

BLACK ROAD ACREAGE

LAKE WALES, FL | POLK COUNTY

76.6 ± ACRES





SPECIFICATIONS & FEATURES

Acreage: 76.6 ± AC

Sale Price: \$1,100,000

Price per Acre: \$14,360

Site Address: 7358 Black Road, Lake Wales, FL 33853

County: Polk

Road Frontage: 1,300 FT on Black Road

Predominant Soil Types: Astatula Sand

Uplands/Wetlands: 53.7 Uplands and 22.9 Wetlands

Grass Types: Bahia

Irrigation/Wells: Two 4" wells

Structures:

- Office/Kennel - 1,472 SF
- Office - 966 SF
- Metal Storage Barn - Open - 3,792 SF

Taxes: 2020 (Proposed - \$8,784)

Zoning: A/RR

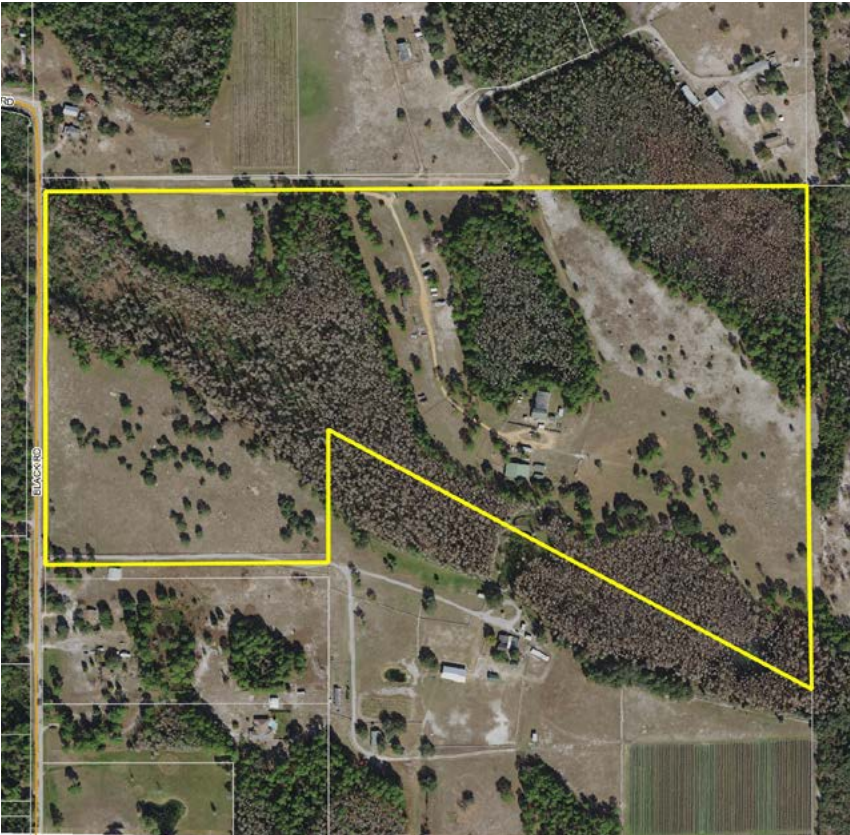
Fencing: Barbed

Water Source & Utilities: Well

Black Road Acreage is a beautiful property situated in Lake Wales, Florida on 76.6 acres featuring large oaks, cypress ponds, and improved pastures. The rolling topography and scenic views provide remote privacy to the area. The acreage is divisible for acreage homesites or a land use change for potential development.

Previously, this acreage site hosted training and housing various animals for the entertainment industry—many of the animals performed in movies, TV shows, and commercials.

The main building served as home for orangutans on the lower floor and office space on the second floor. The main building is 1,472 SF and could easily convert into a home. Along with the house, there is a single-wide mobile home, a large 48' x 79' steel frame open barn with a concrete floor, and several small storage buildings. Along with the structures, there are three transformers with underground lines that can provide power to multiple buildings.



LOCATION & DRIVING DIRECTIONS

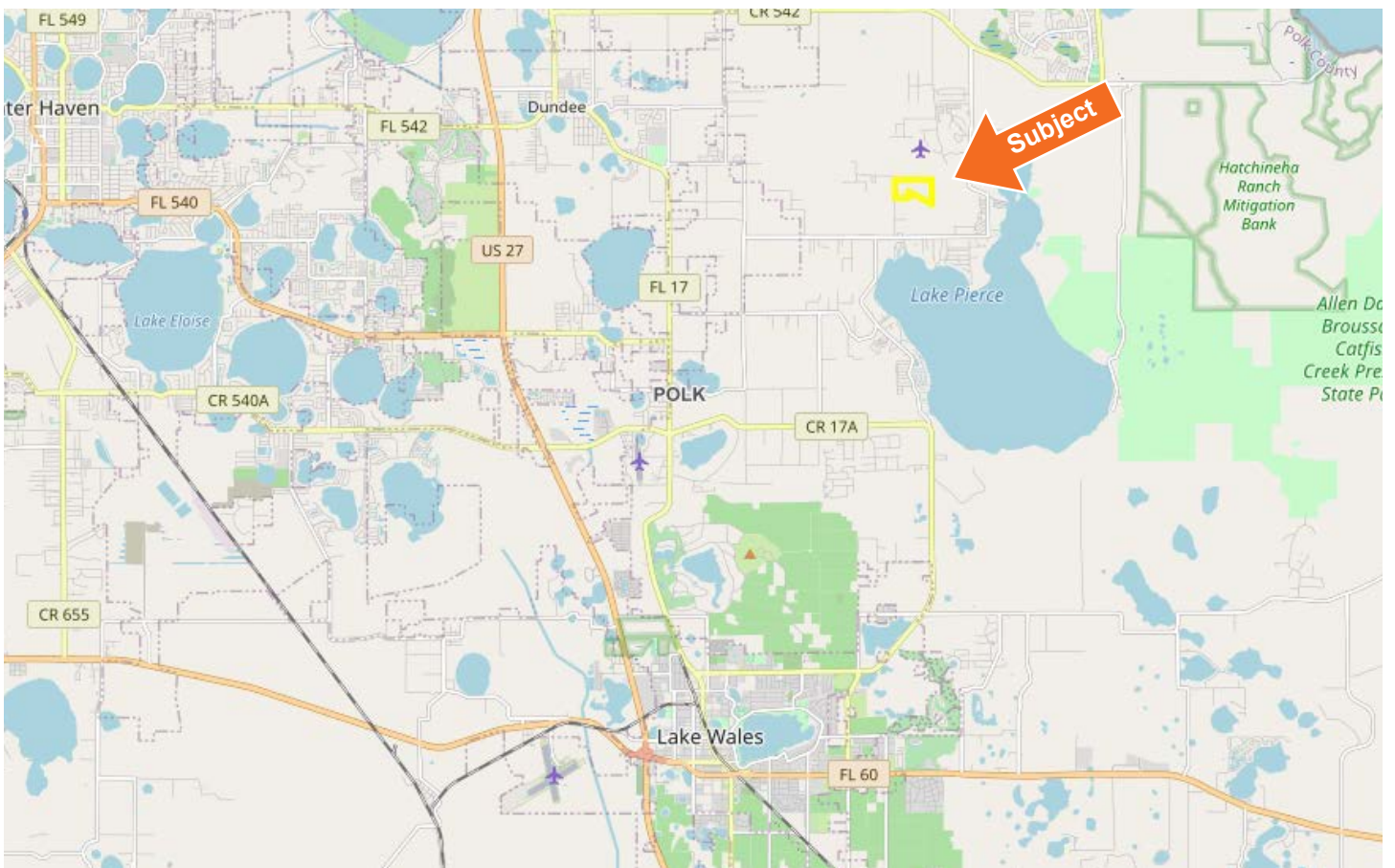
Parcel IDs: 282832000000032000

GPS Location: -81.54582, 28.00490

Driving Directions:

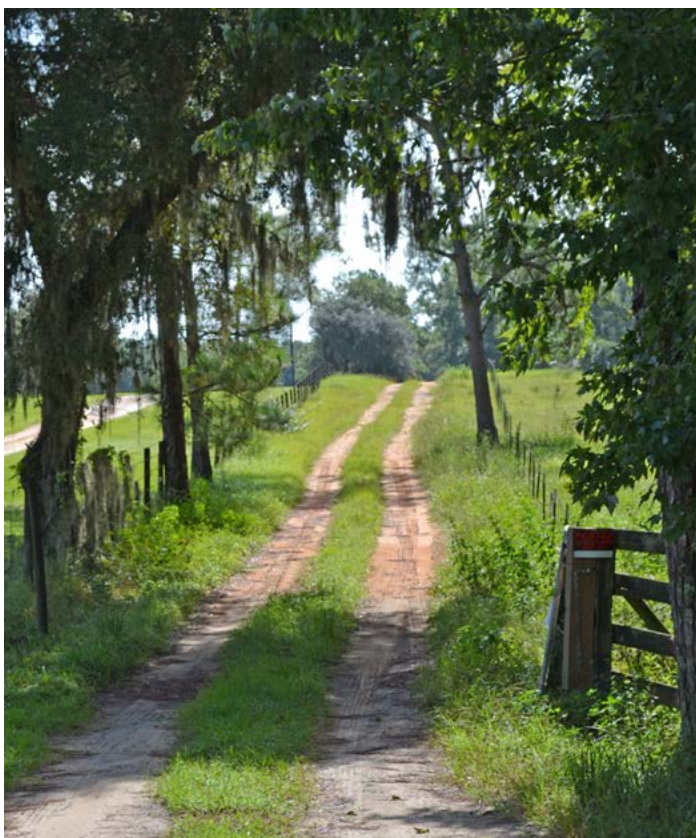
- From Dundee – head south on Scenic Hwy to Lake Mabel Loop Road
- Turn left on to Lake Mabel Loop and follow it to Canal Road
- Go east on Canal Road 2 miles to Black Road
- Turn left and go north on Black Road, property is ½ mile on right

Showing Instructions: Call Richard Dempsey, ALC, 863-581-1903 for more information













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

76.6 ± AC • Acreage homesite with large oaks, cypress ponds, and improved pastures
Divisible for acreage homesites or land use change for potential development

Visit SVNsaunders.com and search for: Black Road

Richard Dempsey, ALC, 863-581-1903 | r.dempsey@svn.com



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