

200 - 275 E. Hinson Avenue, Haines City, FL 33844



Haines City 36 Acres

Haines City, FL • Polk County

Acreage: 36 +/- acres

Sale Price: \$199,000

Price per Acre: \$5,414

County: Polk

Site Address: 200 - 275 E. Hinson Avenue, Haines City, FL 33844

Road Frontage: 240 +/- FT on East Hinson Avenue

Water Features: Small livestock watering hole

Water Source & Utilities: Electricity at road; no city water and sewer is available at this time

Soil Types: Candler and Narcoossee sands; Taveres fine sands

Uplands/Wetlands: 100% Uplands

Grass Types: Native and Bahia

Fencing: Barbed wire

Land Cover: Grass, some wooded areas

Zoning/FLU: A/RR, which allows for 1 home per 5 acres

Current Use: Cattle grazing

Potential Uses: Cattle, horses, camping, campground, family retreat, family compound, nature hikes, viewing wildlife & bird watching, ATV riding, horse riding, homesite, multiple homesites

Income Potential: Cattle leases

Taxes: \$152 (2015)

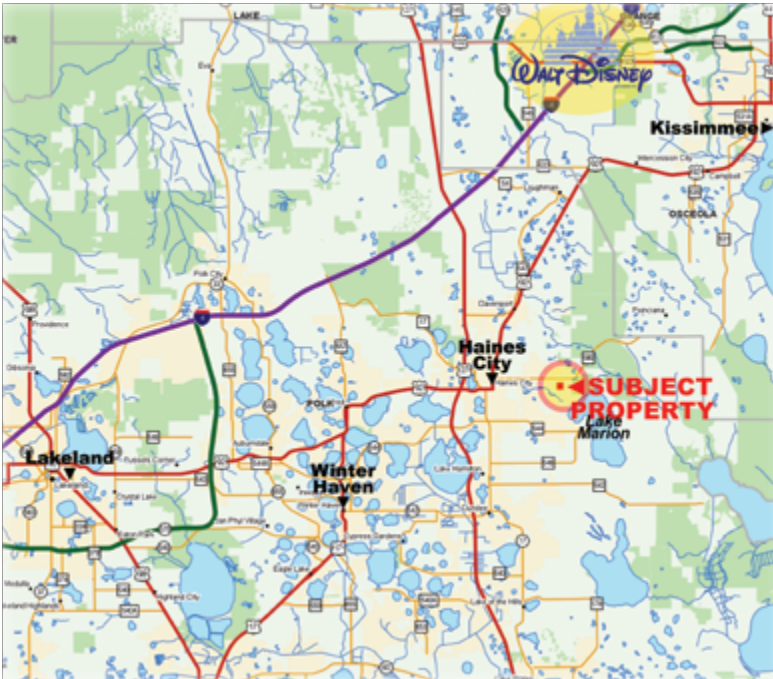
Close Access to Lake Marion for Great Fishing, Boating, and Kayaking!
Recreational Property with Future Potential

For additional details, go to:

www.SREland.com/Haines36

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Property is currently leased to a cattleman. Current allowed uses are agricultural activities, ag support facilities, multifamily dwelling units, farm labor housing, group living facilities and community facilities. Property has close proximity to Lake Marion for great fishing, boating, and kayaking.



Parcel ID: 272725 000000 014020

GPS: -81.56431, 28.10686

Driving Directions:

- From I-4, take exit 55
- Go south on US 27 for 8.50 miles
- Turn left (east) on Main Street/SR 17 for 1.4 miles
- Turn right on N. 5TH Street and go 0.12 miles
- Turn right onto E. Hinson Avenue
- Property will be on your right on the north side of the road

4.5 +/- Miles to Downtown Haines City

6.5 +/- Miles to US 27

15 +/- Miles to I-4

17 +/- Miles to Downtown Winter Haven

25 +/- Miles to Walt Disney World Entrance



Close Access to Lake Marion for Great Fishing, Boating, and Kayaking!

- Bannon Fish Camp Boat Ramp (Bannon Road) 8.5 +/- Miles
- Lake Marion Public Boat Ramp (Jim Edwards Road) 10 +/- Miles

For additional details, go to:

www.SREland.com/Haines36

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