

NORTHWEST LAKELAND ACREAGE

LAKE LAND, FL | POLK COUNTY

52.36 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 52.36 ± acres

Sale Price: \$400,000

Price per Acre: \$7,639

Site Address: Ivy Fern Drive, Lakeland, FL 33810

Road Frontage: 60 FT ± paved - Ivy Fern Road

Soil Types: Wauchula & Pomona Sands

Uplands/Wetlands: 38 ± acres/14 ± acres

Grass Types: Improved bahia & native

Taxes: \$61 for 2017

Zoning/FLU: A/RR

Fencing: Barbed wire

Potential Use: Hunting

Game Populations: Turkey

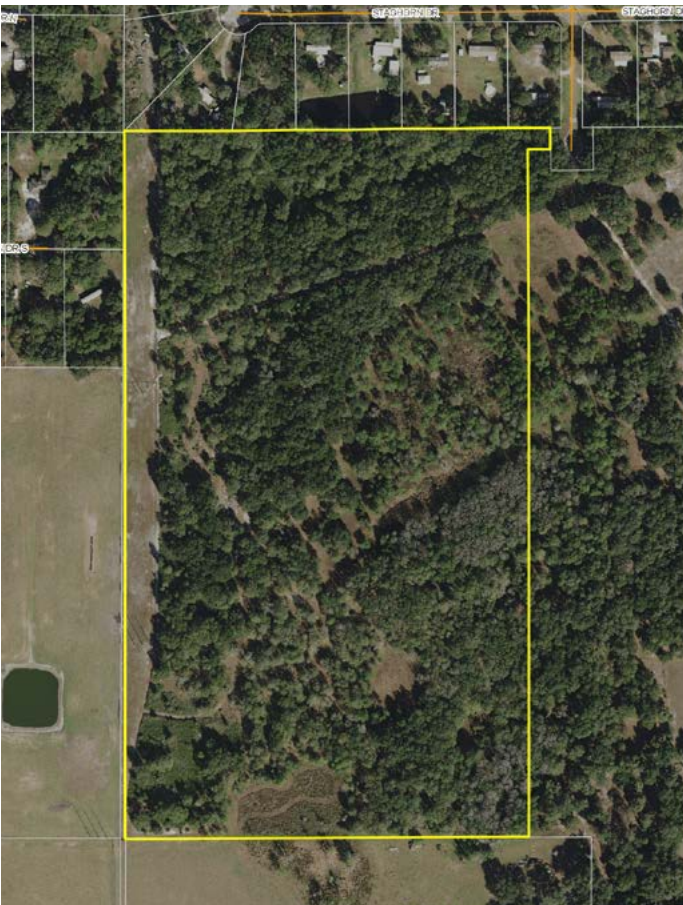
Current Use: Cattle pasture

Land Cover: Woods & pasture

Northwest Lakeland Acreage is a beautiful property featuring beautiful oak hammocks and woods. This site could be used for hunting turkeys or a successful development for a subdivision. Located near I-4, the surrounding area has quality neighboring homes.



Great Site for a Subdivision!



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 232732000000033010

GPS Location: 28.094103, -82.037517

Driving Directions:

- Head north on Kathleen Road to Knights Station Road.
- Turn left and head west about 2 miles to Harrelson Road.
- Turn right and go north about 1½ miles to Cindy Road.
- Turn left on Cindy Road and go west about ½ mile to Ivy Fern Road.
- Turn left and go south on Ivy Fern Road about ¼ mile. Property is on the right at the end of the road.

Showing Instructions: Contact the listing agent, Richard Dempsey (863.774.3548), to learn more or schedule a showing time.

Located Near I-4



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

52.36 ± Acres • Great Property for Home Subdivision Located Near I-4
Features Beautiful Oak Hammocks & Woods

Visit SVNsaunders.com & Search For: Northwest Lakeland

Richard Dempsey, ALC, 863.774.3548 | r.dempsey@svn.com



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

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

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transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
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