

## 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

114 N. Tennessee Ave., 3rd Floor • Lakeland, FL 33801 863.648.1528 - Main Office www.SREland.com Rick Rupp, ALC

863.774.3549 • Rick@SRDcommercial.com

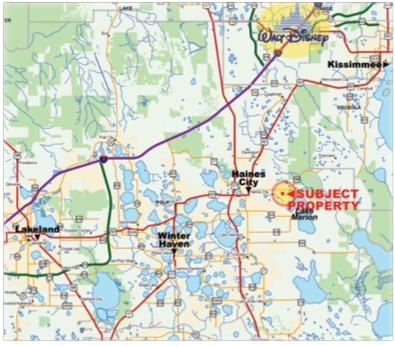
**Terry Flynn** 

863.774.3540 • Terry@SRDcommercial.com



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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

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