

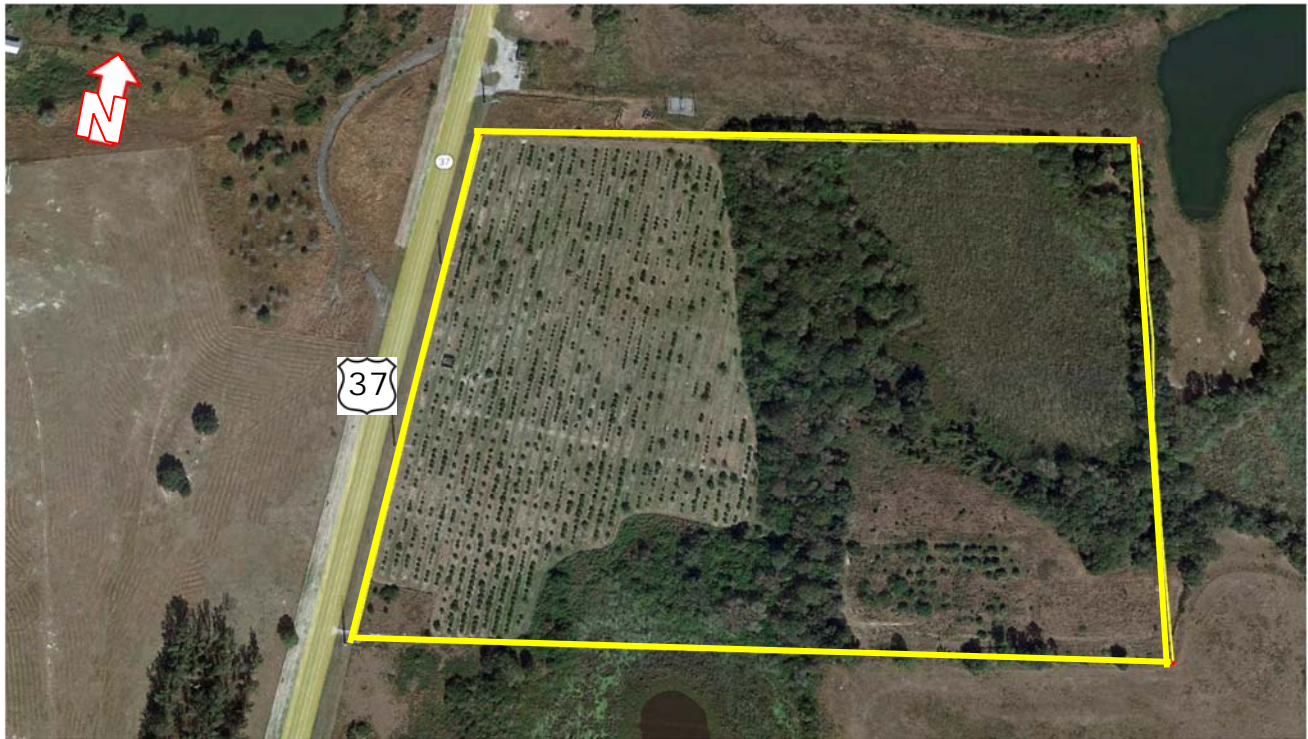


KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

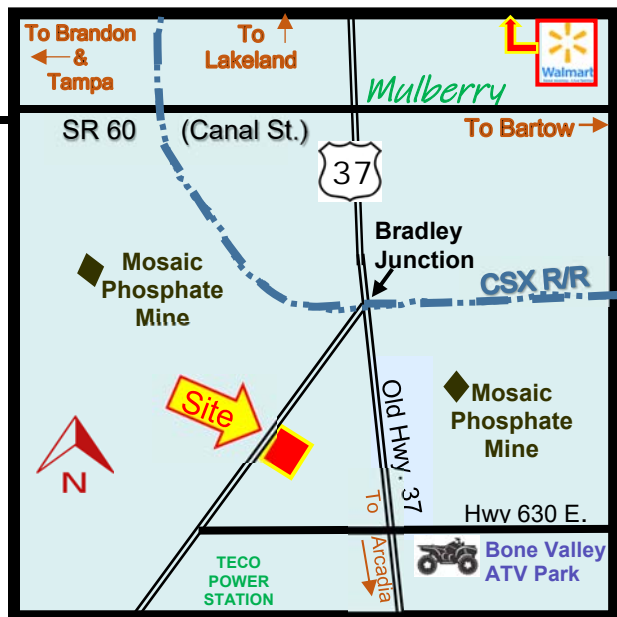
SV-433

MULBERRY – MINING ACREAGE WITH ORANGE GROVE FOR SALE



7651 S. US HIGHWAY 37
MULBERRY, FL 33860

- 57.06 ACRES IN TOTAL
- 25.76 ACRES UPLANDS
- MOST UPLANDS ARE IN CITRUS
- ZONED "PHOSPHATE MINING"
- UNMINED PHOSPHATE DEPOSITS!
- CARETAKER RESIDENCE ALLOWED
- **PRICE: \$399,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



ADDRESS: 7651 S. US Highway 37
Mulberry, FL 33860

LOCATION: South US Highway 37, 10 miles south of
Mulberry.

LAND AREA: 57.06 Acres

DIMENSIONS: 1,500' x 1,800' x 1,400' x 2,050'

ZONING: PM, Phosphate Mining, Polk County

LAND USE: PM, Phosphate Mining, Polk County

FLOOD ZONE: 'X' (No flood insurance required)

IMPROVEMENTS: Citrus Grove

PRESENT USE: Citrus Grove

UTILITIES: Electric – TECO Electric,

Water/Sewer – Not at site & Cable & Internet - XFINITY

TRAFFIC COUNT: 6,400 VPD

TERMS: Cash at closing

LEGAL DESCRIPTION: Lengthy (in listing folder)

PRICE: \$399,000

TAXES: \$851.00 (2021)

PARCEL ID #: 23-31-27-000000-022000

NOTES: Astonishing opportunity for you to own over 57 acres of land in the middle of Phosphate Mining country in Central Florida! Large parcels of land in this area rarely come on the market. This parcel has been a family holding since the 1950's, and features almost 26 acres of very high and dry uplands, most of which is planted in Citrus - mainly Valencia Oranges. And here's the amazing part: the Future Land use per Polk County is "PM" which stands for "Phosphate Mining" - the Seller says there are substantial and valuable phosphate deposits under the land! Buyer to verify- but can you imagine the possibilities? This desirable parcel is priced at only \$399,000 asking - so call today, and don't miss out. Call Don Wallace at (727) 441-1951.

KEY HOOK #: N/A

K&H SIGNAGE: 3 x 4

SHOWING INFORMATION: Drive to site

ASSOCIATE: Don Wallace

LISTING CODE: SV-433-3-26

