



SOUTH POLK COUNTY RANCH

7000 AVON PARK CUTOFF RD
FT. MEADE, FL 33841

Jim Allen
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Property Overview



Sale Price

\$2,782,125

PROPERTY OVERVIEW

This expansive ranch spans over 1,113 acres and is located in beautiful Polk County, Florida. It's an ideal opportunity for those who love outdoor activities and cattle farming. South Polk Ranch boasts a diverse ecosystem that supports an abundance of wildlife, including turkey, deer, hogs, and quail, making it an attractive destination for hunting enthusiasts. The vast acreage provides ample room for various hunting experiences and has the potential for creating a premier hunting retreat. This property is located in a prime area and has a rich biodiversity that offers an exceptional hunting and outdoor recreational experience in the heart of Florida's natural beauty. The ranch comprises mostly of native range and improved and semi-improved pasture with sandy soil and native grazing, as well as Bahia, which makes it a unique piece of Central Florida grazing land. There is also a possibility of converting it into a gopher tortoise recipient site as an investment, only adding to the opportunities this once-in-a-lifetime ranch holds.

OFFERING SUMMARY

Acreage:	1,113 Acres
Price / Acre:	\$2,500
City:	Ft. Meade
County:	Polk
Property Type:	Ranch/Recreation

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Conservation Easement• Hunting & Recreation Properties• Ranch
Uplands / Wetlands:	80/20
Soil Types:	Predominately Smyrna and Myakka Fine Sands
Taxes & Tax Year:	\$1,740 2022
Zoning / FLU:	A/RR
Road Frontage:	300' Avon Park Cutoff Road
Fencing:	Perimeter and Cross fenced
Current Use:	Grazing/Hunting
Grass Types:	Bahia, Native Prairie
Potential Recreational / Alt Uses:	Hunting, Outdoor Recreation
Land Cover:	Native Prairie, Grass, Palmetto, Pines, Oak Hammock
Structures & Year Built:	NA
Survey or Site Testing Reports:	Boundary Survey, Environmental Report
Game Populations Information:	Deer, Turkey, Hog, Quail

Location

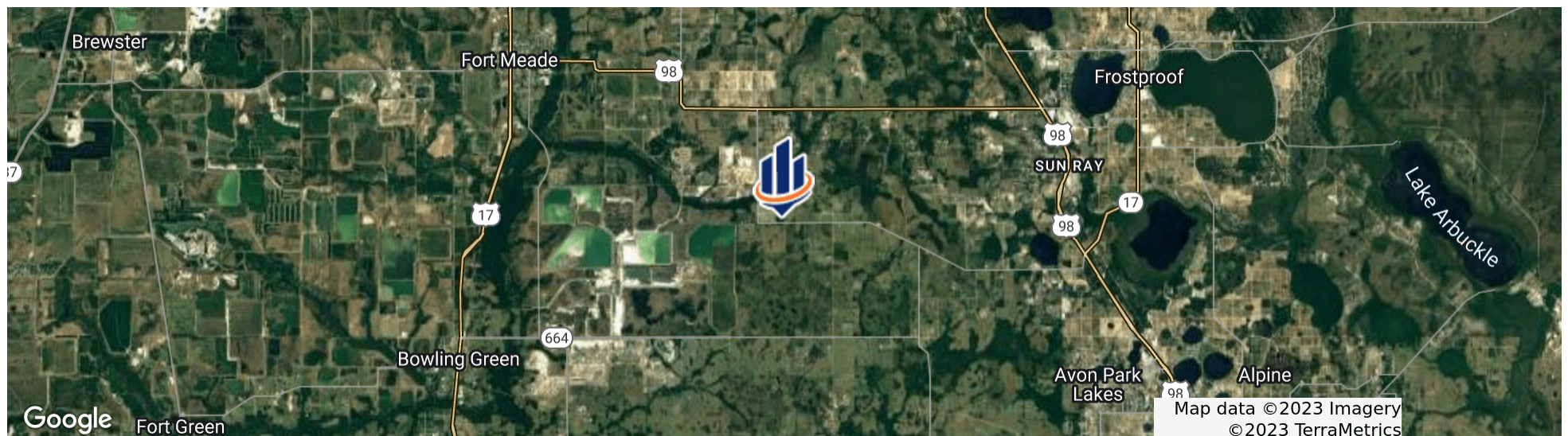


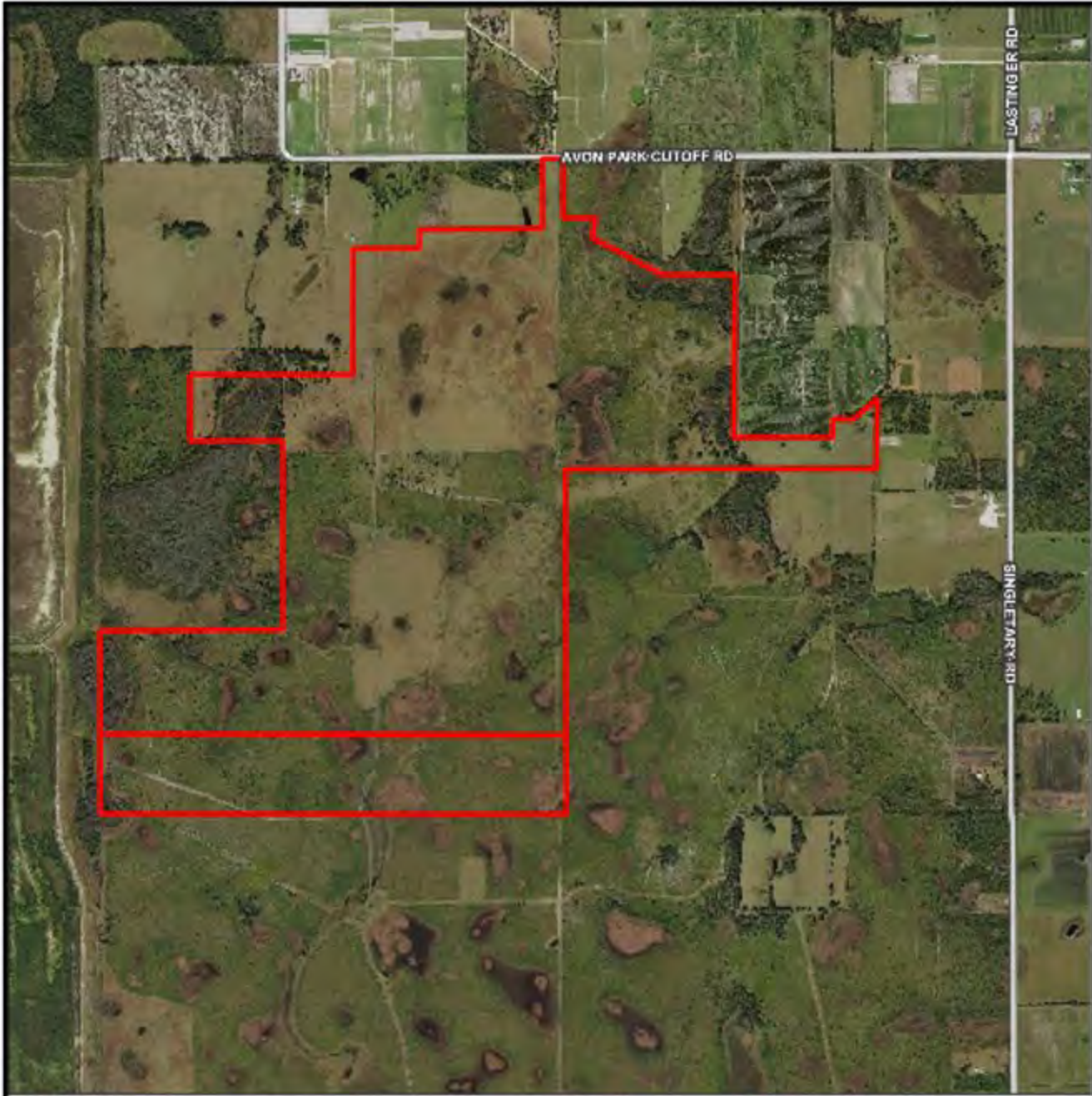
LOCATION & DRIVING DIRECTIONS

Parcel: 263223000000022020
263226000000012030
263226000000021030
263223000000011030
263224000000023010
263222000000021010







GPS: 27.6895316, -81.683174

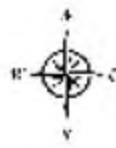
Driving Directions: From Bartow: South on Hwy 17, 11 miles then left on US 98, 7.5 miles then right on Avon Park Cutoff Road, Property is on the right.



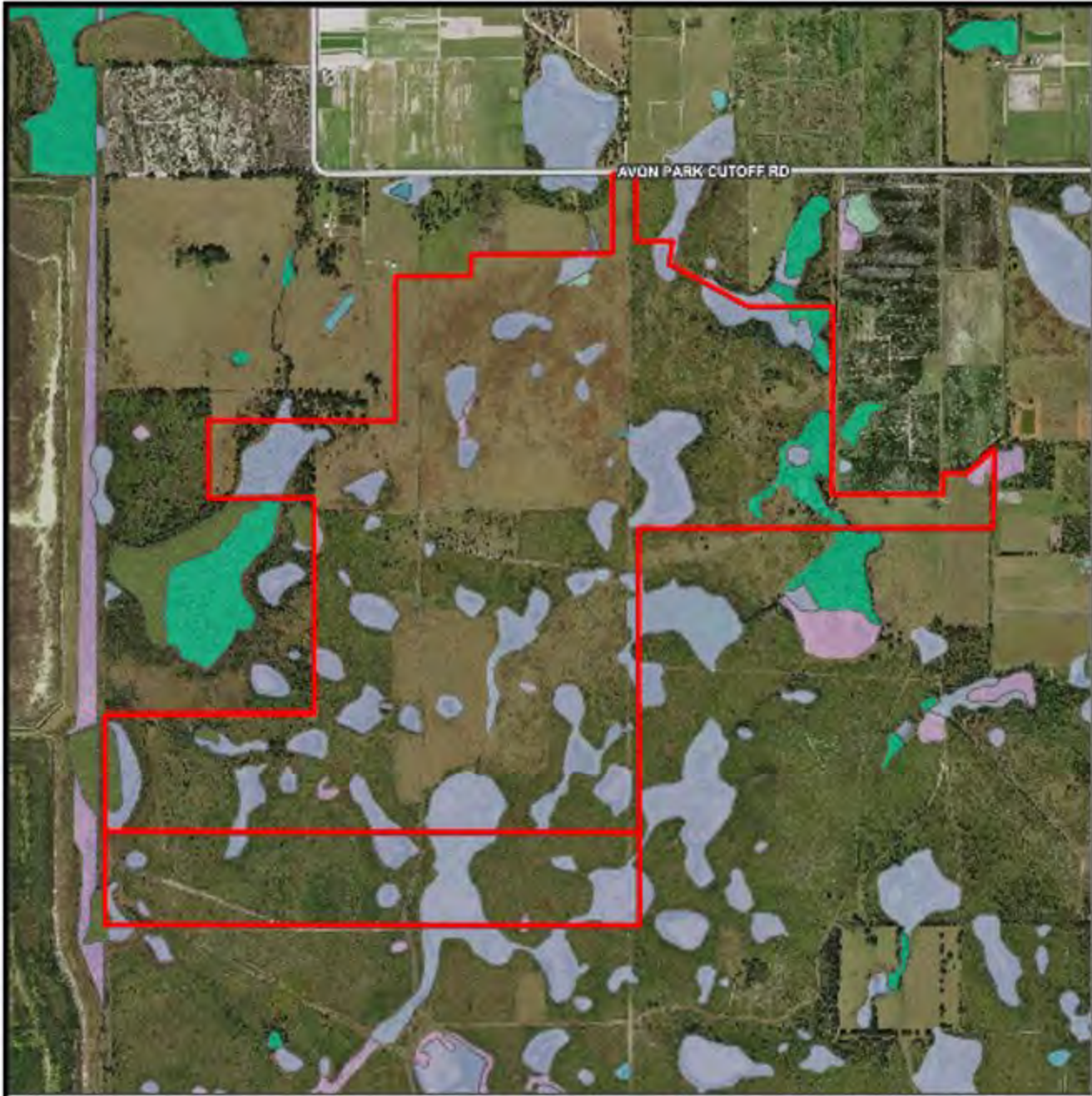


Aerial

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



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Wetlands

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetland's Coniferous Forest
- Cypress
- Pond Pine
- Wetland's Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands



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Aerial Photos



Property Photos



Additional Photos





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.



JIM ALLEN

Senior Advisor

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PROFESSIONAL BACKGROUND

Jim Allen is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He has a strong background in agriculture, cattle, citrus, land management, and land development. Before joining SVN Saunders Ralston Dantzler, Jim was a land manager for a development company. He manages cattle for local producers and manages his own cattle operation as well. In addition, Jim is a commercial pilot with multi-engine, instrument, and seaplane ratings. He flies and manages several planes on a contract basis. He is a livestock appraiser and farm equipment appraiser, certified by the International Society of Agricultural Appraisers. In addition, he is a Florida Crop Insurance salesman and is also licensed for pesticide applications. With a solid background in Florida agriculture, he brings years of experience with cattle operation management and land management, which includes controlled burning, mowing, and hay production. Jim has held offices in the Polk County Cattlemen's Association and the Coastal Conservation Association Polk Chapter.

DISCIPLINES

- Agricultural Land
- Citrus Groves
- Cattle Operations
- Land Development
- Land Management

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Orlando, Florida 32801
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NORTH FLORIDA

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Lake City, Florida 32055
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GEORGIA

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