

PEACE VALLEY RANCH

*WELL-MANAGED WORKING CATTLE
RANCH IN CENTRAL FLORIDA*

756.4 ± Acres • Fort Meade, Florida • Polk County



DANIEL LANIER
Senior Advisor
863.248.6649
daniel.lanier@svn.com







SALE PRICE

\$4,250,000

OFFERING SUMMARY

ACREAGE:	756.4 Acres
PRICE / ACRE:	\$5,619
CITY:	Fort Meade
COUNTY:	Polk
PROPERTY TYPE:	Land: Ranch

PROPERTY OVERVIEW

Peace Valley Ranch is a well-managed working cattle ranch located in the heart of Central Florida. This 756.4-acre ranch has been well developed and meticulously maintained for many years.

The ranch has the perfect mix of wetland marshes along with uplands to maintain an excellent cattle operation year-round. It has supported a successful cow/calf operation and a robust Hemarthria hay operation.

On the property, you will find several structures. The first structure is the manager's home featuring 1,307-square-foot two-bedroom one-bathroom house, the second structure is a red iron pole barn, and the third structure is an enclosed barn with 14 feet roll-up doors. The ranch also features a feed and tack barn, cow pens, and much more. There are three deep wells on the property with diesel engines left from the former citrus groves that were converted to hay fields and pasture. A little less than a third of the acreage is forested and provides an opportunity to hunt White-tailed deer, hogs, Osceola turkey, dove, ducks, and many other native species.

Located 20 minutes from Fort Meade, Peace Valley Ranch is a secluded ranch in the heart of Florida. Larger cities such as Tampa are an hour and twenty minutes away, and Orlando is an hour and forty minutes away. Peace Valley Ranch is a perfect opportunity to own 756 secluded acres in Central Florida.







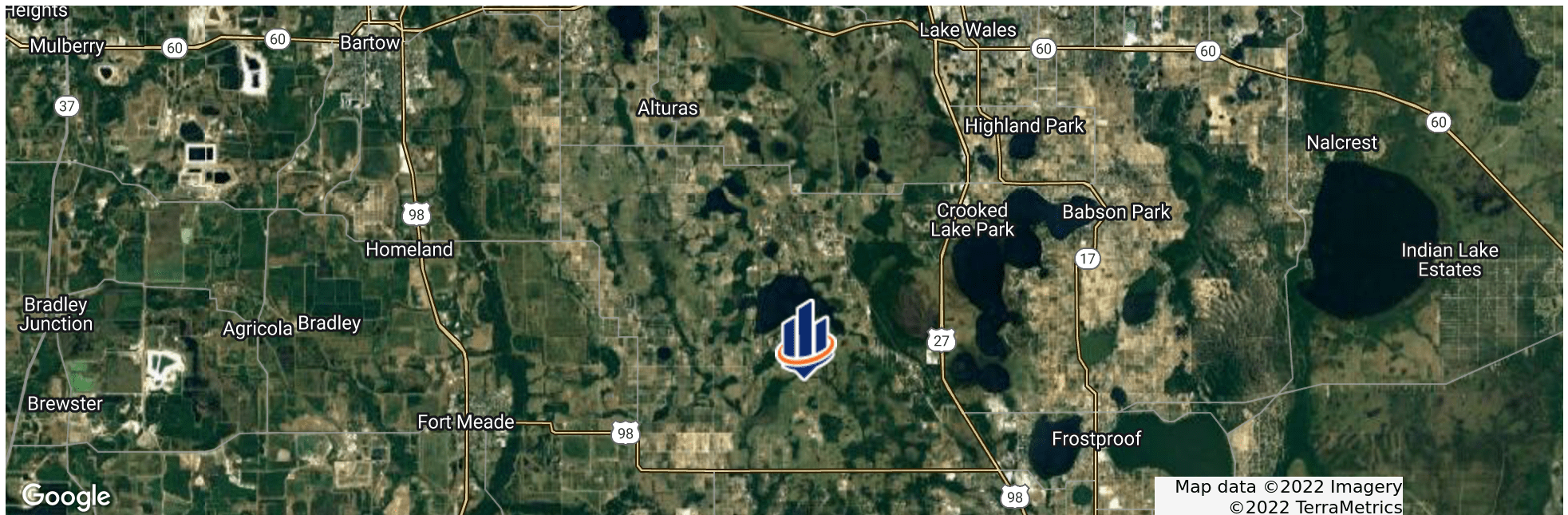
SPECIFICATIONS & FEATURES

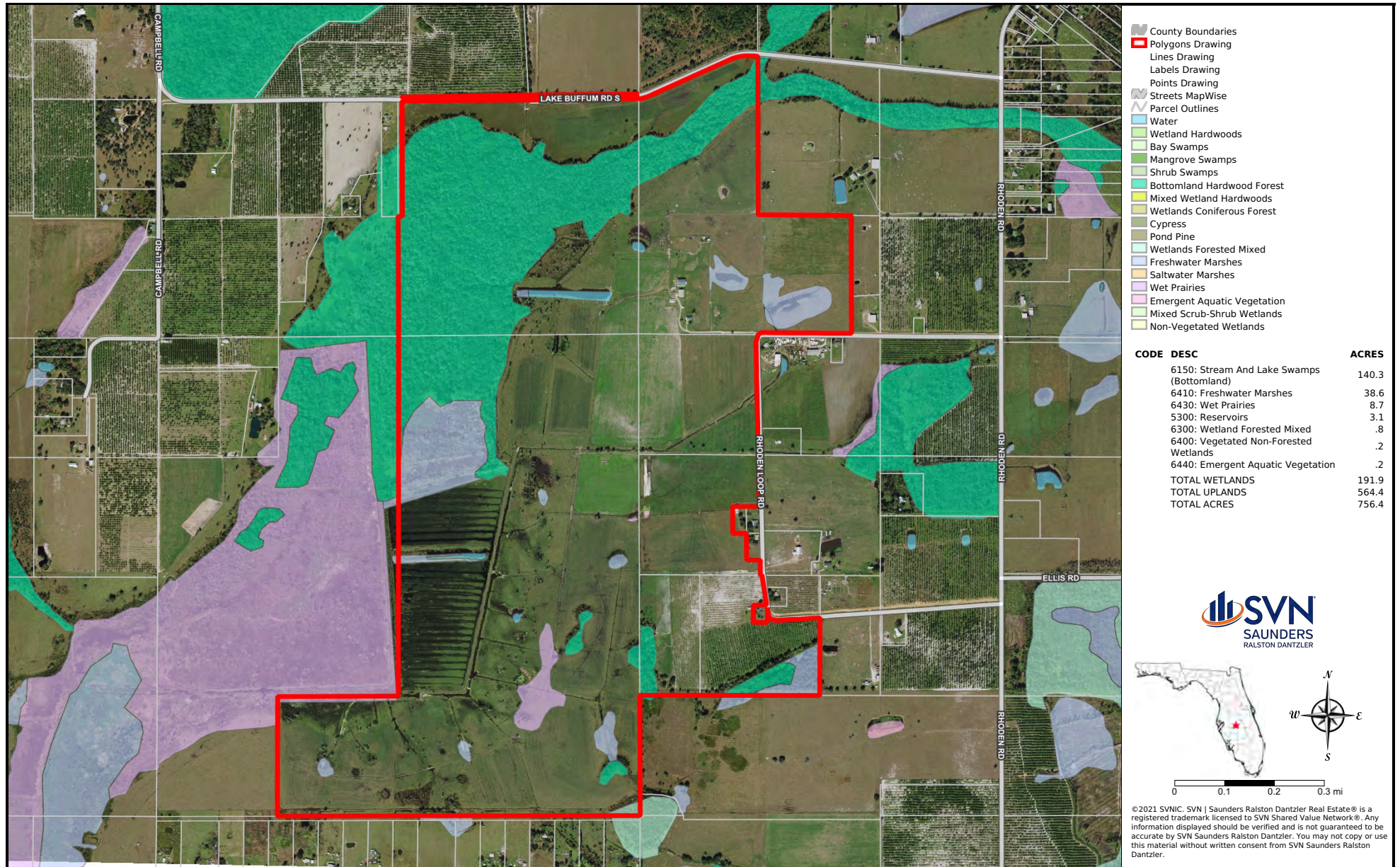
LAND TYPES:	<ul style="list-style-type: none"> Hunting & Recreation Properties Ranch
UPLANDS / WETLANDS:	191.9 acres Wetlands [25%], 564.4 acres Uplands [75%]
SOIL TYPES:	<ul style="list-style-type: none"> Kailiga Muck Wauchlua Fine Sand Smyrna and Myakka Fine Sand Felda Fine Sand Pomona Fine Sand Pomello Fine Sand Samsula Muck Immokalee Sand Lochloosa Fine Sand.
TAXES & TAX YEAR:	\$5,227.32 [2021]
ROAD FRONTAGE:	3,920 ± FT on Lake Buffum Road South, 4,076 ± FT on Rhoden Loop Road
CURRENT USE:	Ranch
GRASS TYPES:	Mostly Bahia and Hermathia with other improved and native grasses
STRUCTURES & YEAR BUILT:	1307 SF Home
MAIN INFRASTRUCTURE:	Highly improved pastures with a good mix of woods and wetlands that is well kept and developed for a working cattle operation.
GAME POPULATIONS INFORMATION:	White tailed deer, hogs, Osceola turkey, dove, ducks and many other native species.



LOCATION & DRIVING DIRECTIONS

PARCEL:	263124000000021010 ; 273119000000034010 ; 263125000000011000 ; 273130000000033000 ; 273130000000034060 ; 273130000000043010 ; 273130000000041050
GPS:	27.7657153, -81.6550042
DRIVING DIRECTIONS:	Contact the agent for driving directions.
SHOWING INSTRUCTIONS:	Contact Daniel Lanier.



















125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

1723 Bartow Rd
Lakeland, Florida 33801
863.248.6649

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

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