

# CATFISH CREEK RECREATIONAL TRACT

*LAKE WALES, FL | POLK COUNTY*

40 ± ACRES TOTAL

PRICE REDUCED





## SPECIFICATIONS & FEATURES

**Acreage:** 40 ± acres

**Sale Price:** \$425,000

**Price per Acre:** \$10,625

**Site Address:** 0 Camp Mack Road, Lake Wales, 33898

**County:** Polk

**Road Frontage:** Property accessed via easement

**Lake Frontage:** Catfish Creek runs in an east-west direction through the property. The creek stays flowing year-round.

**Predominant Soil Types:**

- Satellite sand - 16 ± acres
- Adamsville fine sand - 13 ± acres
- Pompano fine sand - 3 ± acres
- Smyrna & Myakka fine sands - 2 ± acres
- Samsula muck - 6 ± acres

**Uplands/Wetlands:** 29 ± acres uplands & 11 ± acres wetlands

**Grass Types:** Native grasses

**Irrigation/Wells:** 2 inch shallow well with pump

**Fencing:** Partially fenced

**Current Use:** Recreational/Hunting

**Water Source:** The 2 inch shallow well provides water for the two trailers on premises. There are two small drums in the ground for septic. All electricity is ran by a generator, and underground wiring provides a source of power to the two trailers.

**Game Populations:** Abundant populations of Florida wildlife. Catfish Creek Preserve State Park is located adjacent to the property.

**Structures:** Two mobile home units: one park model & one travel trailer

**Zoning/FLU:** A/RR

**Taxes:** \$374.96 for 2019

**General Points of Interest:** Catfish Creek Preserve State Park is an 8,000 ± acre preserve that borders the subject property. There is no hunting allowed within the Preserve, creating a sanctuary for wildlife.

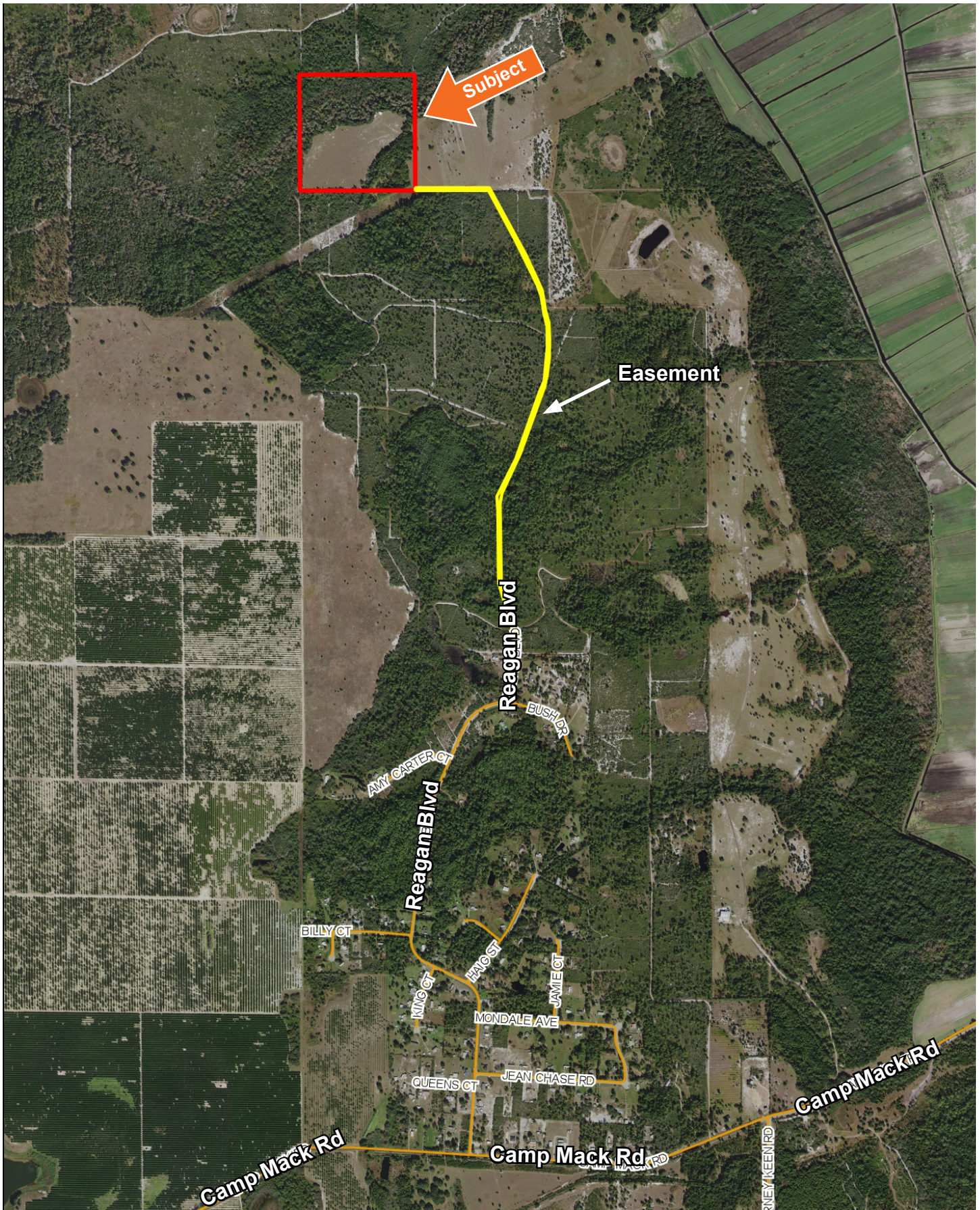
**Infrastructure:** Both mobile home units are connected to underground wiring, powered by a generator. There are two small drums for septic.

**B**ordered by the 8,000 ± acre Catfish Creek State Preserve, this 40 ± acre tract presents an unbelievable opportunity for someone to come in and enjoy the solitude of a property that is located off the beaten path. Thousands of contiguous acres of state-owned land create a rare opportunity to hunt next to an absolute wildlife sanctuary. Not to mention, Catfish Creek is an actively flowing creek that runs across the entire north half of the property and is a bonus for the deer, turkey, and hogs frequently seen in the area.

A unique mix of habitat and layout, there are approximately 15 acres of open pasture, leaving 25 ± acres of untouched native Florida woods. The nearby creek bottom provides a great source of nutrition for the diversified habitat within the 40 ± acres. The hardwoods consist of live oaks, pine trees, hickory trees, palmettos, cabbage palms, and even cypress trees alongside the creek. This makes for a scenic walk through the woods as well as a great habitat for all species of native Florida wildlife.

With only a 15-minute drive to the city limits of Lake Wales, there is no other hunting or recreational property on the market that can provide seclusion, a neighboring State Preserve, and very close proximity to the city of Lake Wales.







## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 292918000000043000

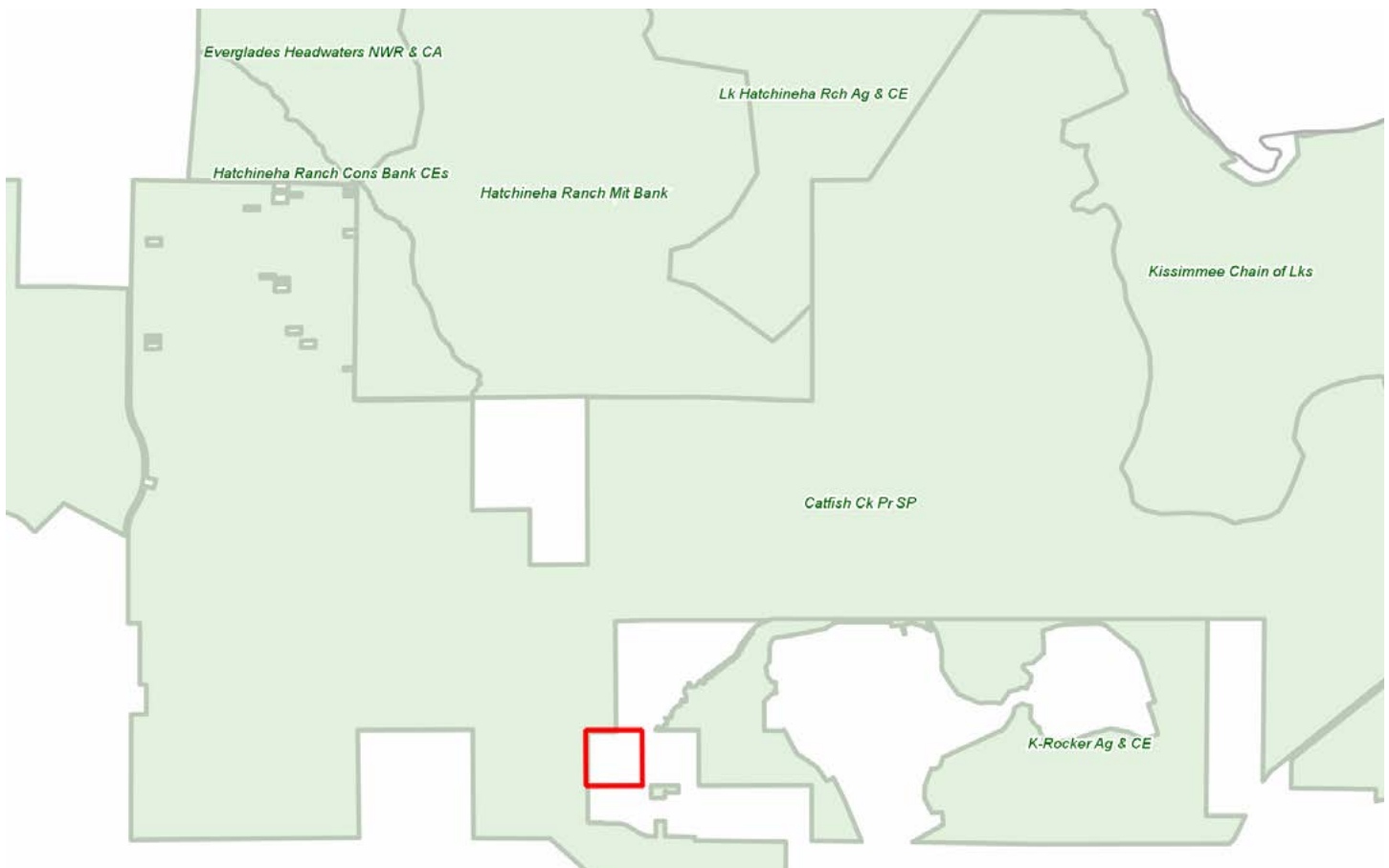
**GPS Location:** 27.95833, -81.46031

**Driving Directions:**

- Drive east on Highway 60.
- Turn left onto Mammoth Grove Road.
- In 2 miles, turn right onto Camp Mack Road.
- Continue down Camp Mack Road for 2 miles and then turn left onto Reagan Boulevard.
- Continue for just over a mile down Reagan Boulevard and you will arrive at the gated access point to the property. This is where the easement leading to the property begins.

**Showing Instructions:** Contact the listing agent for more information.

## SURROUNDING CONSERVATION LANDS MAP

















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

**40 ± Acres • 15 ± Acres of Open Pasture & 25 ± Acres of Untouched Native Florida Woods**  
Deer, Turkey & Hogs Frequently Seen in the Area  
15-Minute Drive to the City Limits of Lake Wales

Visit [SVNsaunders.com](http://SVNsaunders.com) & Search For: **Catfish Creek**

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