

LANGES WALK IN THE WATER RANCH

FROSTPROOF, FL | POLK COUNTY

2,222.6 ± AC TOTAL





SPECIFICATIONS & FEATURES

Acreage: 2,222.6 ± AC

Sale Price: \$12,000,000

Price per Acre: \$5,400

Site Address: 6301 E SR 630, Frostproof, FL 33843

County: Polk

Lake Frontage: Over 7,000 ± FT of frontage on Lake Walk in the Water

Road Frontage: 1.5 ± miles on Hwy 630

Predominant Soil Types: Mostly Smyrna and Myakka fine sands; some muck

Uplands/Wetlands: 80% uplands

Grass Types: Bahia

Irrigation/Wells: 8" well with 250 ± FT of casing used to irrigate the grove

Water Source: Lake, pond, well

Game Populations: Deer, turkey, hogs

Taxes: \$5,332.62 (\$2.40/acre) for 2020

Fencing: Barbed wire

Zoning/FLU: A/RR

Lange's Walk in the Water Ranch is a beautiful tract with improved and semi-improved pasture and native woods great for hunting. The ranch is home to deer, turkeys, and various birds. This ranch has over 7,000 ± FT of frontage on Lake Walk in the Water and features a small citrus grove, which provided lease income. Located in Frostproof, less than two hours from major airports in Orlando, Tampa, and Sarasota, this ranch would make a great weekend getaway or seasonal retreat.

Land Cover: Pasture, native woods, pines, palmetto flatwoods

Conservation Easement: No

Current Use: Pasture, citrus, recreation

Potential Use: Hunting

Income Features: Hunting and citrus leases totaling \$45,000 annually

General Points of Interest: Lake Weolyakapka (Walk in the Water) is a 7,500 ± AC lake widely known for great fishing

LOCATION & DRIVING DIRECTIONS

Parcel IDs: 293111000000011010

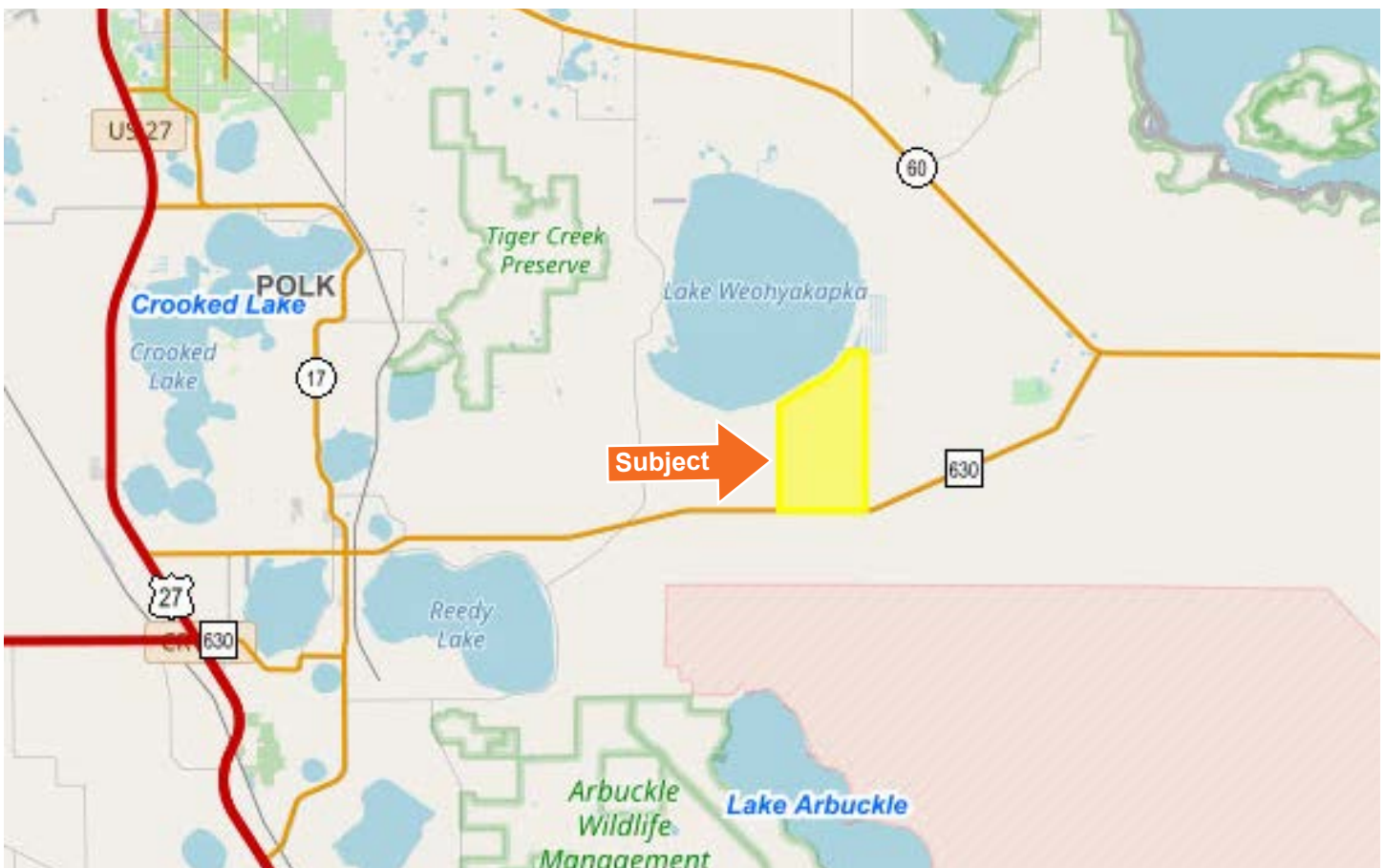
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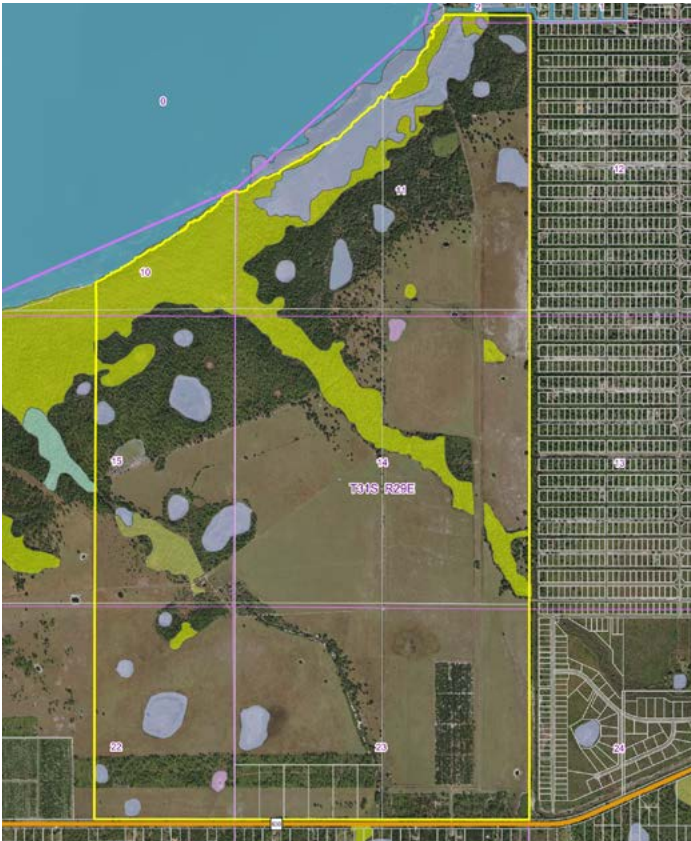
GPS Location: -87.38710, 27.76740

Driving Directions:

- From Frostproof, head east on SR 630 7 miles - the property is on the left.

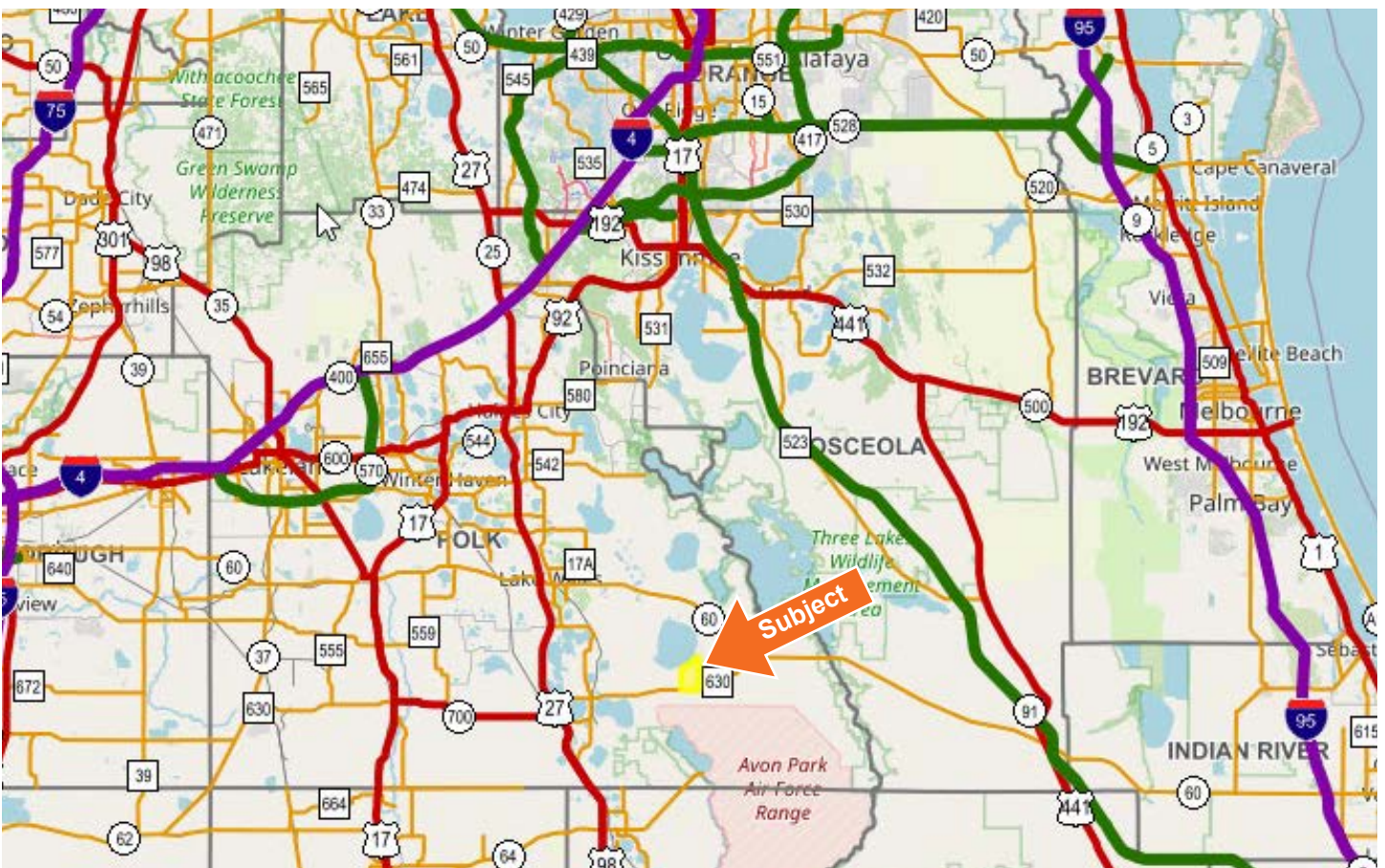
Showing Instructions: Contact Advisor Richard Dempsey, 863.581.1903, to learn more or schedule a showing.





- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Township and Range
- Township and Range
- Section Boundaries
- Parcel Outlines
- Water Labels

CODE	DESC	ACRES
6170:	Mixed Wetland Hardwoods	212.8
6410:	Freshwater Marshes	154.0
6172:	Mixed Shrubs	21.2
6250:	Hydric Pine Flatwoods	20.4
6430:	Wet Prairies	4.3
6215:	Cypress-Domes/Heads	3.2
5200:	Lakes	.1
6300:	Wetland Forested Mixed	.1
TOTAL WETLANDS		416.1
TOTAL UPLANDS		1,806.5
TOTAL ACRES		2,222.6



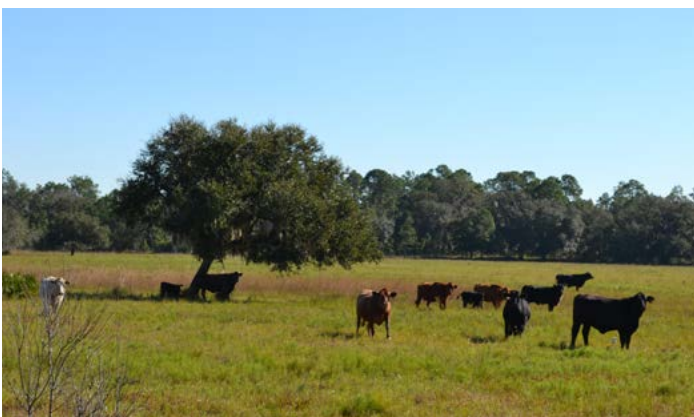
















SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, Florida 33801

2,222.6 ± AC • Pasture and native woods
Over 7,000 ± FT of frontage on Lake Walk in the Water
Hunting and citrus leases in place

Visit SVNsaunders.com and Search For: **Langes Walk**

Richard Dempsey, ALC 863.581.1903 | r.dempsey@svn.com



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