CROSBY
& ASSOCIATES, INC.
AGRICULTURE & COMMERCIAL REAL ESTATE

FOR SALE
34 ACRES ON LAKE MOODY W/ 2,400 SQ/FT BARNDOMINIUM
$899,000

LAKE MOODY LAKEFRONT PROPERTY

691 S LAKE PATRICK RD, FROSTPROOF, FL 33843

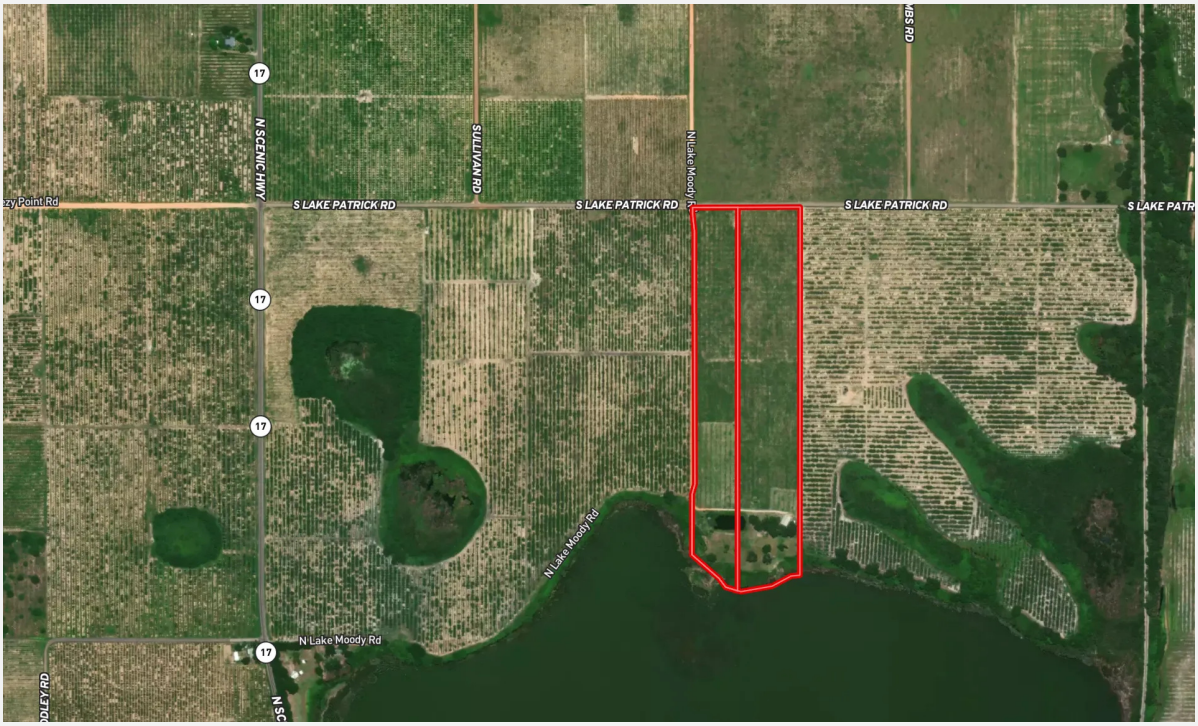


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CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881

LAKE MOODY LAKEFRONT PROPERTY

691 S Lake Patrick Rd, Frostproof, FL 33843



SALE PRICE	$899,000

OFFERING SUMMARY

Listing Price	$899,000
Acres	34 Acres
Price Per Acre	$26,441
County	Polk
Zoning	UA
Irrigation	8 & 4 inch wells
Utilities	Electricity, Telephone
Soils	Sandy
Parcel IDs	283116000000033040, 283116000000033030
Coordinates	27.7910913, -81.5296823
Frontage	640 ft
Sewer	Has Septic
Real Estate	$2,401

PROPERTY OVERVIEW

Discover the rare opportunity to own 34 beautiful acres on Lake Moody in Frostproof, Florida, with approximately 800 acres of lakefront waters to explore and enjoy. Offering a unique combination of privacy, recreational opportunities, and convenience, this property is ideal for a peaceful retreat, homestead, or versatile investment. The property consists of two parcels and includes a spacious 2,400-square-foot building featuring a kitchen, two bathrooms, and two mini-split A/C units. The property is equipped with both an 8-inch well and a 4-inch well, providing excellent water resources. Despite its secluded feel, the property is conveniently located near town, schools, restaurants, and shopping. Lake Moody is well known for fishing and boating, offering endless opportunities to enjoy the outdoors right from your own property. Whether you're looking for a private Florida getaway, recreational property, homestead, or a property with future potential, this 34-acre Lake Moody estate offers an exceptional combination of land, water, and location.

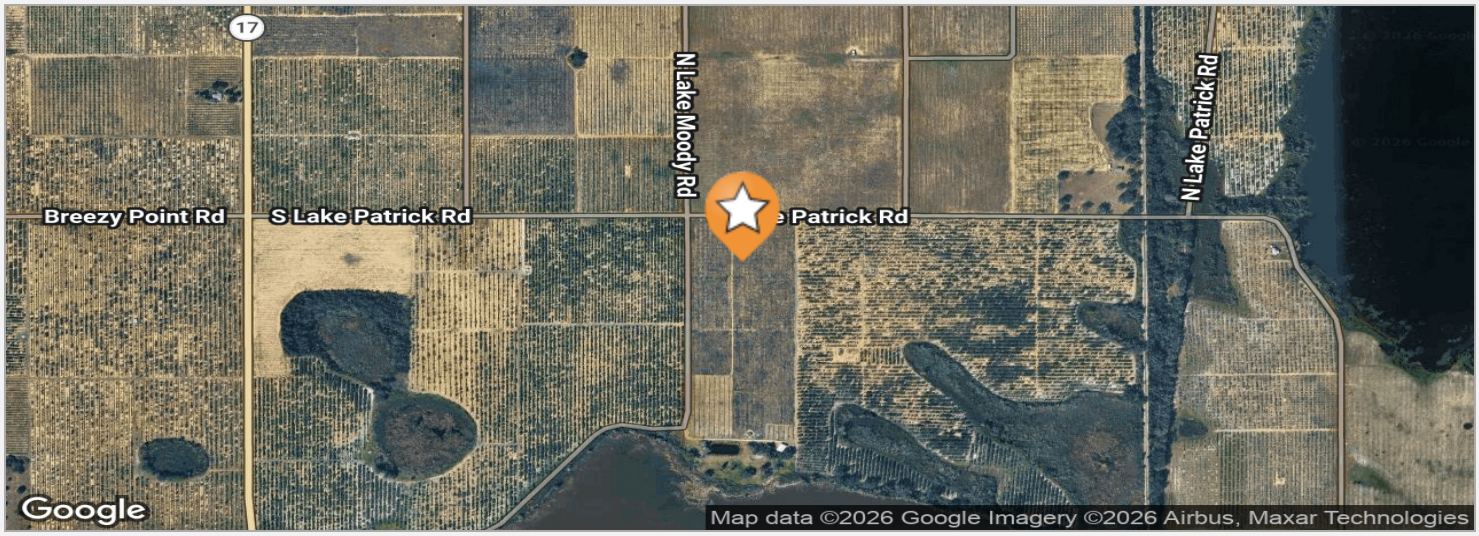
PROPERTY HIGHLIGHTS

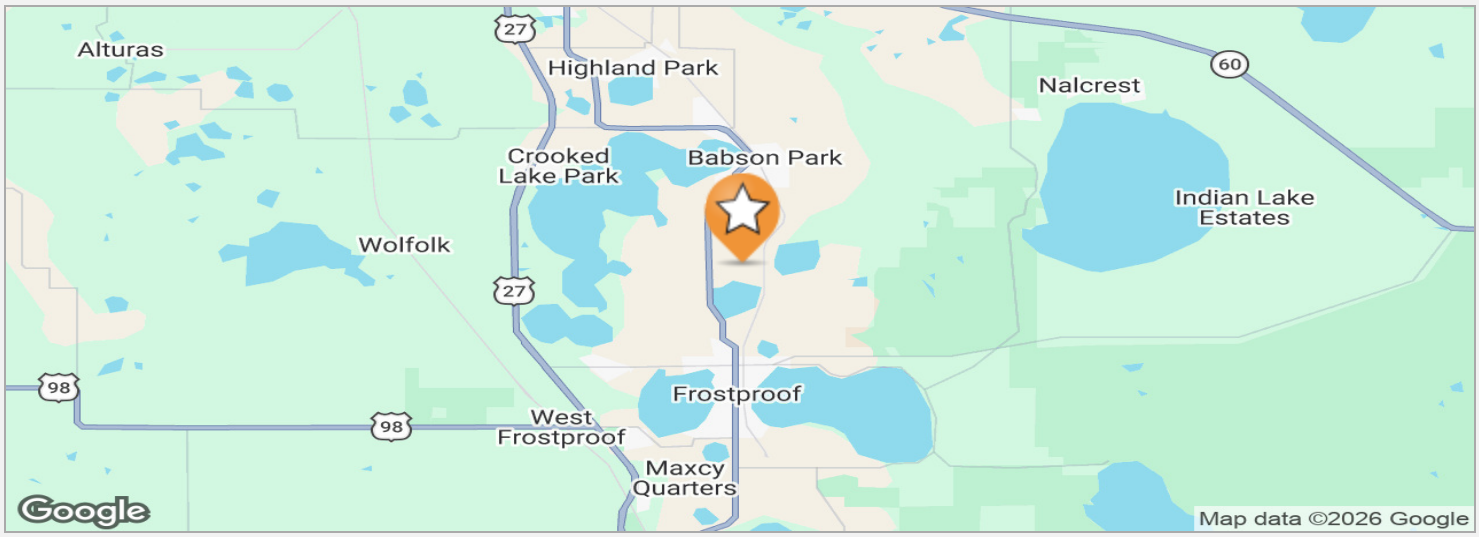
- 34 beautiful acres located on Lake Moody in Frostproof, Florida
- Nearly 800 acres of lakefront for fishing, boating, and recreation
- Property consists of 2 parcels
- Includes a 2,400-square-foot building. Full kitchen, 2 bathrooms, and 2 mini-split AC units
- Secluded and private, while still conveniently located near town, schools, restaurants, and shopping
- Great fishing and boating lake
- Ideal opportunity for a private retreat, recreational property, or future development

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DRIVE TIMES

8 minutes to downtown Frostproof
24 minutes to Avon Park
35 minutes to Winter Haven
93 minutes to Orlando
96 minutes to Tampa

DRIVING DIRECTIONS

From Scenic Highway and S Lake Patrick Rd, Travel 0.50 miles east on S Lake Patrick Rd to the property

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Additional Photos













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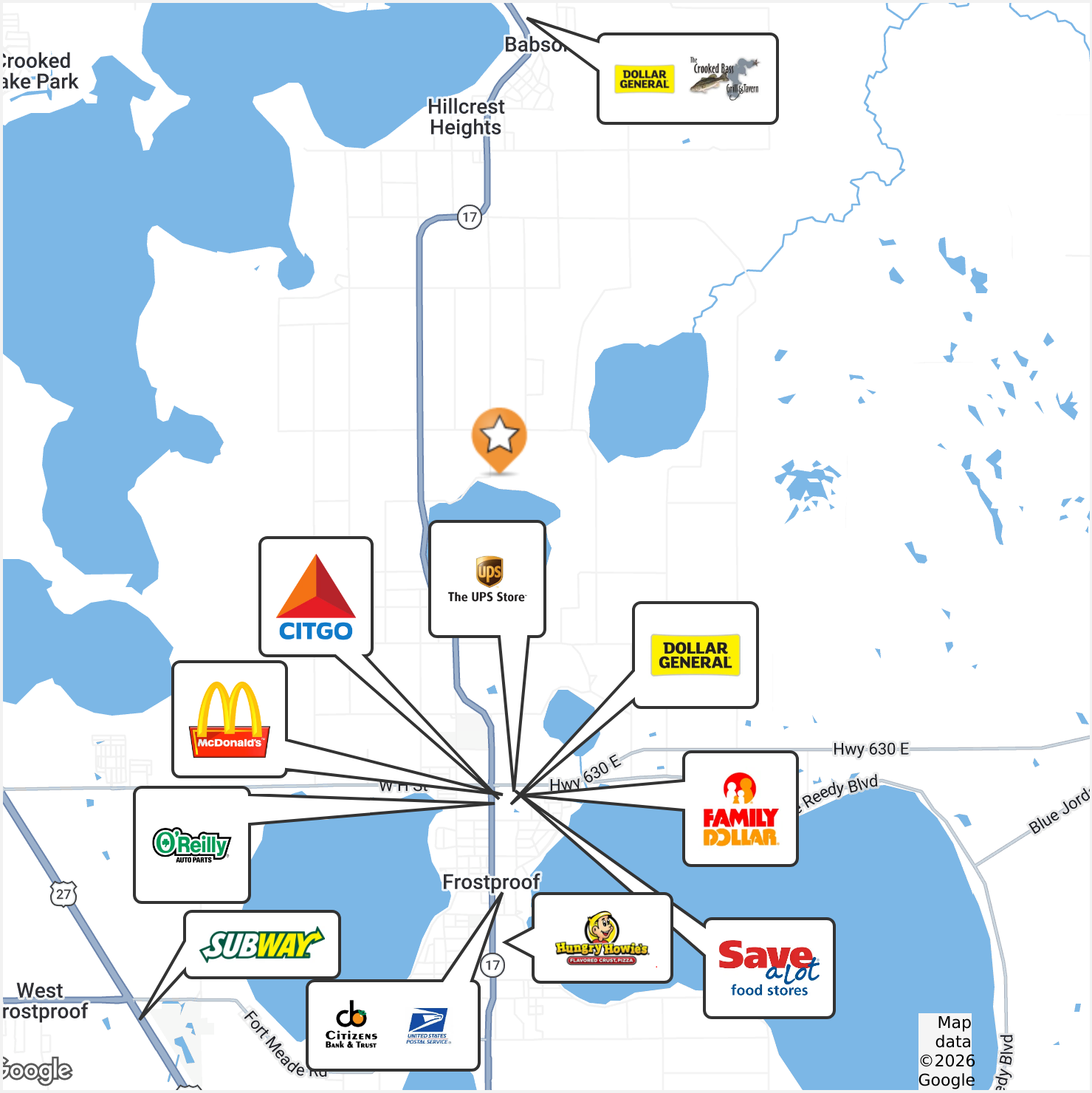


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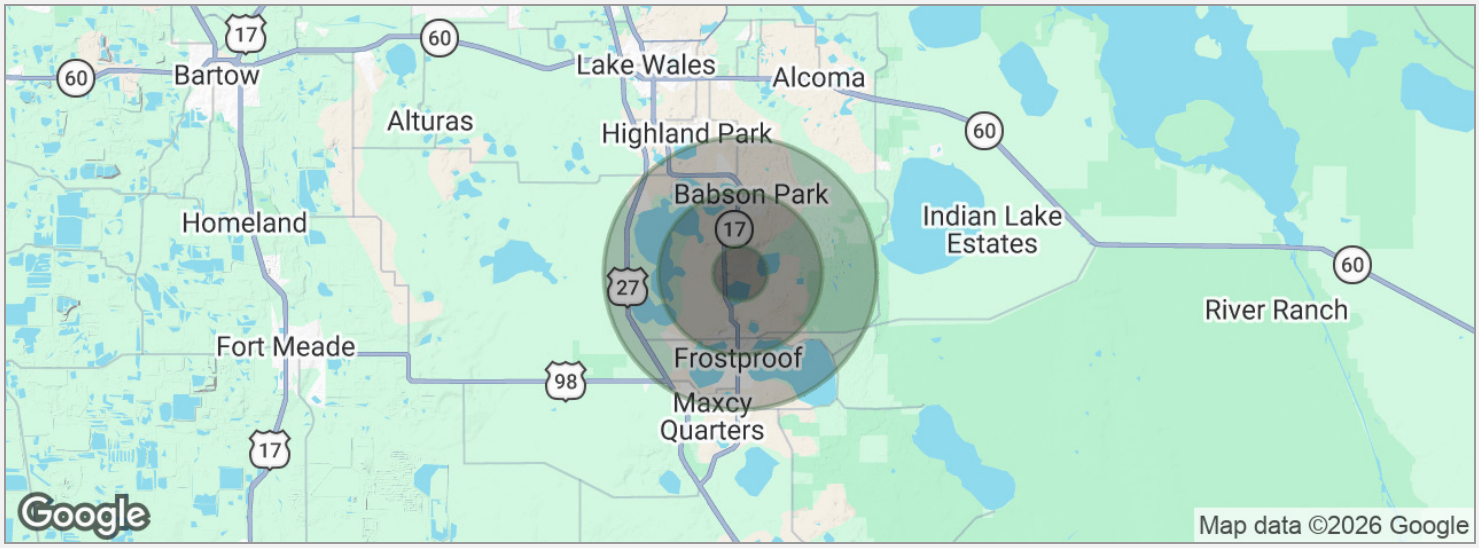
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	208	2,928	11,264
Median age	54.3	54.2	49.4
Median age (male)	46.2	51.3	48.7
Median age (Female)	61.4	56.0	50.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	75	1,142	4,227
# of persons per HH	2.8	2.6	2.7
Average HH income	$86,721	$76,448	$71,012
Average house value	$235,087	$168,116	$158,186

** Demographic data derived from 2020 ACS - US Census*

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PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.