

# ACREAGE FOR COUNTRY LIVING

## SOUTHWEST LAKELAND, FLORIDA



### 5308 Medulla Road, Lakeland, FL

- 4.15± Acres  
Medulla Road at County line Road
- 179'± on Medulla Road  
Irregular shaped parcel
- Electric-City of Lakeland  
Water well and Septic
- Unincorporated Polk County zoning  
Residential 1 unit per 5 acres
- The Hamilton Branch Creek runs along the  
East boundary of the property
- Sale/Purchase Price: \$200,000.00

For further information regarding this offering, please contact:  
Maria Mahoney, Broker/Realtor at (863) 619-6740

Rev 2-10-10

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**MAHONEY**  
**GROUP INC.**  
commercial real estate services





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## RESIDENTIAL ACREAGE FOR COUNTRY LIVING

|                               |  |
|-------------------------------|--|
| PROPERTY ADDRESS              | 5308 Medulla Road<br>Lakeland FL 33811-2748  |
| SIZE PROPERTY                 | 4.15 ± Acres   |
| PROPERTY DIMENSIONS           | 179' (approx.) on Medulla Road<br>Irregular shaped parcel  |
| ZONING                        | ARR - Polk County (Residential 1 unit/5 acres)   |
| LOCATION                      | Approx. 500' East of County Line Road and<br>2 miles West of Sun n' Fun and the new Air<br>Academy.  |
| UTILITIES                     | ---Electric – City of Lakeland<br>---Water – Well located behind the barn<br>---Septic system  |
| AD VALOREM TAXES<br>TAX FOLIO | \$1,262.15 - Year 2010<br>23 29 07 000000 031050   |
| COMMENTS                      | The Hamilton Branch Creek runs the entire East side<br>of the property. Site is ideal for secluded living with<br>close proximity to town. Excellent<br>access from Florida Avenue, County Line Road,<br>Interstate-4 and Hillsborough County. |
| SALE/PURCHASE PRICE           | \$200,000.00 cash to Seller  |
| CONTACT                       | Maria Mahoney Lic. Real Estate Broker<br>863) 619-6740   |

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