

LANE RANCH

POLK CITY, FL | POLK COUNTY

159 ± ACRES





This is a beautiful ranch with very good recreational opportunities.

The barn is used for equipment and supply storage. It has a large living area with a bathroom. The very large screen room at the rear of the barn has an outdoor kitchen with sink and refrigerator. There is also an elevated observation deck on the rear of the barn overlooking one of the ponds and the woods where a game feeder is located.

The ranch has three large ponds, one on the west side of the tract and two near the barn site.

The properties to the north, east, and west all have conservation easements and this ranch will enjoy protected views into perpetuity.

The ranch also has a potential secondary access via the private road at the northwest corner of the tract. The private road connects to Moore Road to the west.

A large horse training area is located to the south of the barn.

SPECIFICATIONS & FEATURES

Acreage: 159 ± acres

Sale Price: \$695,000

Price per Acre: \$4,371

Site Address: Cypress Trails Drive, Polk City, FL 33868

County: Polk

Predominant Soil Types: Lynne sands, Eaton mucky fine sand

Uplands/Wetlands: 77 ± acres uplands; 83 ± acres wetlands

Grass Types: Bahia

Irrigation/Wells: 4" well, electric

Game Populations: Deer, turkey, hogs, quail, dove

Structures: 4,500 ± SF barn built in 2006; 1,120 ± SF stable built in 2006

Taxes: \$996.16 for 2019

Conservation Easement: Yes - Green Swamp Land Authority Easement

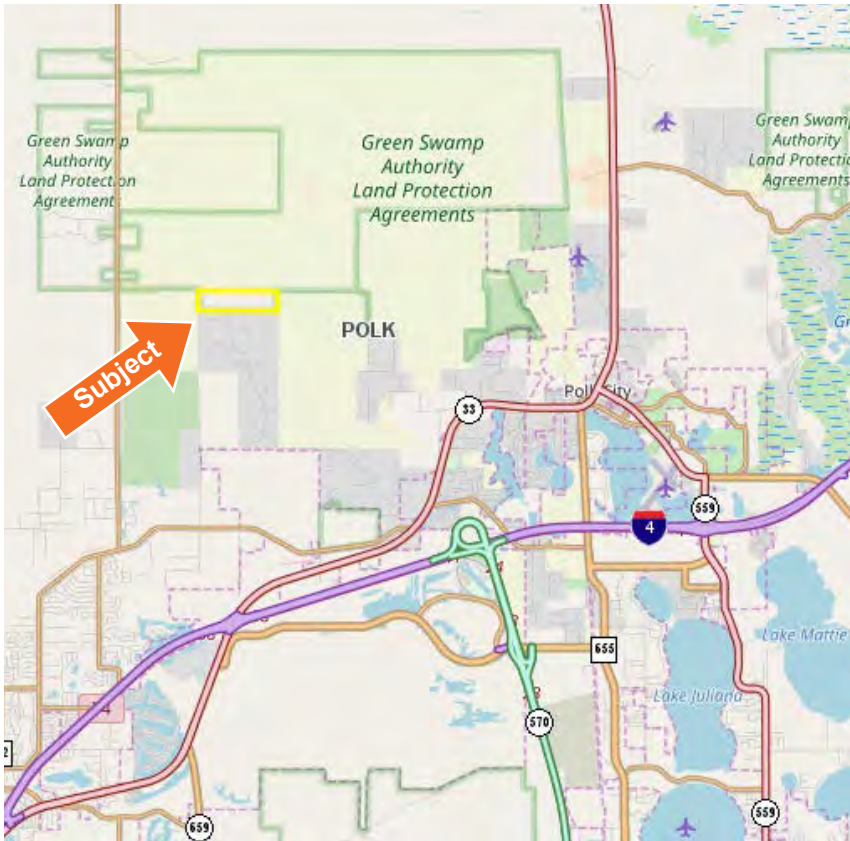
Fencing: Barbed wire

Zoning/FLU: A/RRX

Current Use: Pasture

Potential Use: Hunting & all types of agricultural uses





LOCATION & DRIVING DIRECTIONS

Parcel IDs:

242627000000031010 - 48.66 ± acres
242627000000011000 - 110.55 ± acres

GPS Location: -81.90034, 2819690

Driving Directions:

- From Commonwealth Avenue and Berkley Road in Polk City, head west to Country Trails Drive.
- Go west to Cypress Trails Drive and turn right.
- Continue to the end of Cypress Trails Drive.
- Property is 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.

WETLANDS

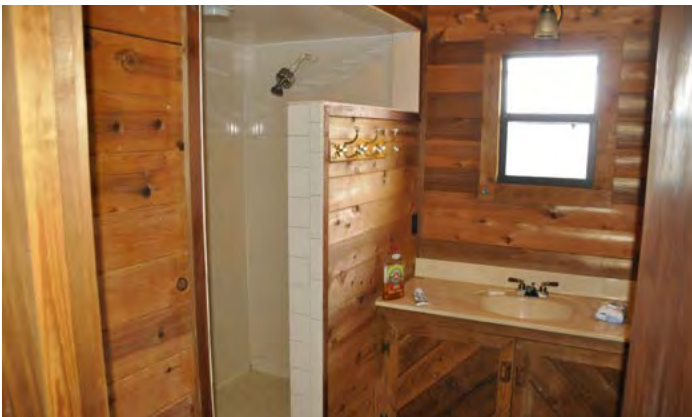


Water
Wetland Hardwoods
Bay Swamps
Mangrove Swamps
Shrub Swamps
Bottomland Hardwood Forest
Mixed Wetland Hardwoods
Wetlands Coniferous Forest
Cypress
Pond Pine
Wetlands Forested Mixed
Freshwater Marshes
Saltwater Marshes
Wet Prairies
Emergent Aquatic Vegetation
Mixed Scrub-Shrub Wetlands
Non-Vegetated Wetlands

CODE	DESC	ACRES
6300:	Wetland Forested Mixed	75.9
6210:	Cypress	5.1
5300:	Reservoirs	.9
6410:	Freshwater Marshes	.7
TOTAL WETLANDS		82.6
TOTAL UPLANDS		76.4
TOTAL ACRES		159.1









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

159 ± Acres • Beautiful Ranch with Barn & Stable

Barn Includes Large Living Area with Bathroom, Rear Screen Room & Outdoor Kitchen
Large Horse Training Area • 3 Ponds • Abundant Recreational Opportunities

Visit SVNsaunders.com & Search For: Lane Ranch

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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