



LAKE BUFFUM DEVELOPMENT

FORT MEADE, FL | POLK COUNTY

141.44 +/- ACRES TOTAL
3 Individual Tracts
Purchase Total or Purchase Individually



LOCATION & DRIVING DIRECTIONS

General Directions:

- From US 27 go west on Alturas Babson Park Cutoff Road for 3.6 miles
- Turn left onto Lake Buffum Road and go 1.7 miles
- Turn right onto North Lake Buffum Road and go 1.5 miles to McCoy Road

By Appointment Only: Please contact listing agent

141.44 +/- Acres Total

3 Individual Tracts

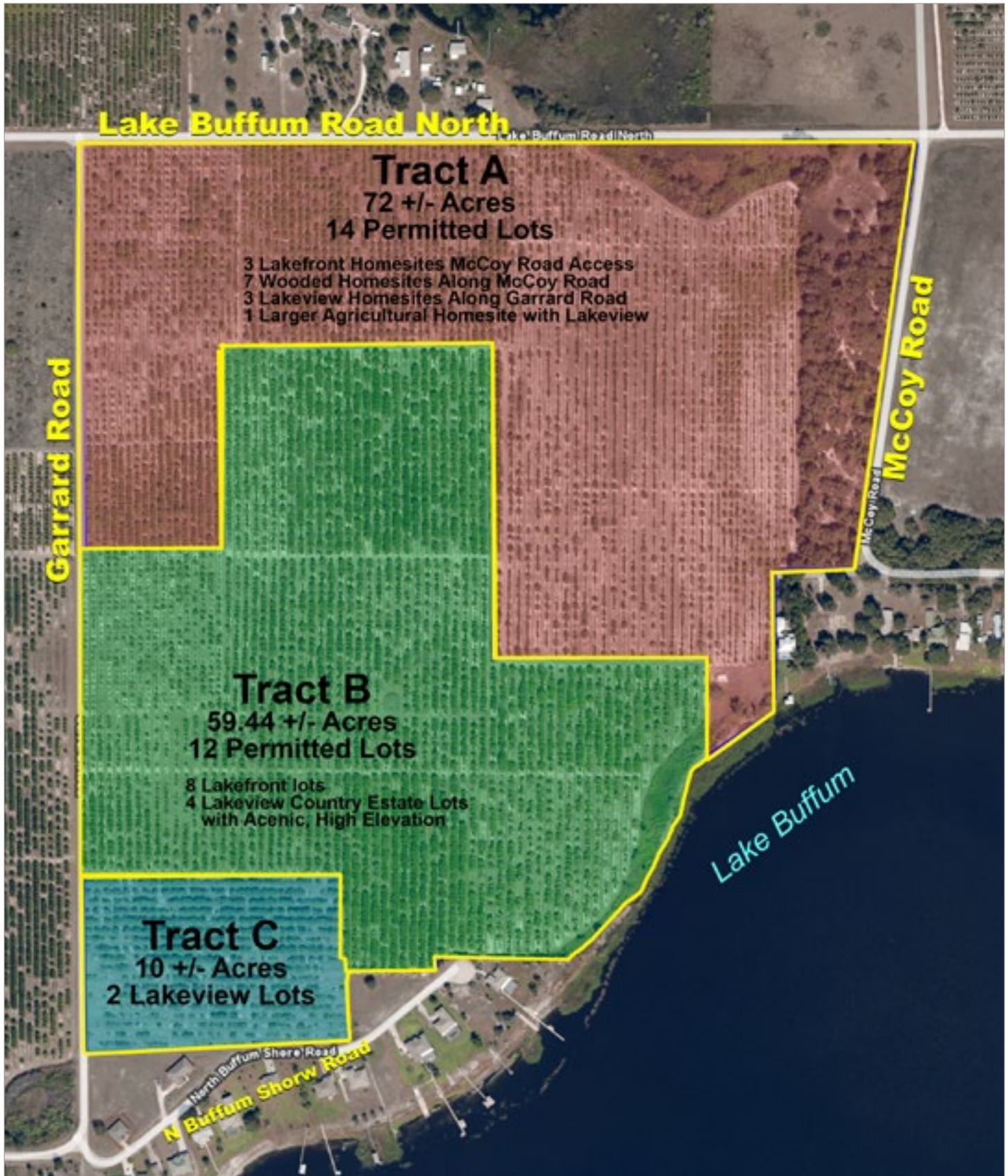
\$1,400,000 for All 3 Parcels

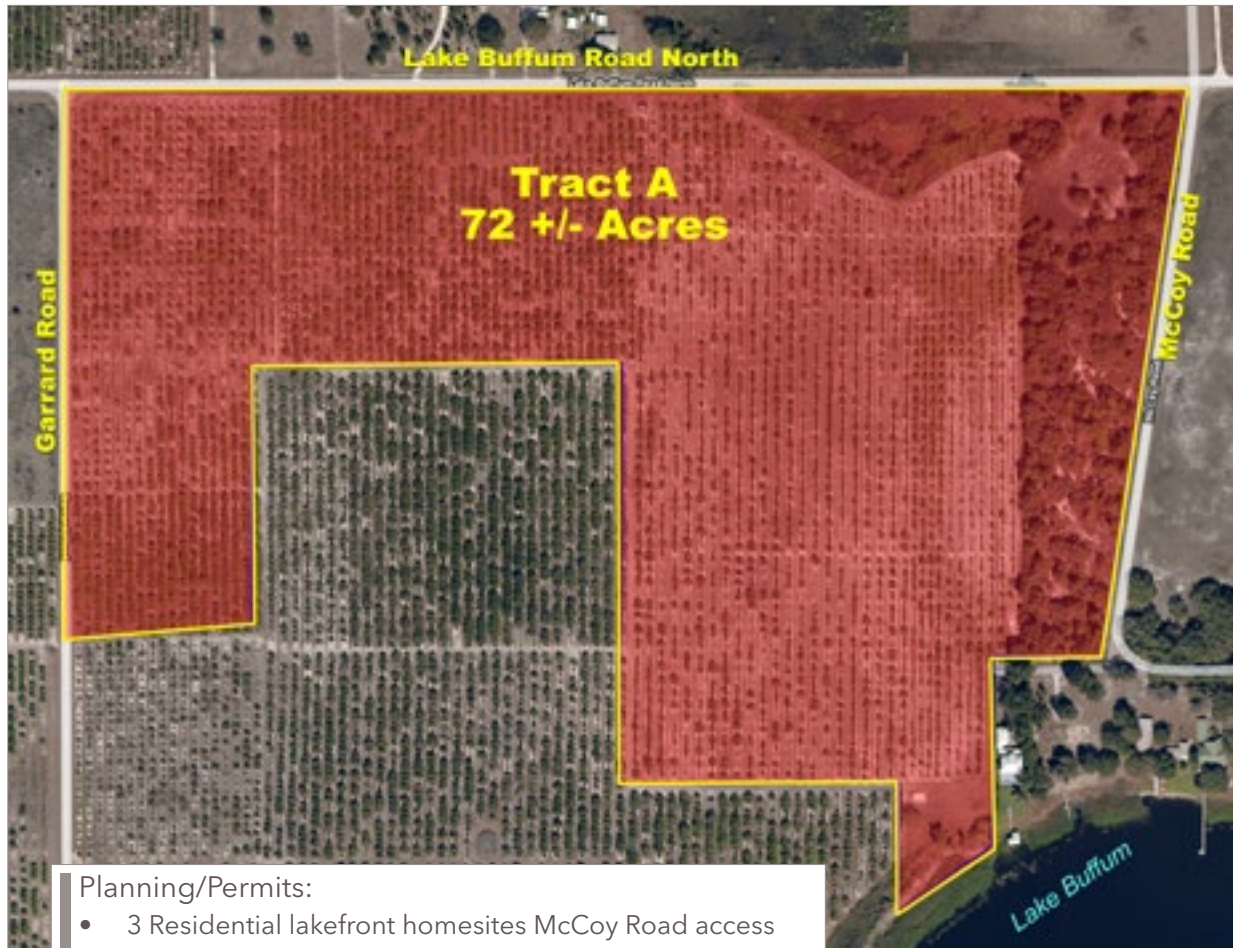
Purchase Total or Purchase Individually
28 Residential Homesite Lots Combined
Many Lakefront Lots and Lakeview Lots

Homesites are near great family Entertainment, shopping, and dining and conveniently located between Tampa and Orlando!

Near:

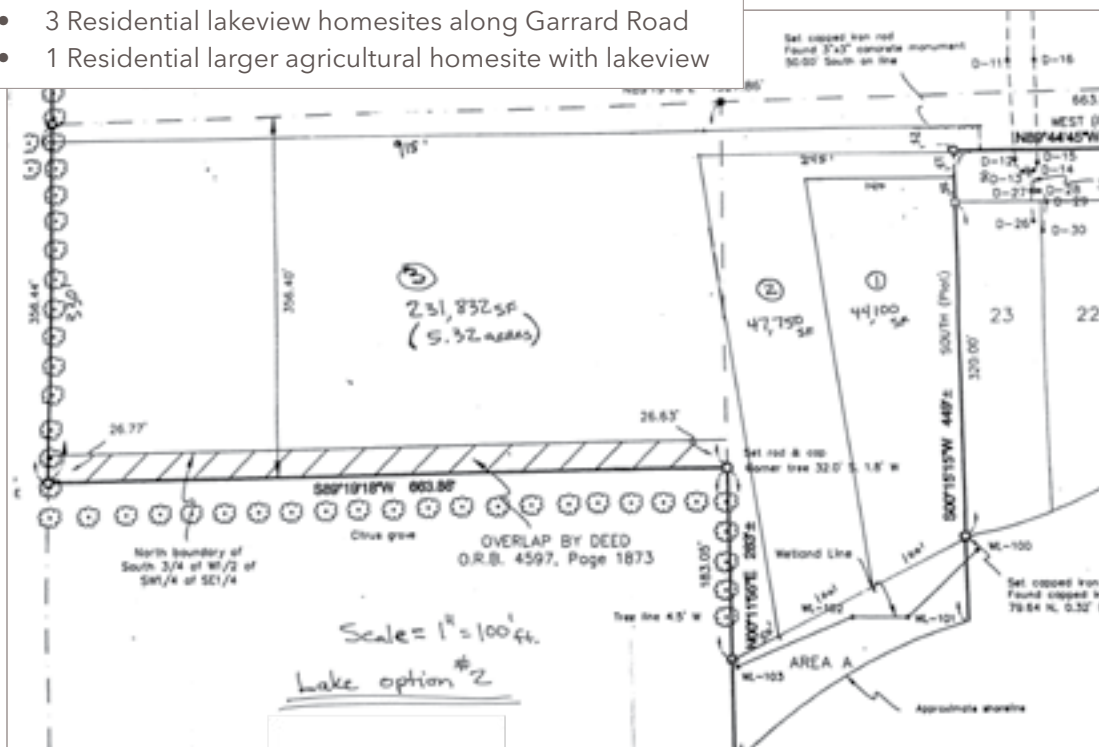
- Legoland Florida
- Bok Tower
- Lake Wales Golf and Country Club
- Freshwater Fishing & Boating
- Disney Attractions
- 7 +/- Miles to US 27
- 10 +/- Miles to US 98
- 12 +/- Miles to Fort Meade
- 13 +/- Miles to Lake Wales & Bok Tower
- 15 +/- Miles to Downtown Bartow
- 23 +/- Miles to I-4
- 27 +/- Miles to Legoland Florida & Winter Haven
- 34 +/- Miles to Disney





Planning/Permits:

- 3 Residential lakefront homesites McCoy Road access
- 7 Residential wooded homesites along McCoy Road
- 3 Residential lakeview homesites along Garrard Road
- 1 Residential larger agricultural homesite with lakeview



SREland.com/BufumA



SPECIFICATIONS & FEATURES (TRACT A)

Acreage: 72 +/- acres

Sale Price: \$700,000

Price per Acre: \$9722.22

County: Polk

Site Address: North Lake Buffum Road, Fort Meade, FL 33841

Nearest Intersection: North Lake Buffum Road & Garrard Road or McCoy Road

Permitted Lots: 14

Price per Lot: Various

Average Lot Size: Various

Lake Frontage: 250 +/- feet on Lake Buffum

Utilities/Water: Septic ; (1) 8-inch well with John Deere diesel power unit for larger ag homesite and (1) 6-inch well with electric submersible pump for Garrard Road Lot

Road Frontage: Paved County Frontages on

- North Lake Buffum Road (2189.1 ft.)
- McCoy Road (1377.28 ft.)
- Garrard Road (659.01 ft.)

Zoning/FLU: A/RR

Uplands/Wetlands:

- 69.2 +/- acres uplands (95.5%)
- 3.3 +/- acres wetlands (4.5%)

Taxes: \$1652.29 (2016)

The Elevation on this beautiful property begins at 160 feet on the North Lake Buffum Road and falls south to 140 ft on the lakeshore of Lake Buffum, yielding scenic views of the lake like none other in the area.

You can own peace and quiet country living, located just 15 minutes to shopping and dining.

LOCATION & DRIVING DIRECTIONS

Parcel IDs:

- 26-31-01-000000-21010 (59+/- acres west of McCoy Road)
- 26-31-01-000000-41030 (13+/- acres)

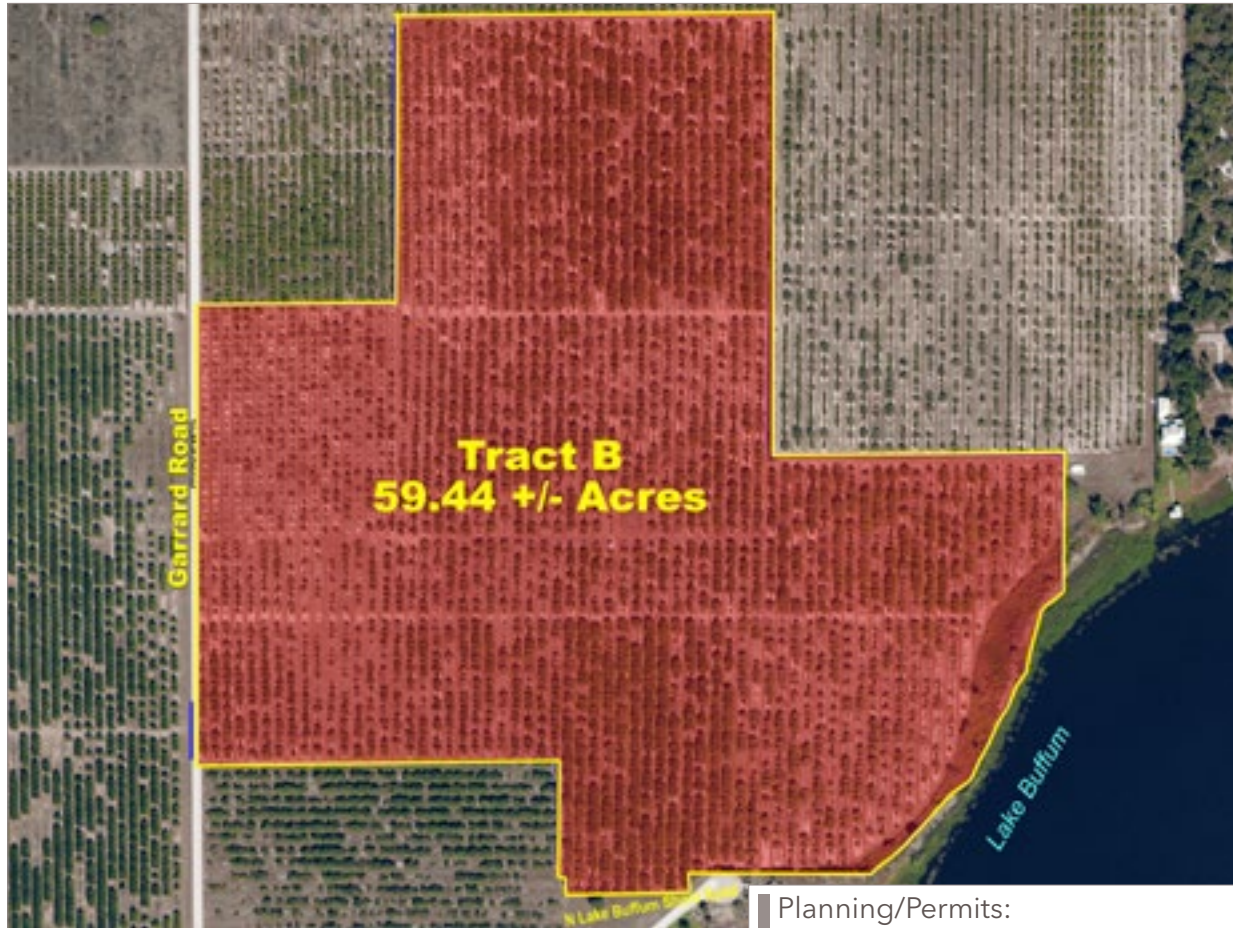
GPS : 27.813286, -81.666536 (McCoy Road & N Lake Buffum Road)

Driving Directions:

- From US 27, go west on Alturas Babson Park Cutoff Road for 3.6 miles and turn left onto Lake Buffum Road
- Go 1.7 miles and turn right onto North Lake Buffum Road and go 1.5 miles to McCoy Road

By Appointment Only: Please contact listing agent





Planning/Permits:

- 8 residential lakefront lots
- 4 residential lakeview country estate lots with scenic, high elevation

Great Development Opportunities

- Eight 2 +/- Acre Lakefront Homesites
- Four Large Country Estate Homesites

All Homesites Have Scenic Lakeviews!

SREland.com/BufumB



This property features great development opportunities for eight 2 +/- acre lakefront homesites, and four large Country Estate homesites.

All homesites have scenic lakeviews on the beautifully elevated north shores of the 1360-acre Lake Buffum in Polk County, FL.

All proposed lots would have shared driveways with paved road frontage.

LOCATION & DRIVING DIRECTIONS

Parcel ID: 26-31-01-000000-21010, 42020, 31050

Driving Directions:

- From US 27, take Alturas Babson Park Cutoff Road to Lake Buffum Road
- Go south 1.7 miles to North Lake Buffum Road
- Go west 2 miles to Garrard Road, turn left onto Garrard Road
- Go 2/10 of a mile and the property is on the left

By Appointment Only: Please contact listing agent

SPECIFICATIONS & FEATURES (TRACT B)

Acreage: 59.44 +/- acres

Sale Price: \$600,000

Price per Acre: \$10,094.21

County: Polk

Site Address: Garrard Road, Fort Meade, FL 33841

Nearest Intersection: North Lake Buffum Road and East Lake Buffum Road

Permitted Lots: 12, various lot sizes, various prices

Lake Frontage: 800 +/- feet on Lake Buffum

Road Frontage:

- 1320 +/- feet on Garrard Road
- All proposed lots would have shared driveways with paved road frontage.

Utilities/Water: Well & septic

Uplands/Wetlands:

- 58.2 +/- acres uplands
- 1.24 +/- acres wetlands

Zoning/FLU: AR

Taxes: \$1357.54





Planning/Permits:

- 2 Lakeview Residential Lots



SREland.com/ButfumC



SPECIFICATIONS & FEATURES (TRACT C)

Acreage: 10 +/- acres

Sale Price: \$100,000

Price per Acre: \$10,000

Permitted Lots: 2

Price per Lot: \$50,000

Average Lot Size: 5 +/- acres

County: Polk

Site Address: Garrard Road, Fort Meade, FL 33841

Nearest Intersection: North Lake Buffum Road and Garrard Road

Lake Features: Lakeview

Water/Utilities: 6-inch well with an electric submersible pump and septic

Road Frontage: 554 +/- feet on Garrard Road (paved)

Uplands/Wetlands: 100% Uplands

Zoning/FLU: A/RR

Taxes: \$256.55 (2016)

This is a beautiful property with scenic views of Lake Buffum.

There is an existing Red Grapefruit grove that is scheduled to be removed in the fall of 2017.

Two homesites on lakeview lots are definitely possible for this property.

LOCATION & DRIVING DIRECTIONS

Parcel IDs:

- 26-31-12-69595-10000-1010
- 26-31-12-69595-10000-1020

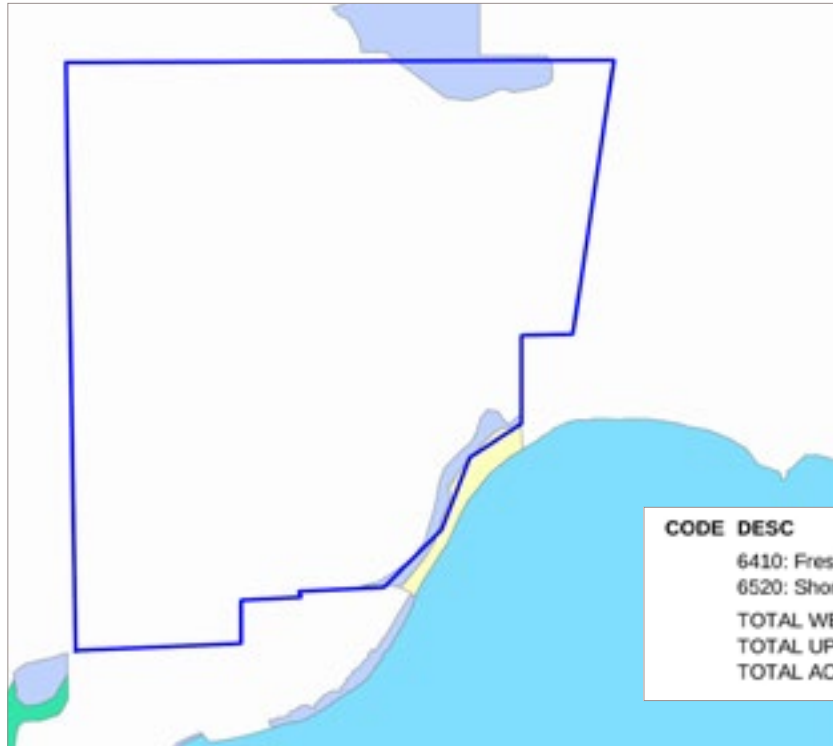
GPS:

Driving Directions:

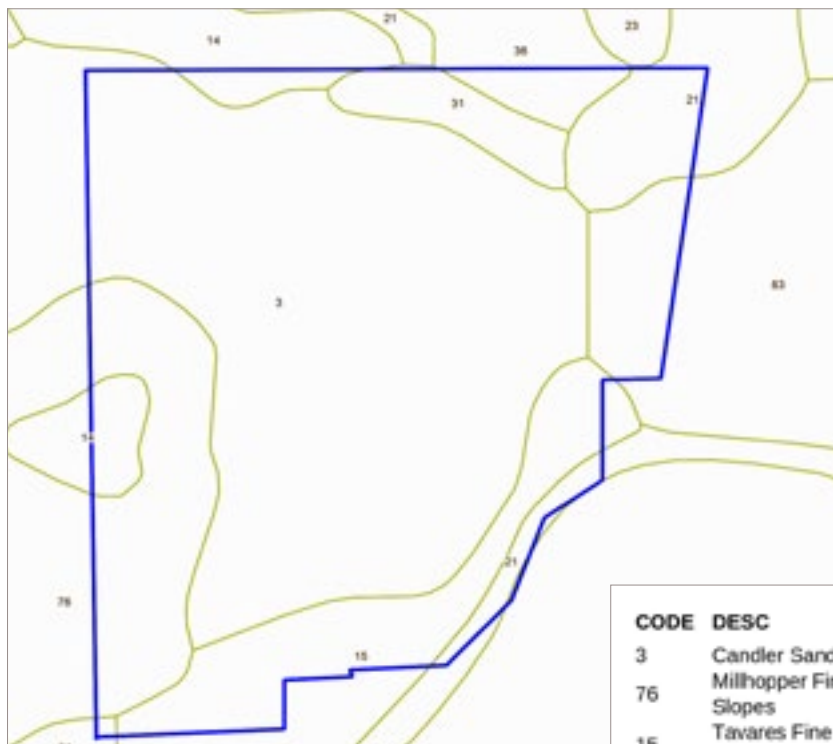
- From North Lake Buffum Road, go south on Garrard Road 1/2 mile to the sign on the east side of the road.
- Property will be on the east side of Garrard Road

By Appointment Only: Please contact listing agent





Tracts A, B, and C
Wetlands



Tracts A, B, and C
Soils



Lake Buffum Recreation

- Lake Buffum is one of Florida's most popular sport fishing lakes, specializing in Largemouth Bass, Bluegill, and Redear Sunfish.
- A great family or sportsman destination, Lake Buffum has public boat access located off Doc Lindsey Road in Fort Meade.
- You will find parking, picnic area, swimming area, camping, and shore fishing access available on the lake.



Tracts A, B, and C
Elevations



863.648.1528
114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

141.44 +/- Acres Total in 3 Individual Tracts
*Purchase Total or Purchase Individually
28 Residential Homesite Lots Total
Many with Lakefront or Lakeviews*

SREland.com/BufumA
SREland.com/BufumB
SREland.com/BufumC

Carson Futch, Associate Broker 863.216.5913 | CFutch@SREland.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

HIGH SPRINGS OFFICE:
P.O. Box 809 (32655)
18622 NW US 441
High Springs, FL 32643

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