

POLK COUNTY RANCH AND BLUEBERRY FARM

DEEN STILL ROAD
POLK CITY, FL 33868

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Property Overview



Sale Price **\$7,100,000**

OFFERING SUMMARY

Acreage: 827+/- Acres
Price / Acre: \$8,585
City: Polk City
County: Polk
Property Type: Ranch, Blueberry, Sod

PROPERTY OVERVIEW

827 Acres in North Lakeland. The property features 30 acres of well-maintained Blueberry farm irrigated with an 8" well and overhead irrigation system with permitted water use of 201,000 gallons/day and 5,300,000 gallons per day for cold protection. The surface water irrigation system has unlimited use. The balance of the land is improved pasture with a light mix of woods and cypress pond. The site contains 80% uplands and 22 acres of Tifton 44 hayfield. Equipment barn, pole barn, and covered cowpens with scales make up some of the infrastructure of this working ranch. Two (2) single-family homes can be used for employee housing or rental income.

The property is protected by a conservation easement granted to the State of Florida. Rights reserved include the ability to construct 2 new single-family homes up to 5000 Sq Ft each.

Specifications & Features



SPECIFICATIONS & FEATURES

Uplands / Wetlands:	80 % Uplands / 20% Wetlands
Soil Types:	Primarily Wauchula Fine Sand; Florida Fine Sand; Felda Fine Sand; Pomona Fine Sand; Kaliga Muck
Taxes & Tax Year:	\$7,100.00 for 2021
Zoning / FLU:	ARR/Conservation Easement
Water Source & Utilities:	Well, Electric provided by Tampa Electric Company
Road Frontage:	4640 FT on Deen Still Road
Nearest Point of Interest:	Orlando Theme Parks, Tampa, Legoland. Easy access to I-4 and US 27
Fencing:	Perimeter & Cross fenced
Current Use:	Cattle Ranch & Blueberry Farm
Grass Types:	Bahia, Tifton 44 hayfield
Potential Recreational / Alt Uses:	Hunting, Agri-tourism, ATV, etc.
Land Cover:	Improved pasture, Woods, Cypress Pond, Blueberry Farm
Structures & Year Built:	2 Single Family Homes 1700 SF & 2400 SF - 1968 Equipment Barn & Pole Barns Covered cowpens

Location



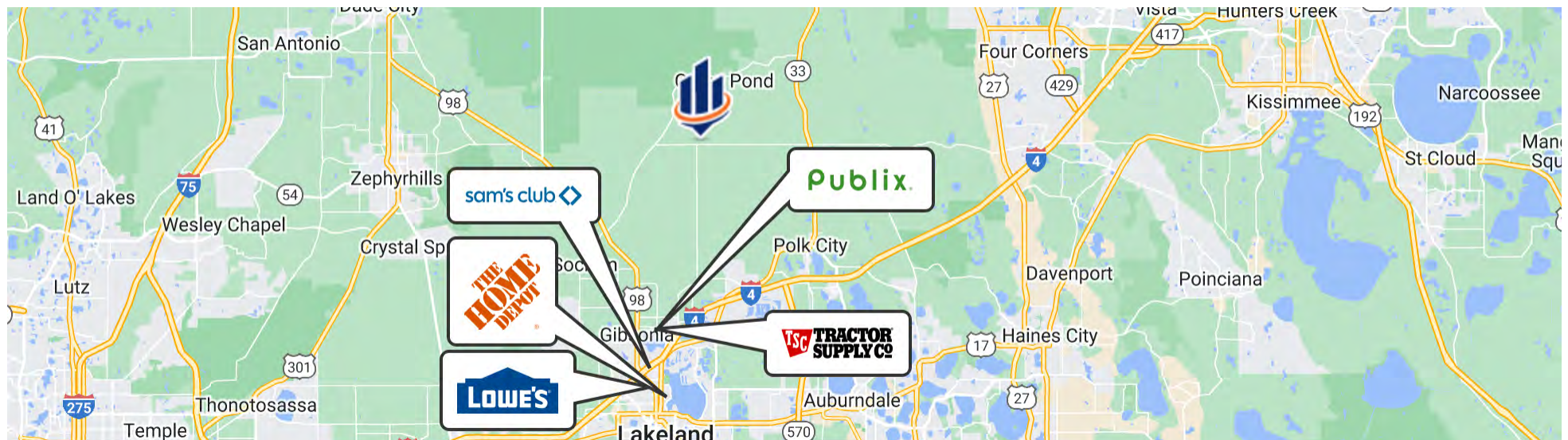
LOCATION & DRIVING DIRECTIONS

Parcel: 242528000000021010
242533000000011010

GPS: 28.2590621, -81.9169686

Driving Directions: From I-4 and SR33 in Lakeland: Left on Socrum Loop Rd.; In 1.2 miles turn right onto Walt Loop Rd.; 3.7 miles turn left onto Moore Rd.; 7.3 miles turn right onto Deen Still Road; Property is on the left

Showing Instructions: Contact Jim Allen



Additional Photos



Additional Photos



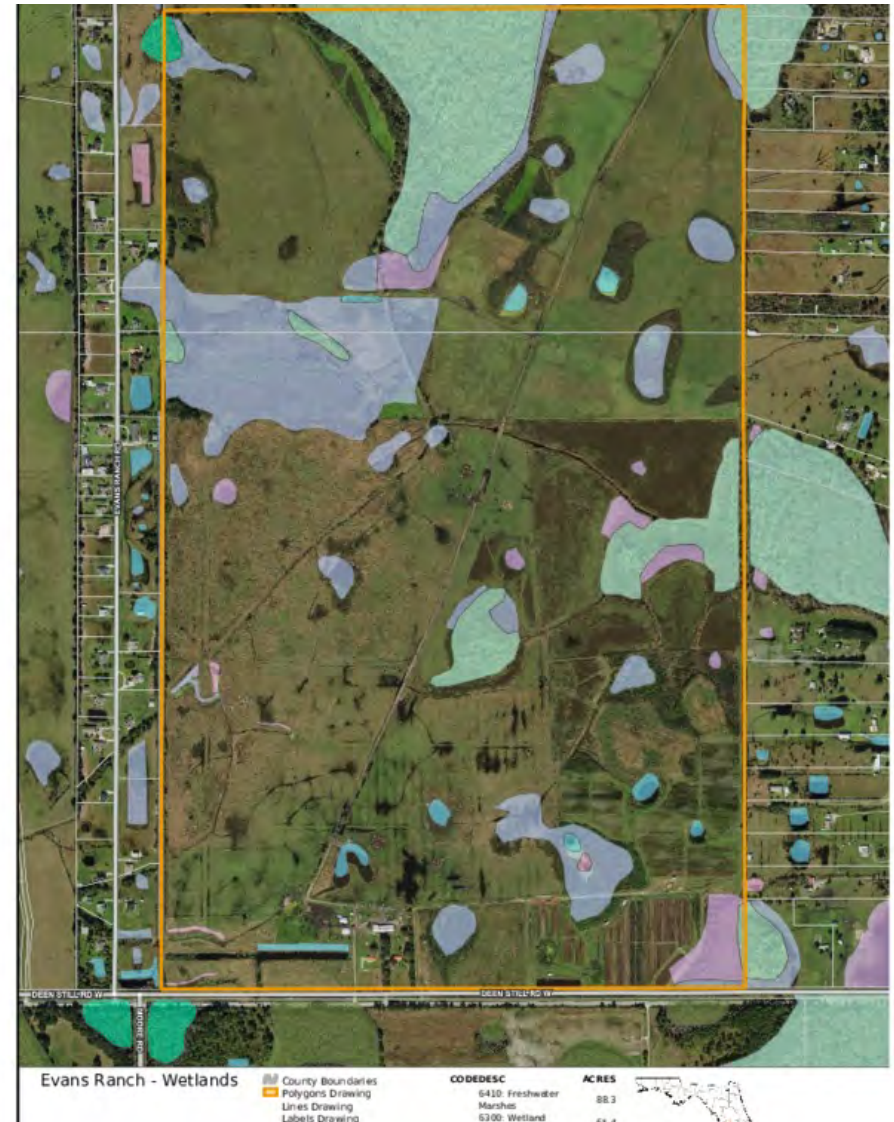
Additional Photos



Additional Photos



Soils & Wetlands





JAMES ALLEN

Senior Advisor

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PROFESSIONAL BACKGROUND

James W. Allen, III (Jim), is a licensed real estate associate for SVN Saunders Real Estate. He specializes in conservation easements, agricultural use land, and potential development land.

Jim has a strong background in agriculture, cattle, citrus, land management, and land development. Prior to joining SVN Saunders Real Estate, Jim was a land manager for a development company. He manages cattle for local producers and manages his own cattle operation.

Jim obtained a degree in small business management from Santa Fe Community College in Gainesville, FL.

He is a livestock appraiser and farm equipment appraiser, certified by the International Society of Agricultural Appraisers. In addition, he is licensed for pesticide applications.

With a solid background in Florida agriculture, he brings years of experience with cattle operation management and land management that includes controlled burning, mowing, and hay production.

Jim has held offices in the Polk County Cattlemen's Association and the Costal Conservation Association Polk Chapter.

Jim's personal interests include hunting, fishing, reading, running, and scuba diving.

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1723 Bartow Rd
Lakeland, FL 33801



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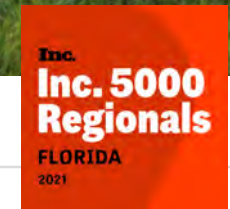
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Ranked 210 on Inc. 5000 Regional List



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