

LAND FOR SALE

# LAKES RANCH AT I-4

KUDER RANCH ROAD

Haines City, FL 33844

PRESENTED BY:

**RICHARD DEMPSEY**

Senior Advisor

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**SALE PRICE****\$4,000,000****OFFERING SUMMARY**

<b>ACREAGE:</b>	536.18 Acres
<b>PRICE / ACRE:</b>	\$7,460
<b>CITY:</b>	Haines City
<b>COUNTY:</b>	Polk
<b>PROPERTY TYPE:</b>	Ranch

**PROPERTY OVERVIEW**

The Lakes Ranch at I-4 is located 45 minutes West of Orlando and is about a 30-minute drive to Disney with quick access to I-4 from the East or West. The intersection of US 27 and I-4 is roughly 2.5 nautical miles and about a 12-mile drive to the Northeast. The intersection of I-4 and CR 557 is about a 5-mile drive to the West.

The property bi-sects two large man-made lakes and has two other lakes fully within the property. The depths of these lakes exceed 50 feet. The property has over three miles of shoreline and provides world-class fishing. Two docks and ramps allow access to the lakes. One of the docks was built handicap accessible.

The entire North and West boundaries are state-owned land. The West boundary borders the 6,900-acre Hilochee Management area which is only accessible by foot.

Polk County Parcel Numbers:

- 26-26-26-000000-013010
- 26-26-27-000000-011010
- 26-26-23-000000-023010
- 26-26-35-000000-032010
- 26-26-35-000000-032020
- 26-27-02-000000-031020
- 26-27-02-000000-031010



## SPECIFICATIONS & FEATURES

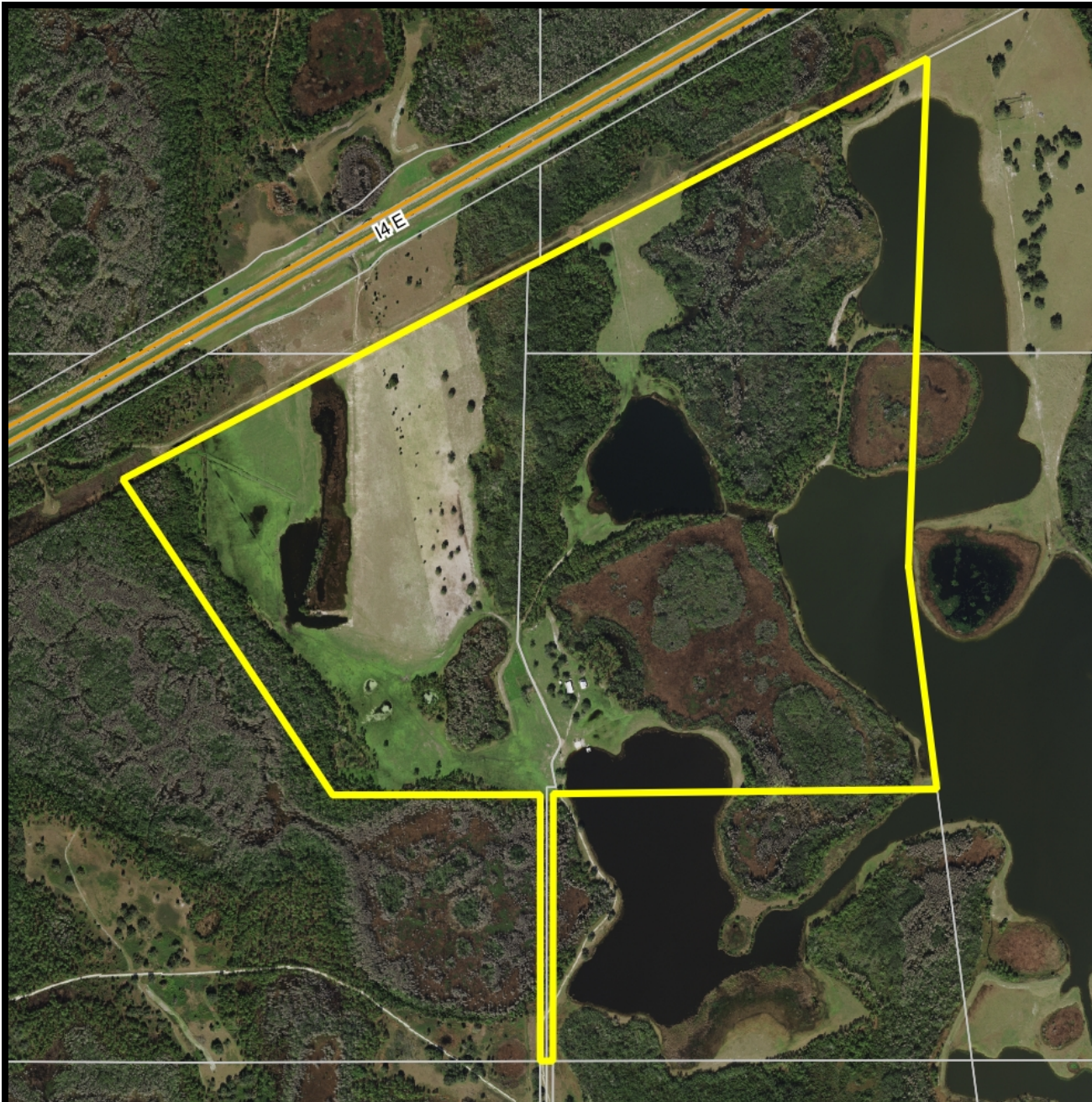
LAND TYPES:	<ul style="list-style-type: none"> <li>Ranch</li> <li>Waterfront</li> </ul>
UPLANDS / WETLANDS:	200 ± Upland Acres / 239 ± Wetland Acres / 97 ± Water Acres
SOIL TYPES:	Candler and Pomona Sands
TAXES & TAX YEAR:	\$1,796 - 2020
ZONING / FLU:	CORE - Green Swamp Area of State Critical Concern
LAKE FRONTAGE / WATER FEATURES:	Private Lakes
WATER SOURCE & UTILITIES:	Electric and Private Well
ROAD FRONTAGE:	110 feet on Keder Ranch Road, physical access is by easement
NEAREST POINT OF INTEREST:	Located between US 27 and Hwy 557 - Posner Park and Heart of Florida Hospital are to the East.
FENCING:	Barbed wire
CURRENT USE:	Pasture, recreation, hunting, fishing
GRASS TYPES:	Bahia
POTENTIAL RECREATIONAL / ALT USES:	Fishing, boating, hunting, camping, hiking
STRUCTURES & YEAR BUILT:	1296 s.f. Ranch Office / Cabin was constructed in 2015
GAME POPULATIONS INFORMATION:	Deer, turkey, hogs, quail, and other native wildlife










## LOCATION & DRIVING DIRECTIONS

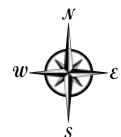
<b>PARCEL:</b>	Multiple
<b>GPS:</b>	28.194424, -81.6891778
<b>DRIVING DIRECTIONS:</b>	From I-4 and 557 go South to Polk City Road and turn left, go to Kuder Ranch Road and turn left, entrance is at the end of the road
<b>SHOWING INSTRUCTIONS:</b>	Call Richard Dempsey to schedule a showing





## Lakes Ranch at I-4 Aerial

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines

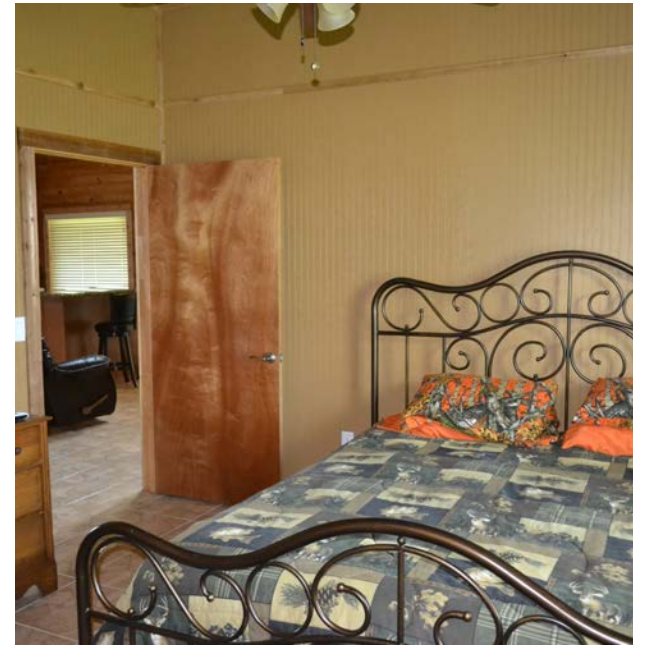


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