

MOORE ROAD RANCH

MLS#05867488

LAKE LAND, FL | POLK COUNTY

109 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 109 ± acres

Sale Price: \$1,300,000

Price per Acre: \$11,926

Site Address: 13460 Moore Rd., Lakeland, FL 33809

County: Polk

Road Frontage: 910 FT Moore Road

Uplands/Wetlands: 84 acres uplands, 25 acres wetlands

Grass Types: Tifton 44, Bahia

Irrigation/Wells: 4" and 5"

Water Source and Utilities: Well (2), Septic, FPL

Game Populations: Deer, Turkey

Structures:

- 3,000 SF Single Family Residential built in 1987
- 4 stall horse barn with a shop/storage/office - 2,200 SF, built in 1989

Zoning/FLU: A/RR

Current Use: Ranch, residence

Moore Road Ranch features very well maintained land and a 3,000 SF custom built 3 bedroom, 2 bathroom home with large open kitchen and family room. Beautiful wide-board pecky cypress paneling throughout and an oversized pool. Adjacent to the home is a nice 4 stall horse barn with plenty of extra room for storage. Located in the barn is a shop and office. The entrance road cuts through a weed-free Tifton 44 hayfield and leads to the residence which is tucked away from sight by a wooded area. This laser-leveled former sod farm is well-drained and would make an ideal homestead for the rancher/farmer or horse enthusiast.

Potential Recreational/Alt Uses: Agri-Tourism, Farm, Sod Farm, Nursery

Taxes: \$2,651.00 (2019)

Fencing: Perimeter & Cross-fenced

Conservation Easement: the property is subject to a Conservation Easement that restricts further development. Agricultural uses are permitted.



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 24-26-08-000000-012010

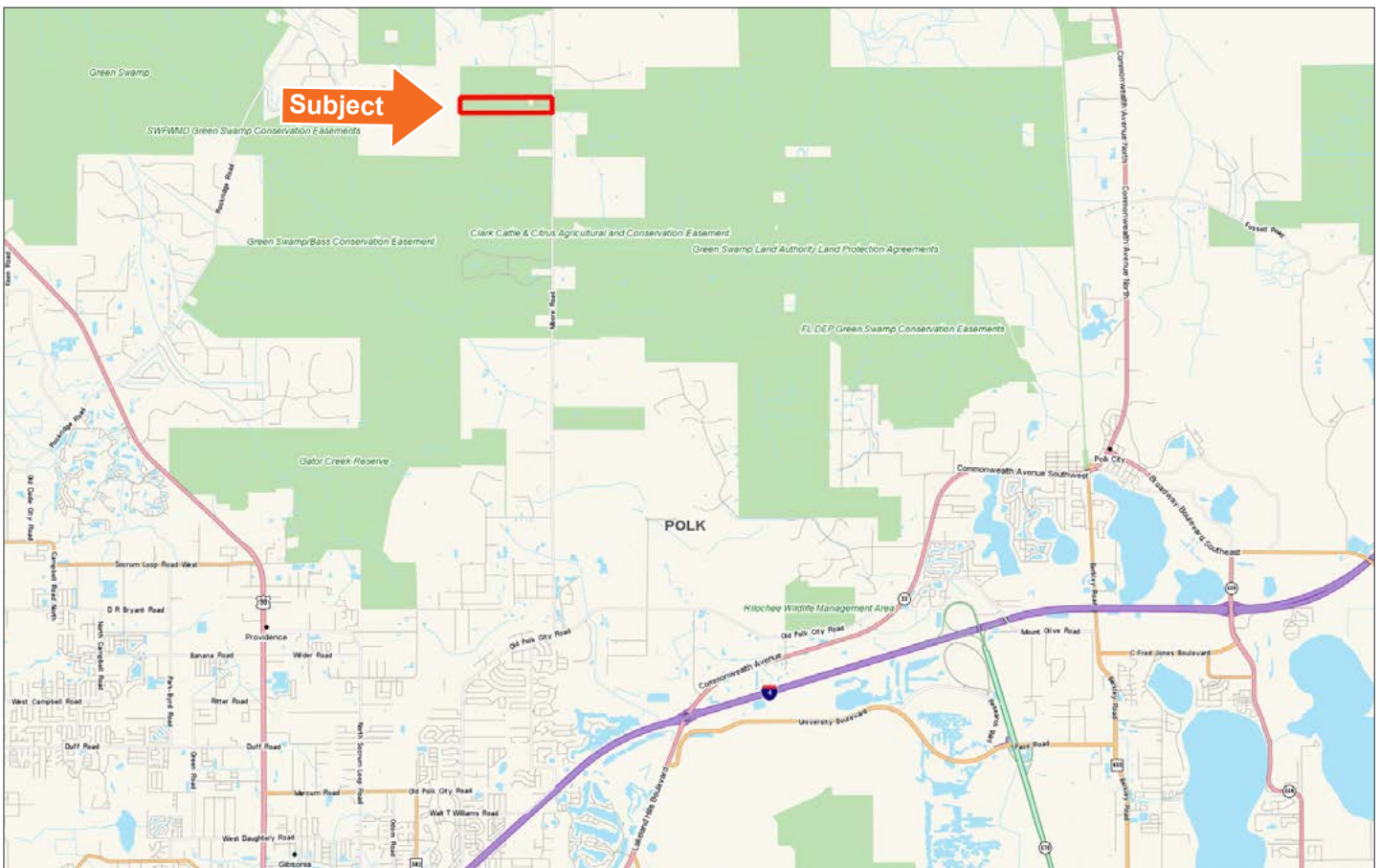
GPS Location: 28.238219, -81.922263

Driving Directions:

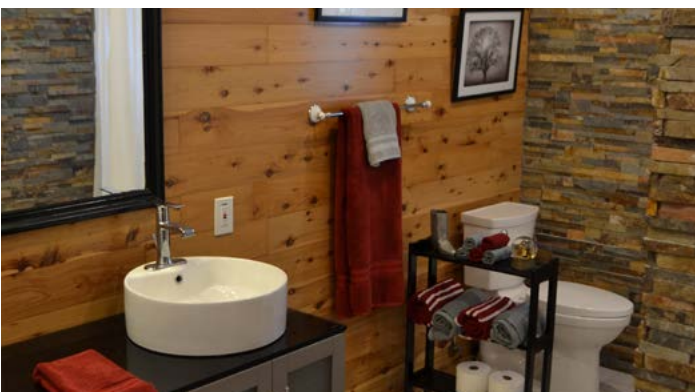
- From Old Polk City Road north on Moore Rd.
- In 5.6 miles, property is on left (west).

Showing Instructions: Contact the listing agent for more information or to schedule a showing time.

Located 30 Minutes North of Lakeland
35 Minutes from Disney & 50 Minutes from Tampa













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

109 ± Acres • 3,000 SF Ranch home with a pool and 4 stable horse barn
910 ± FT road frontage on Moore Road
Ideal homestead for the rancher/farmer or horse enthusiast

Visit SVNsaunders.com and search for: Moore Road

Jimmy Allen, 863.430.4244 | jimmy@sreland.com
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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
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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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