

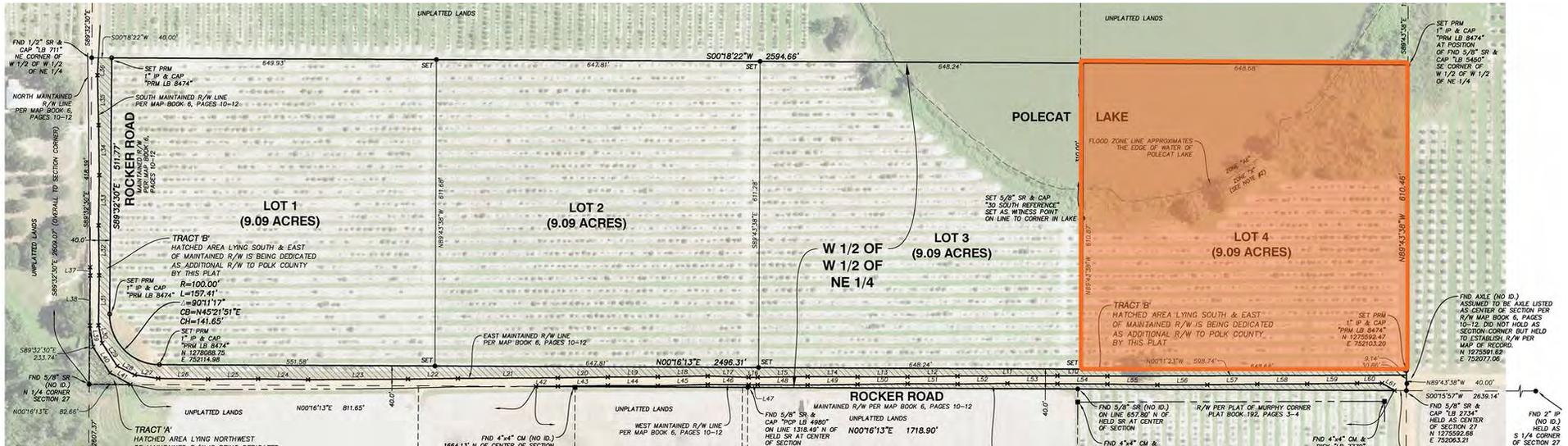


ROCKER ROAD ESTATES - LOT 4

ROCKER ROAD
BARTOW, FL 33830

Richard Dempsey, ALC, CIPS
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Property Overview



Sale Price

\$250,000

PROPERTY OVERVIEW

Rocker Road Estates Lot 4 is 9.09 acres and is one of four home lots. This property sits on Polecat Lake and is a former citrus grove ready to be cleared for pasture or a home site. Located in Central Florida, the property is an hour and ten minutes to Disney, an hour to Tampa, and 30 minutes to LEGOLAND. The Bartow Regional Medical Center is 20 minutes away, Advent Health in Lake Wales is 20 minutes, and the Winter Haven Hospital is 30 minutes away. The property has 676 feet of road frontage on Rocker Road, which runs along the property's west side. The property slopes to the west and south. This 9.09 Acre lot would make the perfect homesite to build a custom home in Central Florida.

OFFERING SUMMARY

Acreage:	9.09 Acres
Price / Acre:	\$27,503
City:	Bartow
County:	Polk
Property Type:	Acreage & Homesite

Specifications & Features



SPECIFICATIONS & FEATURES

Uplands / Wetlands:	5 acres Uplands/4 acres wetlands- lake
Soil Types:	Candler
Taxes & Tax Year:	2022 - \$936
Zoning / FLU:	Ag/Rural Residential
Lake Frontage / Water Features:	Pole Cat Lake
Road Frontage:	676 feet
Nearest Point of Interest:	Alturas is two miles north
Fencing:	None
Current Use:	Idle

Location



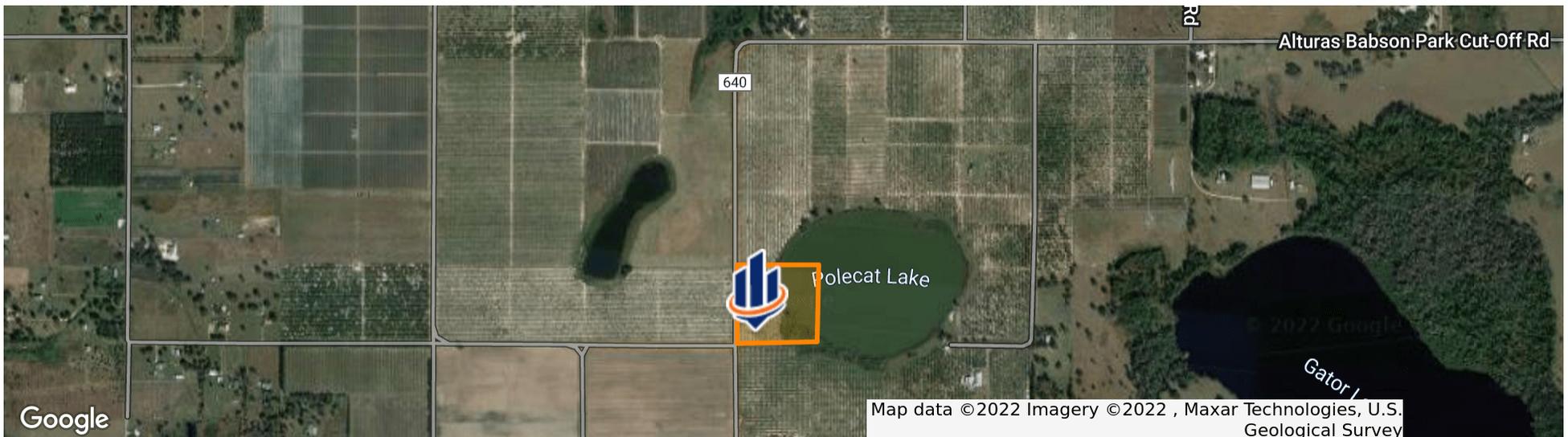
LOCATION & DRIVING DIRECTIONS

Parcel: Not yet assigned

GPS: 27.8428123, -81.702586

Driving Directions: From Bartow – go east on Hwy 60 to 80 Foot Road and turn right, go to Alturas Babson Park Cutoff Road, turn Left, go to Murphy Road and turn right, follow to Rocker Road turn left property is on the right.

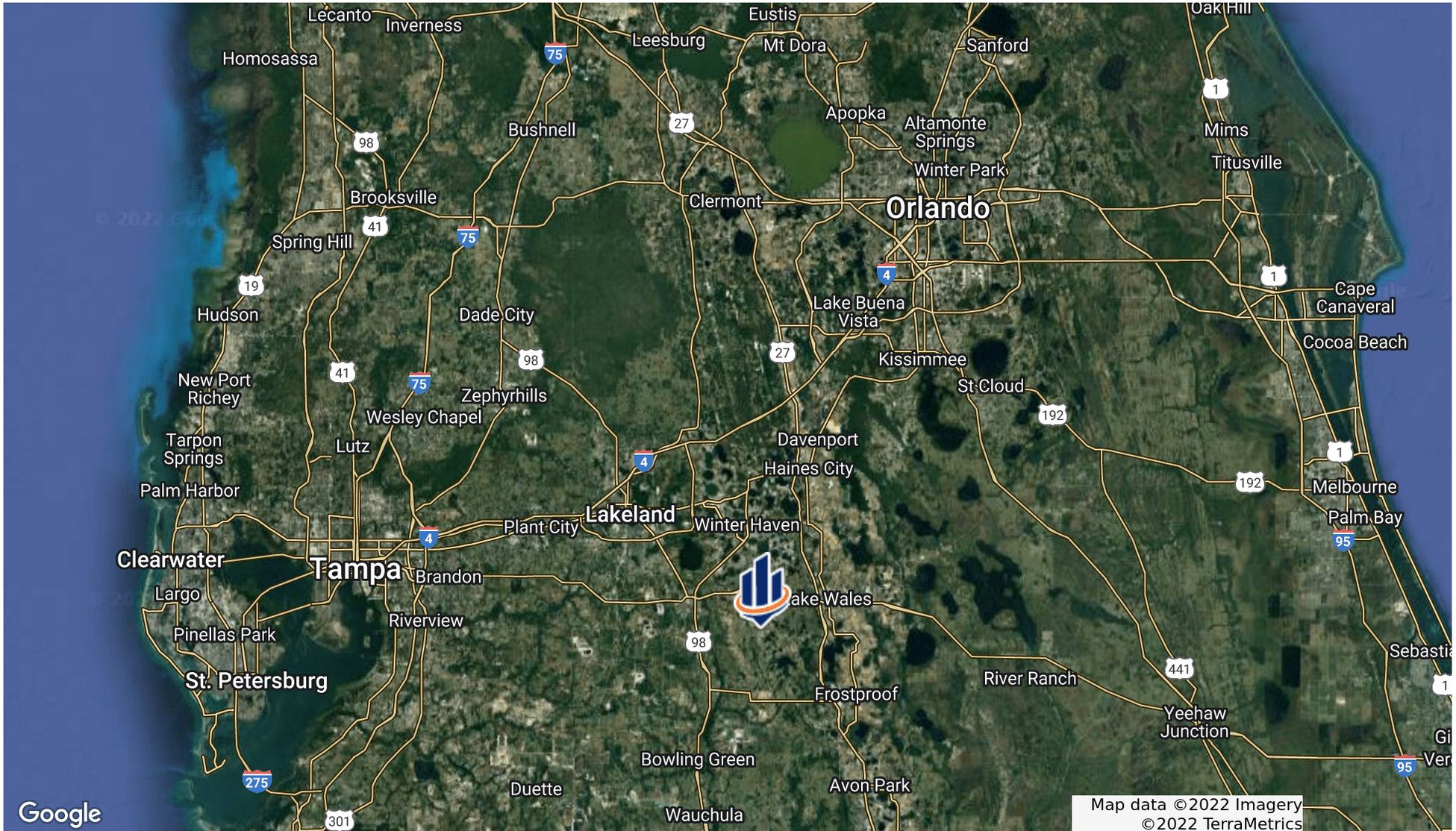
Showing Instructions: Call agent - go to site



Retailer Map



Location Map







POLK COUNTY FLORIDA

Founded	1861	Density	326.06
County Seat	Bartow	Population	609,492 [2012]
Area	1,875 sq. mi.	Website	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.

Advisor Biography



RICHARD DEMPSEY, ALC, CIPS

Senior Advisor

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PROFESSIONAL BACKGROUND

Richard Dempsey, ALC, CIPS is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Richard's real estate career began in 1984 as an appraiser for the Polk County Property Appraiser's Office. Later, he was a state certified general appraiser with an agricultural lender for thirteen years, appraising a wide variety of properties.

His experience includes a wide variety of property types from small residential tracts to up to 25,000-acre groves as well as various types of commercial properties all over the state. Having sales and appraisal experience throughout Florida. Richard is knowledgeable about the diverse aspects of today's real estate market.

Richard has served as the President of Lakeland Realtors® (LR) in 2010 and 2020. He served as the 2012 Florida Realtors® District 10 Vice President and served in that role again in 2021. Richard was inducted into the Florida Realtors® Honor Society in 2013 and he will serve as the National Association of Realtors® (NAR) liaison Federal Political Coordinator for U.S. Congressman Scott Franklin. He previously served in that role for U.S. Congressman Dennis Ross.

He was voted the Commercial Realtor® of the Year in 2017 and Realtor® of the Year in 2011 by Lakeland Realtors®. Richard has also served on numerous LR committees. In 2017, he served as the Vice-Chair of the Building Committee, helping to oversee the construction of the award winning, state-of-the art new location of Lakeland Realtors®.

In addition to his service to Lakeland Realtors® and Florida Realtors®, he has served on the corporate Coldwell Banker Commercial technology council. Richard is proud to be a Lakeland native. • Commercial/Development Land



For more information visit SVNsaunders.com

HEADQUARTERS

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ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
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NORTH FLORIDA

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Lake City, Florida 32055
386.438.5896

GEORGIA

125 N Broad Street, Suite 210
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