

***Lake View
Crooked Lake Cove
Babson Park, FL • Polk County
10 +/- Acres • 2 Potential Homesites***

***New Pricing
December
2009***

Land • Commercial • Conservation • Land Management
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**** View across
from property***

10 +/- Acres • Crooked Lake Cove • Babson Park, FL • Polk County

Located next to pristine Crooked Lake Prairie Park, this gorgeous property is positioned for future development next to the City of Frostproof. Adjacent to miles of clay roads, this is an excellent location for an equestrian center. Property has access to Crooked Lake and is located across from Bob's Landing Marina, the only boat ramp on Crooked Lake.

Total Acres: 10 +/-
Price: ~~\$235,000~~ **NEW PRICE \$199,000**
Location: Ohlinger Road, Babson Park, FL
Current Use: Vacant land
Land Use: ARR - Land Use
Road Frontage: 470 +/- ft. on Ohlinger Road
Soil Types: Tavares Fine Sand
Wetlands/Uplands: 10 +/- acres uplands
Water: 4" deep well
Irrigation: 4" deep well, filter, mainline
STR: 6-31-28
Parcel ID: 283106-958600-003687



Lake Views
from Front & Back of Property!



Legal, Private Access to Crooked Lake!



Next to 500 acre Crooked Lake Prairie Park and across from Bob's Landing Marina
(only boat ramp on Crooked Lake)



Driving Directions:

- From Lake Wales, take US 27 to ABC Road
- Go east on ABC Road to CR 17
- Go south on CR 17 to Cody Villa Road
- Take Cody Villa Road to Ohlinger Road
- Property is on west side of the road.



Excellent Location for Equestrian Center with Miles of Clay Road Next to Property



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