

# HENSCRATCH ROAD 120 ACRES

*LAKE PLACID, FL | HIGHLANDS COUNTY*

120 ± ACRES TOTAL





## SPECIFICATIONS & FEATURES

**Acreage:** 120 ± acres

**Sale Price:** \$840,000

**Price per Acre:** \$7,000

**Site Address:** 1048 Henscratch Road, Lake Placid, FL 33852

**County:** Highlands County

**Road Frontage:** 1,340 FT on Henscratch Road

**Predominant Soil Types:**

- Satellite Sand 66 Acres
- Immokalee Sand 41 Acres
- Basinger Fine Sand 12 Acres
- Hontoon Muck 1 Acre

**Uplands/Wetlands:** 118 ± Uplands and 2 ± Wetlands

**Irrigation/Wells:** Microjet system on entire acreage

**Well #1**

- 12" diameter
- Well cased to 450'
- 1,400' total depth
- Deutz Diesel engine

**Well #2**

- 8" diameter

- Well cased to 350'
- 1,200 total depth
- John Deere Diesel engine

**Water Features:**

- 1.2 acre pond
- .5 acre pond

**Water Use Permits:** The two wells are not currently permitted. A permit can possibly be obtained in 90 days.

**Income Features:** The grove is not a producing grove

Located in the Central, South Florida region just 6 miles from the intersection of Highway 27 and State Road 66. Henscratch Road neighbors Big Sky Growers Nursery, Tropical Fish Farm and Henscratch Farms Vineyard and Winery which hosts tastings and tours.

Henscratch Road is a perfect site for someone wanting to plant a new variety citrus grove or is suited for multiple crop varieties. Some of these include blueberry production, hemp, bamboo or any row crop that would benefit from the two large well systems in place.

## LOCATION & DRIVING DIRECTIONS

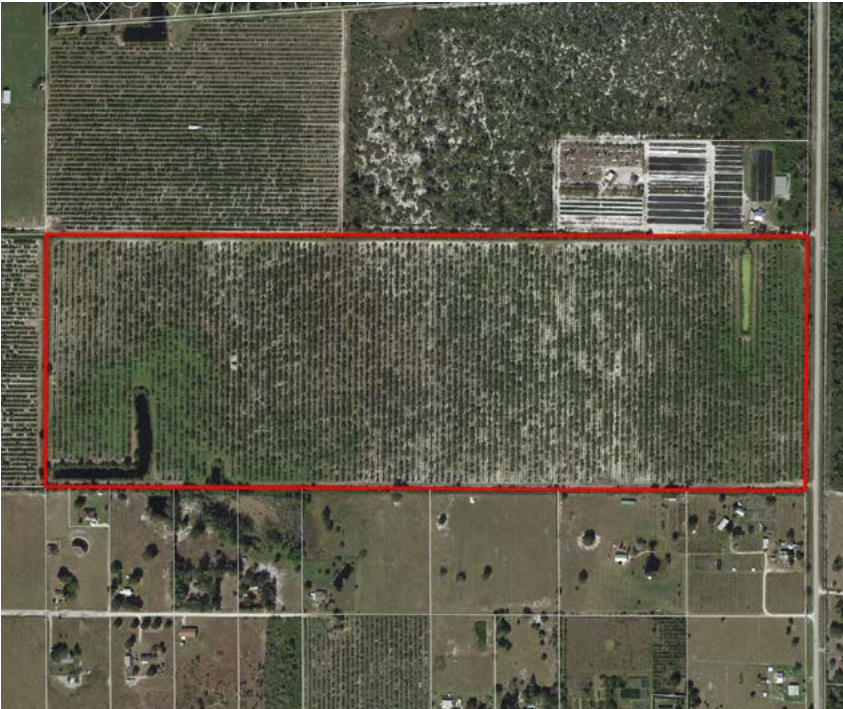
**Parcel IDs:** C013628A0000500000

**GPS Location:** -81.46624, 27.37243

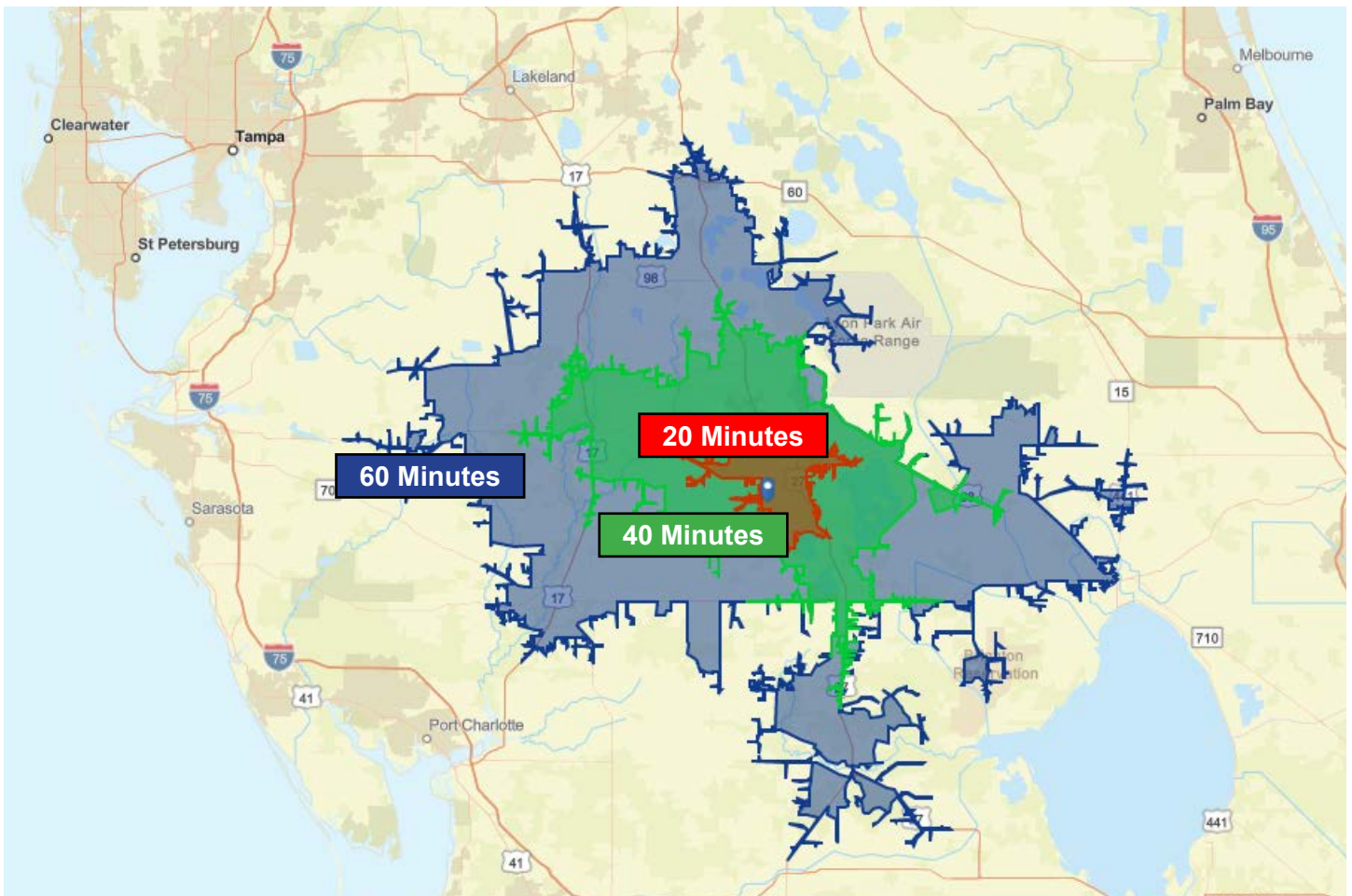
**Driving Directions:**

- From US 27 in Sebring go west on SR66 three miles to S. Orange Blossom Blvd.
- Go south 2.1 miles to Lake Josephine Dr.
- Turn east on Lake Josephine Dr. .1 miles to Henscratch Road.
- Go south on Henscratch Rd .8 mile, property will be on the right.

**Showing Instructions:** Contact the listing agents for more information.

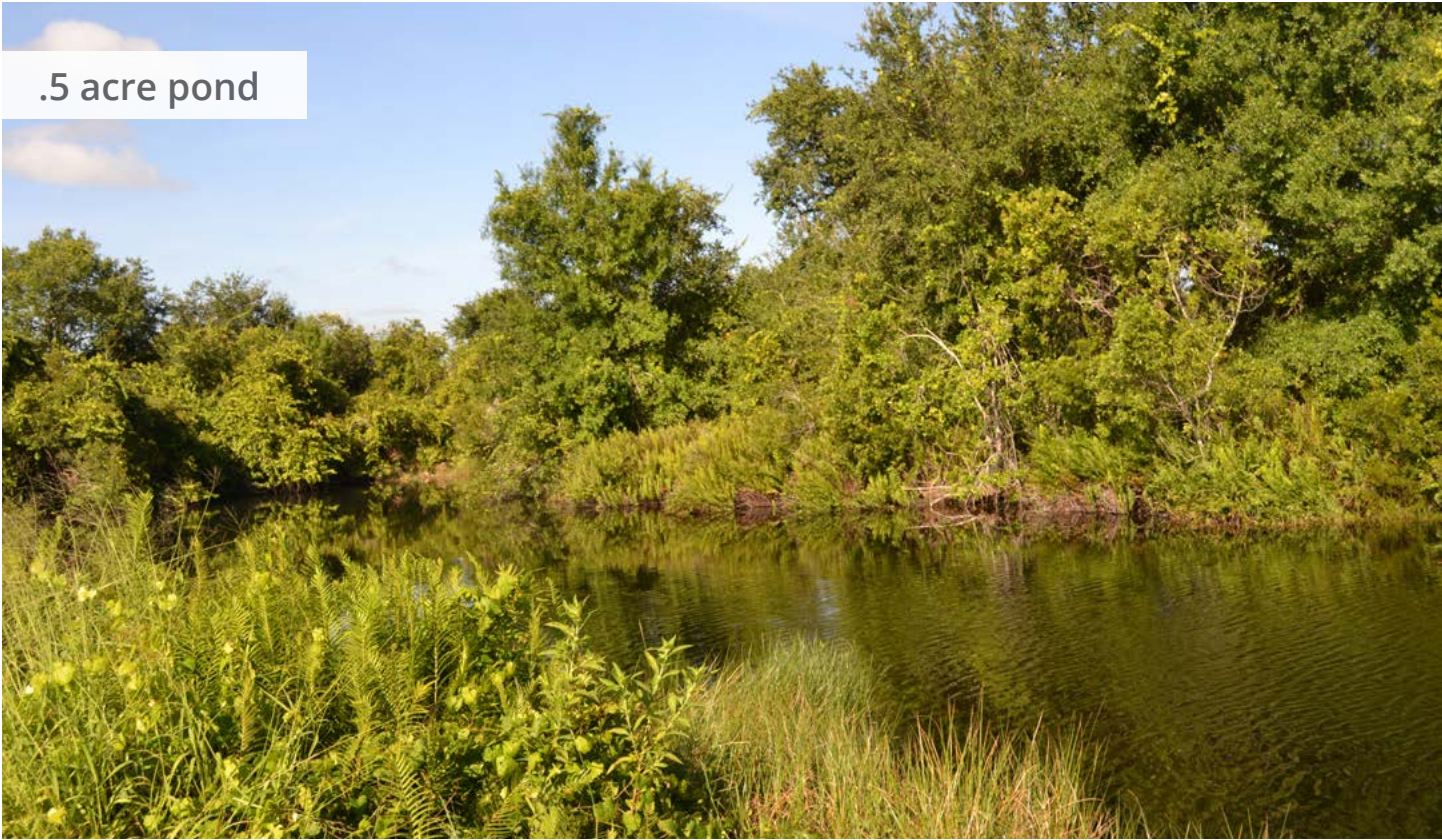


## DRIVE TIME MAP





.5 acre pond





1.2 acre pond





8" diameter  
Well cased to 350'  
1,200 total depth  
John Deere Diesel engine



12" diameter  
Well cased to 450'  
1,400' total depth  
Deutz Diesel engine



114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**120 ± Acres • Perfect site for a new variety citrus grove or multiple crop varieties**  
Two large 12" and 8" wells with diesel engines  
6 miles from the intersection of Highway 27 and State Road 66

## Visit [SVNsaunders.com](http://SVNsaunders.com) and search for: **Henscratch Road**

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