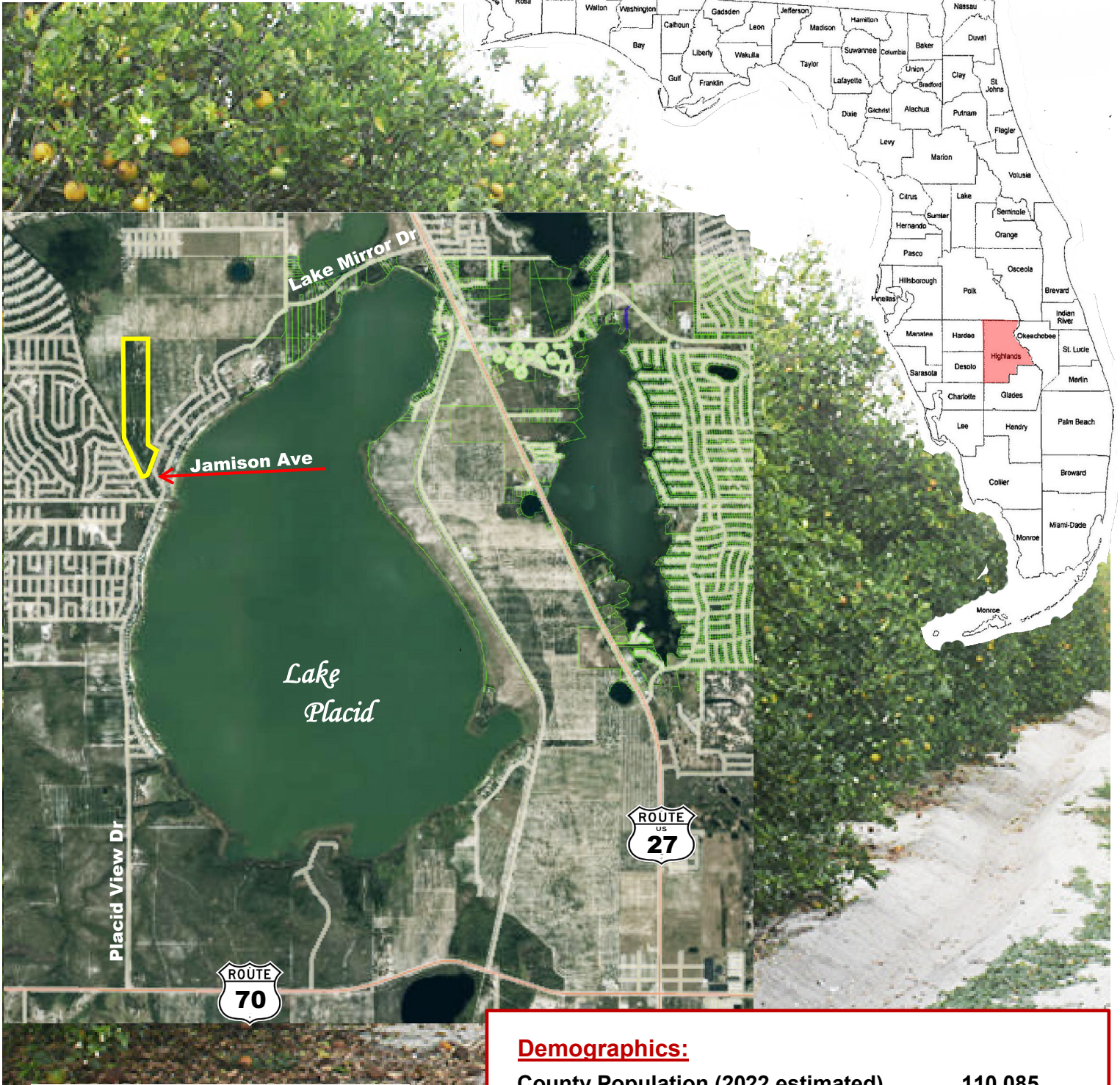


Site Elevation varies from 90 to 110 feet.

Local Collection Basin and Drainage Culverts

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Location Maps



GPS at Jamison Av / Placid View Dr:
27.253769 -81.378594



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Demographics:

County Population (2022 estimated)..... 110,085

Radius of Site Data:	<u>3 miles</u>	<u>5 miles</u>	<u>10 miles</u>
Population.....	6,734	14,979	23,113
Housing Units....	3,800	8,667	13,332
Median Age.....	49.2	51.9	51.5

Cost of Living Index..... 85 (US Average = 100)

Median Household Income..... \$39,481.

Median Home Value\$233,500.

Site is in FEMA Flood Zone X - Minimal Flood Hazard