

# MULBERRY LAKEFRONT RECREATIONAL ACREAGE

KIRKLAND ST  
MULBERRY, FL 33860

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# Property Overview



**Sale Price** **\$450,000**

## OFFERING SUMMARY

**Acreage:** **103 ± Acres**  
Price / Acre: \$4,369  
City: Mulberry  
County: Polk  
Property Type: Land: Land Investment

## PROPERTY OVERVIEW

The subject property has extensive frontage on a 100+ acre phosphate lake. Phosphate fishing lakes in Florida can vary in size and depth, depending on the extent of mining activity in the area. The formation of the miniature bass waters occurred, for the most part, 20 to 40 years ago as phosphate rock deposits were unearthed. Variations of structure and depth changes were created as the massive dragline buckets dug through the sandy soil to get at the raw phosphate rock beneath.

Phosphate pit bass fishing is twice as productive as that found in the Florida's numerous natural waters, according to surveys by state biologists. These lakes are typically popular destinations for anglers, offering unique opportunities to catch a variety of freshwater fish species, including largemouth bass, bluegill, crappie, and catfish.

The property also has 40± acres of woodlands, offering a unique recreational opportunity in Southwestern Polk County. The property is 16 miles from Lakeland and less than 30 miles to greater Tampa Bay making it easily accessible to the I-4 corridor and other cities in Southcentral Florida.

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Hunting &amp; Recreation Properties</li><li>• Land Investment</li></ul>
Uplands / Wetlands:	42 acres uplands/62 acres wetlands
Soil Types:	Smyrna-Myakka Fine Sand Basinger Fine Sand Hontoon Muck
Taxes & Tax Year:	\$262.85-2023
Zoning / FLU:	FLU-Phosphate Mining & RCC-R
Lake Frontage / Water Features:	2,300' on lake, 750' on pond
Water Source & Utilities:	None
Road Frontage:	660' on Kirkland Park St, 460' on Hooker St, 325' on Holly Dr.
Nearest Point of Interest:	Lakeland, Bartow, Streamsong Golf Resort.
Fencing:	Surrounds property
Current Use:	Recreation
Potential Recreational / Alt Uses:	Hunting, fishing, off road vehicles
Structures & Year Built:	None



# Location



## LOCATION & DRIVING DIRECTIONS

Parcel: 233112 000000 041010

GPS: 27.798, -81.968

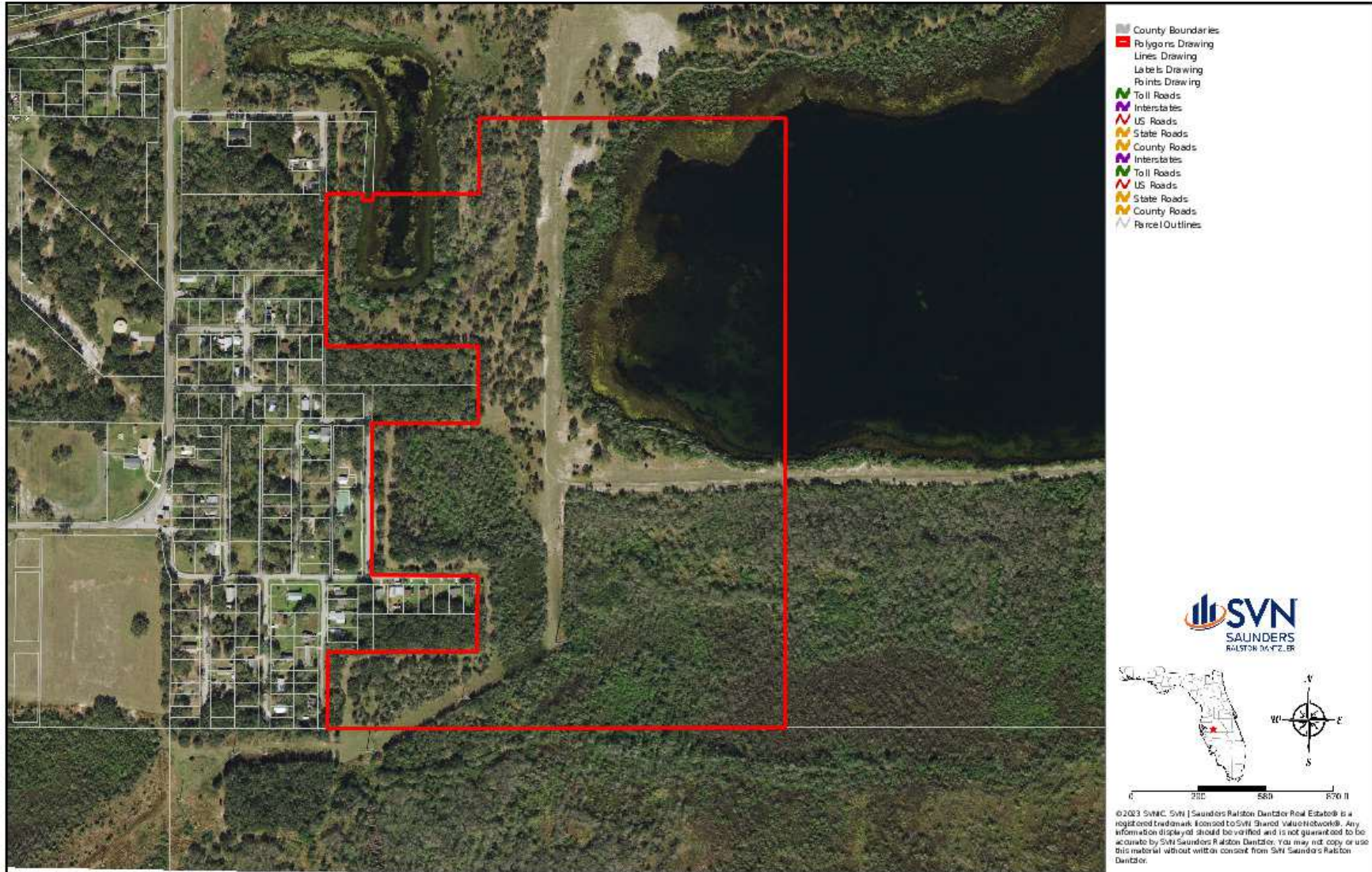
### Driving Directions:

- From SR 60 in Mulberry, go south on SR 37 14 miles to Main Ave in Bradley Junction
- Take a left on Main Ave and go .9 miles to Bay Ave E
- Take a right and go .1 mile to gate at



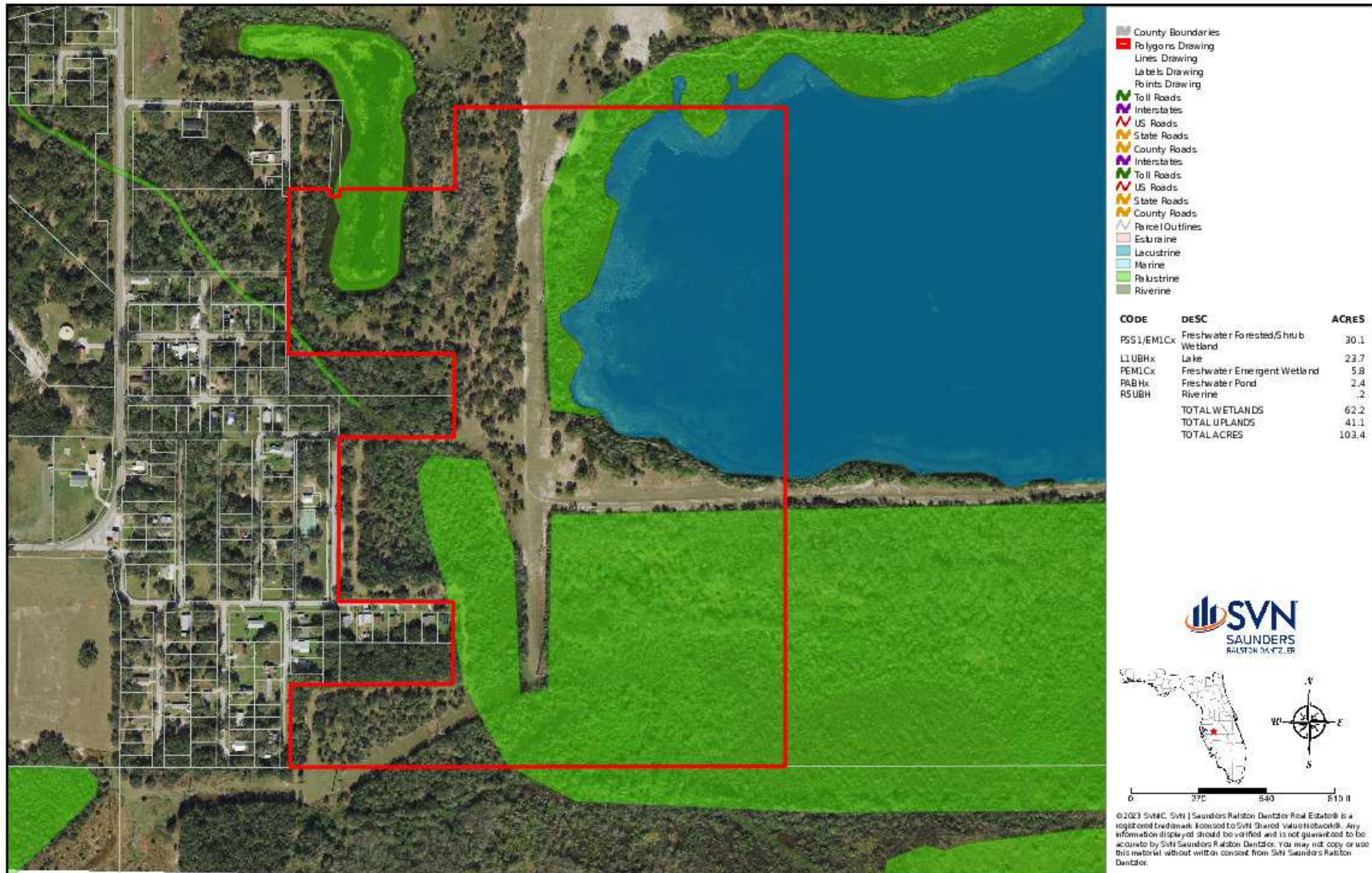


# Boundary Map





# Wetlands Map





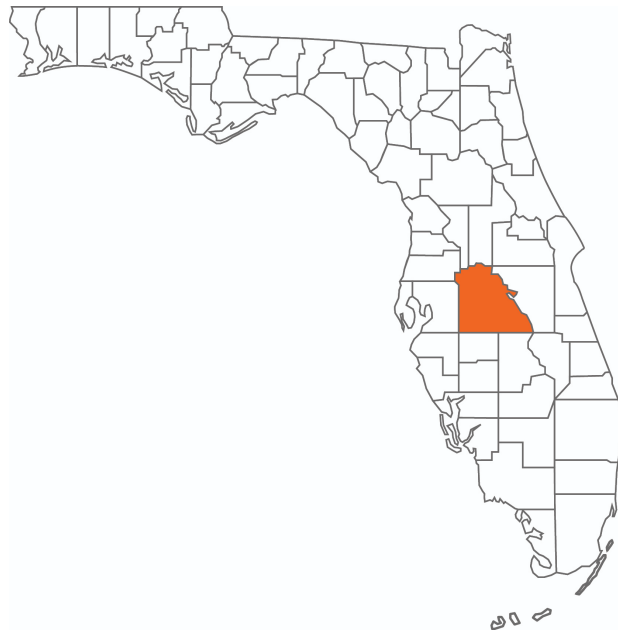




# Additional Photos







## POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between 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, cultural venues, stunning natural landscapes, and plentiful outdoor activities.





**DAVID HITCHCOCK, ALC, CCIM**

Senior Advisor

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## PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a Bachelor of Science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and Co-Captain of the 1973 Gator Football Team.

David is also an active bicyclist, both in road and mountain biking. He is married, a father of two daughters, and a grandfather of six.

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# Advisor Biography



**RICHARD DEMPSEY, ALC, CIPS**

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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®.

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