



Lake Wales 65.5 Acres Tract

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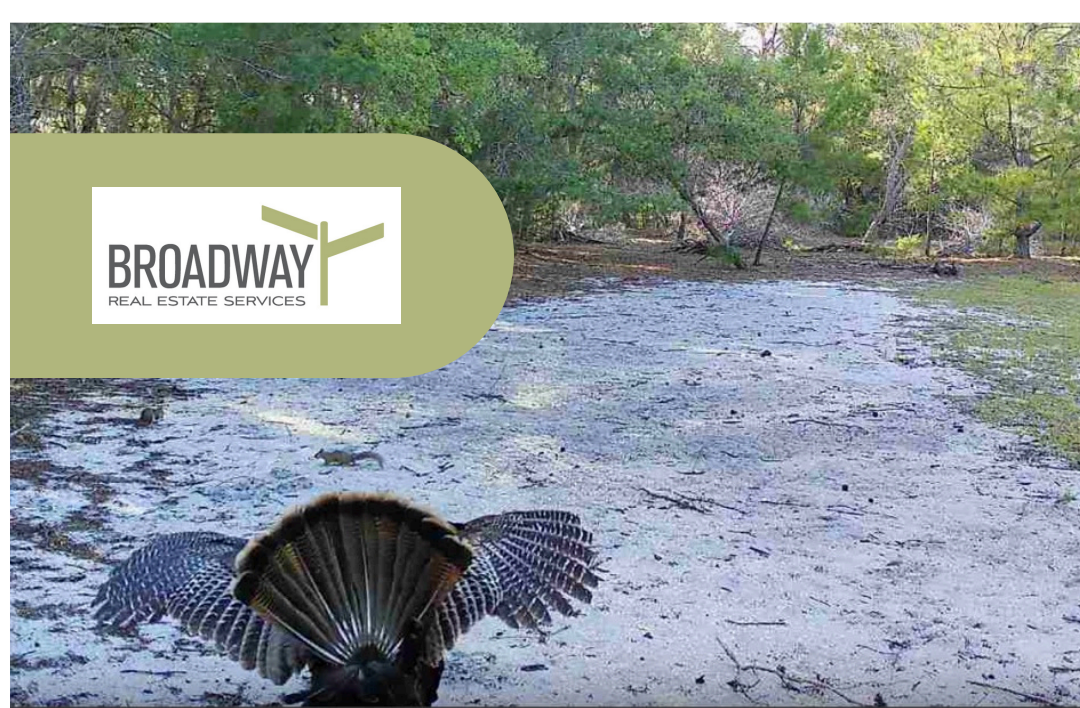


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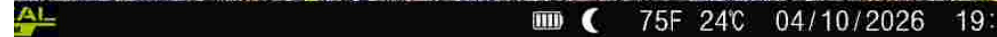


Property Information



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Property Overview

Discover a rare opportunity to own 65.5± acres of pristine Florida land in the peaceful countryside of Lake Wales. This unique property consists of five separate parcels and has been carefully managed for more than 25 years to support abundant wildlife and natural habitat.

Currently utilized for cattle grazing and recreational hunting, the land features five scenic ponds, native pasture, semi-improved pasture, and natural marsh areas that create a diverse landscape ideal for outdoor enthusiasts. The property is well known as a hunter's haven, with frequent sightings of white-tailed deer, wild hogs, and Osceola turkeys roaming freely throughout the property.

Bordered by state park and conservation lands on two sides, the surrounding protected land enhances privacy while allowing wildlife to move naturally through the area. With A/RR Agricultural/Residential-Rural, the property offers flexibility for continued agricultural use, recreational retreat, or the potential to create a private country estate or residential development opportunity.

Utilities including electricity and water availability, provide added convenience for future improvements. This exceptional tract combines natural beauty, seclusion, and long-term investment potential in one of Central Florida's most scenic rural settings.



Property Highlights

- 65.5± Acres Total across 5 parcels in Polk County
- All 5 Parcels ready for redevelopment
- Ideal for recreational, agricultural, or residential estate use
- Five scenic ponds providing water features and wildlife habitat
- Abundant wildlife including deer, hogs, and Osceola turkeys
- Property has been carefully managed for over 25 years for wildlife conservation
- Native pasture and semi-improved pasture suitable for cattle or agricultural use
- Bordered by State Park and conservation land on two sides Tiger Creek Preserve with 5,000 Acres & Walk in the Water Nature Preserve with 6,000 Acres Surrounds this property
- Exceptional privacy and natural surroundings
- Electric on-site with Duke Energy
- 3 Active wells onsite (Three Former Homesites)
- A/RR Agricultural/Residential-Rural Zoning allowing agricultural and residential possibilities
- Ideal location for private ranch, hunting retreat, or rural estate development
- Located in Central Florida within Polk County's growing Lake Wales area

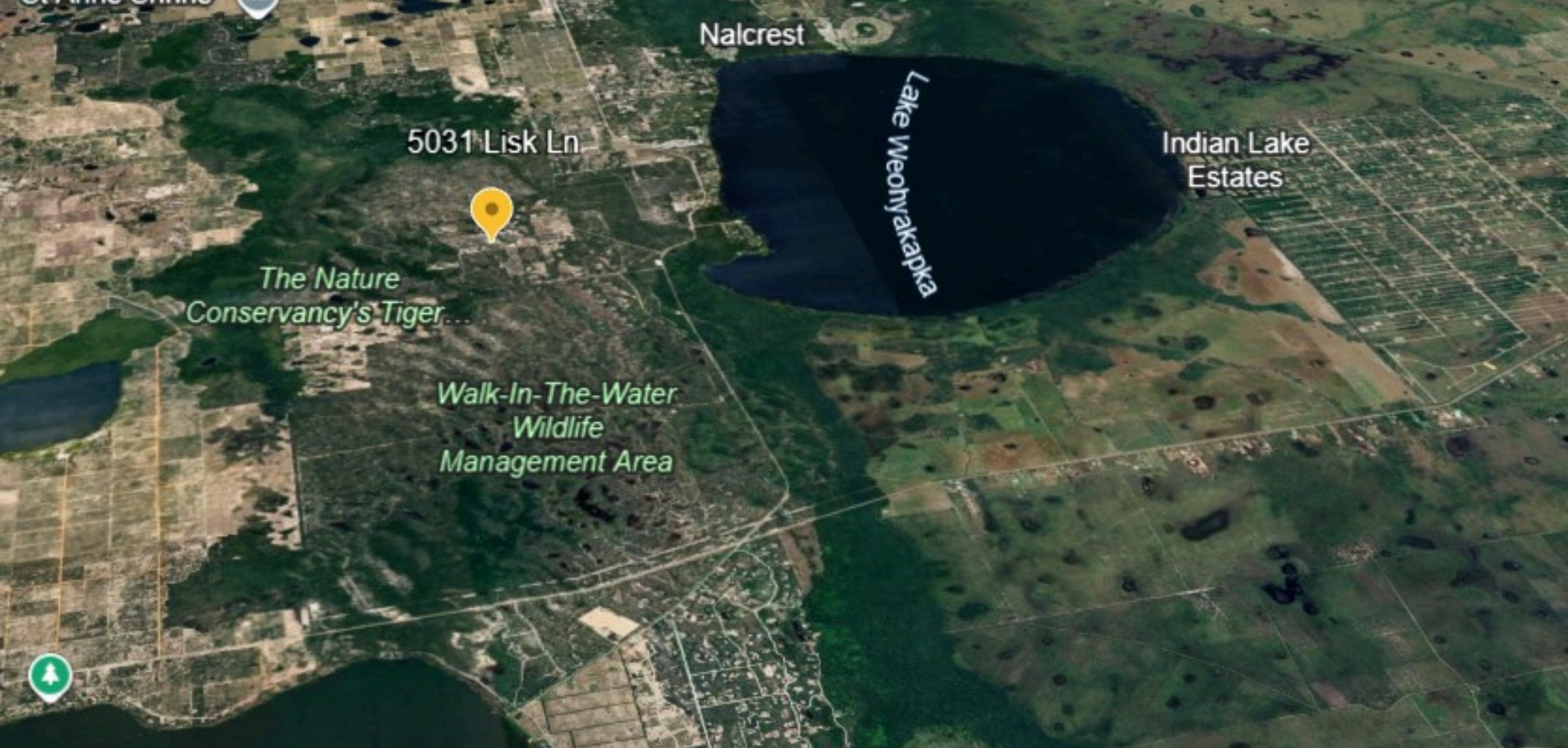
By Appointment Only





Offering Summary

Sale Price:	\$3,000,000
Lot Size:	65.5 Acres
Zoning:	A/RR Agricultural/Residential-Rural
Market:	Walk-in-Water Road- Tiger Creek
Preserve:	Tiger Creek Preserve has 5,000 Acres & Walk-in-the-Water Wildlife Management Area with 6,000 Acres
Submarket:	Polk County
City:	Lake Wales
County:	Polk
State:	Florida
Property Type:	Recreational-Hunting - Agricultural Activities, agricultural support facilities, farm labor housing, group living facilities, and community facilities.



Location Information

The property is located along Lisk Lane and Sullivan Lane in Lake Wales, Florida, in a quiet rural setting within Polk County. Access is available via Walk-in-Water Road to King Trail, then onto Jewell Lane and Jewell Terrace, leading to Lisk Lane.

This location provides the tranquility of country living while still maintaining convenient access to nearby towns and major transportation corridors. The surrounding area consists primarily of agricultural land, conservation areas, and large rural estates, making it an ideal setting for those seeking privacy, outdoor recreation, or a rural lifestyle.

The property's proximity to state parks and protected lands enhances its natural appeal and creates a peaceful environment rich with wildlife and natural Florida landscapes.



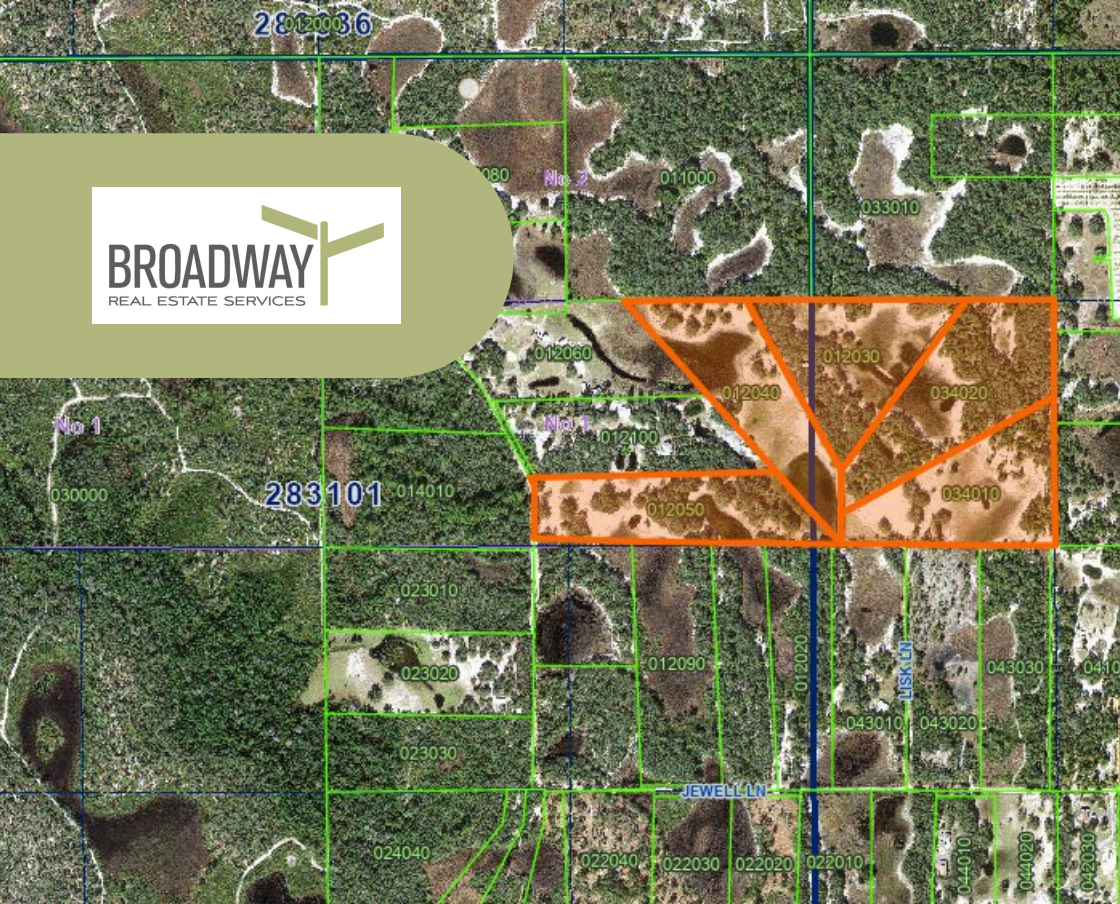
Area Information

Lake Wales is located in central Polk County, one of Florida's fastest-growing regions due to its central location between Tampa and Orlando. Known for its scenic rolling hills, lakes, and outdoor recreation opportunities, Lake Wales offers a unique blend of rural charm and modern conveniences.

The area is home to notable attractions such as Bok Tower Gardens, Lake Kissimmee State Park, and Walk-in-Water Wildlife Management Area, making it a destination for nature lovers, fishing enthusiasts, and outdoor recreation.

Polk County continues to experience strong population growth and economic development, driven by its strategic location along the I-4 corridor, access to major employment centers, and expanding infrastructure. Residents and landowners benefit from a strong agricultural heritage, recreational opportunities, and proximity to Central Florida's major cities, airports, and attractions.

This property offers an exceptional opportunity to enjoy private rural living, recreational land ownership, or future development potential within one of Central Florida's most desirable countryside settings.



The subject properties:

Parcel ID

28-31-01-000000-012050

28-31-01-000000-012040

29-31-06-000000-034010

29-31-06-000000-034020

28-31-01-000000-012030

Located within an Agricultural Residential Rural (A/RR) land use district. The purpose of the A/RR district is to provide lands for the continuation of productive agricultural uses and to provide for very low-density residential development within unincorporated rural areas. The A/RR district permits agricultural activities, agricultural support facilities, multi-family dwelling units, farm labor housing, group living facilities, and community facilities.

Key Aspects of A/RR Zoning in Polk County

- **Purpose:** To preserve rural character and agricultural viability while allowing for very low-density residential development.
- **Permitted Uses:** Agricultural activities, agricultural support facilities, single-family homes, and in some cases, multi-family dwelling units and group living facilities.
- **Location:** Primarily applied in outlying areas of Polk County that lack immediate access to central sewer and water systems.
- **Development Character:** Supports a mix of residential living with farming, allowing residents to keep livestock and grow crops.
- **Restrictions:** While permitting agriculture, this district aims to prevent conflicts between high-density residential subdivisions and active farming operations.



Tiger Creek Preserve

Tiger Creek Preserve is one of Central Florida's most ecologically significant and visually unique landscapes, located along the eastern edge of the Lake Wales Ridge—a rare geological formation often referred to as one of Florida's "ancient islands." This elevated ridge, once isolated by prehistoric seas, represents some of the oldest and highest terrain in peninsular Florida.

Today, that ancient separation has created an environment rich in biodiversity, supporting an exceptional concentration of rare, threatened, and endemic plant and animal species—many of which are found nowhere else in the world. The preserve's diverse ecosystems include hardwood swamps, oak hammocks, scrub and pine flatwoods, sandhill terrain, and longleaf pine habitats, all shaped by natural processes such as fire and seasonal water flow.

Spanning nearly 5,000 acres, the preserve offers more than 10 miles of maintained trails, providing year-round opportunities for hiking, wildlife observation, and experiencing Florida's native landscapes. At its core flows the namesake Tiger Creek, a pristine blackwater stream that winds through the property and enhances both its ecological value and scenic beauty. The area is widely appreciated for its tranquility, natural diversity, and unspoiled character.



History of Tiger Creek Preserve

The vision to protect Tiger Creek dates to the early 20th century when Edward Bok, founder of Bok Tower Gardens, recognized the area's unique environmental importance. Although initial conservation efforts were discussed during that time, they were not realized.

Decades later, that vision was rediscovered by Ken Morrison, who, while reviewing historical archives, uncovered Bok's original intent to preserve the land. Working alongside conservation advocate George Cooley, Morrison helped reignite community interest and support for protecting the area.

In 1971, The Nature Conservancy partnered with local stakeholders to formally establish protection of Tiger Creek and its surrounding uplands. Today, the organization owns and manages approximately 4,980 acres, ensuring the long-term preservation of this extraordinary natural resource for future generations.

Walk-In-The-Water Wildlife Management Area

The Walk-In-The-Water Wildlife Management Area is a significant conservation tract encompassing more than 6,000 acres along County Road 630, just east of Frostproof in Polk County. This expansive property is part of the broader Lake Wales Ridge State Forest, a region widely recognized for its unique topography and ecological importance within Central Florida.

The area plays a critical role in preserving Florida's diminishing scrub and sandhill ecosystems—habitats that support a wide variety of rare and protected plant and wildlife species. These native landscapes, shaped by natural fire cycles and sandy soils, are among the most distinctive environments found in the state and are increasingly scarce due to development pressures.

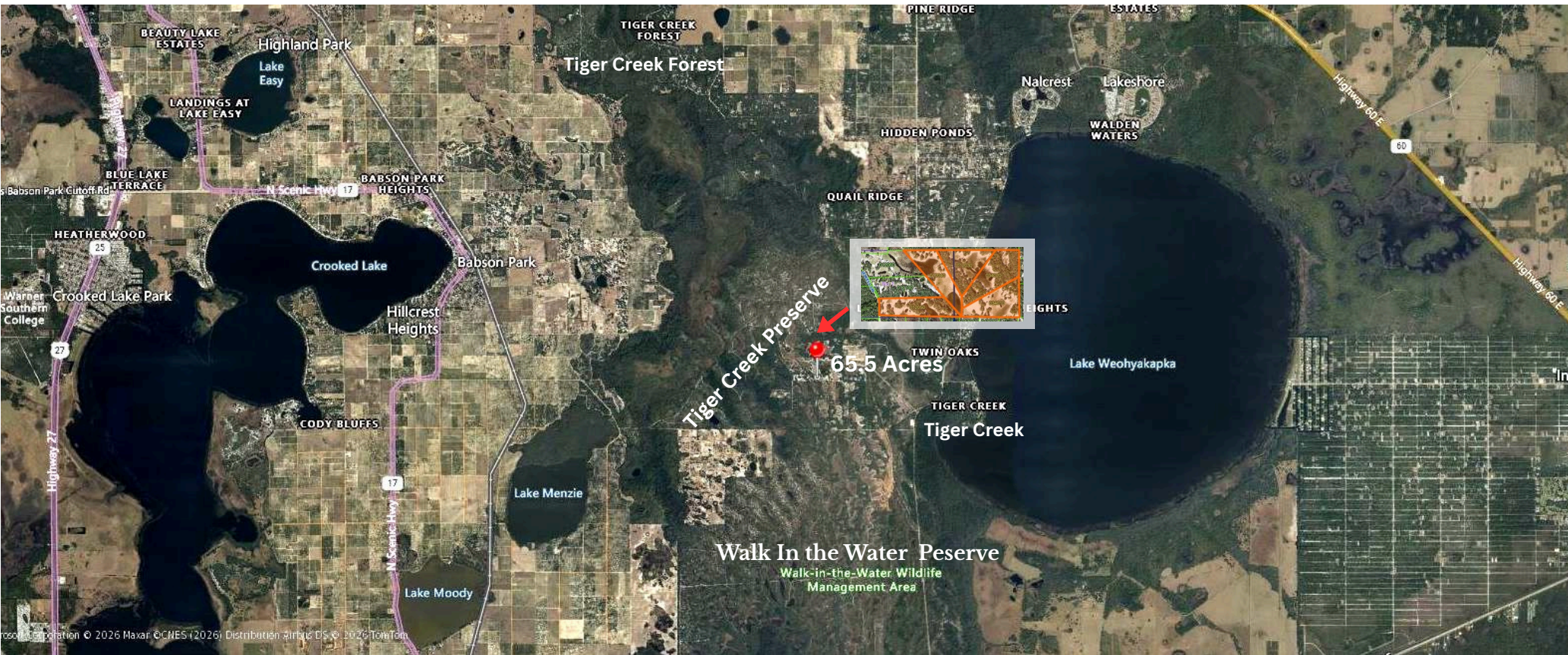
The Wildlife Management Area is open to the public throughout the year, offering access for outdoor recreation such as wildlife observation, hunting, and nature exploration. Visitors are encouraged to use designated entry points, including the access area off Old Vero Beach Road, which provides convenient entry to the eastern portions of the property, particularly during managed hunting seasons.



History and Conservation Significance

Walk-In-The-Water Wildlife Management Area was acquired through the State of Florida's Conservation and Recreation Lands Program, an initiative dedicated to protecting environmentally sensitive lands across the state. The acquisition was driven by the need to conserve the Lake Wales Ridge's rapidly declining natural habitats and to safeguard the diverse species that depend on them.

As part of the Lake Wales Ridge conservation corridor, the property contributes to a larger effort to maintain ecological connectivity and protect one of Florida's most biologically rich regions. Today, the area is actively managed to preserve its natural systems while allowing responsible public use, ensuring that its environmental value and recreational opportunities remain available for future generations.



Permanently Protected Wilderness on All Sides

Tiger Creek Preserve with 5,000 acres represents one of Florida's most biologically significant ancient sandhill ecosystems — a living buffer ensuring this land will never be surrounded by development. Walk in the Water WMA, accessible only on foot, teems with Osceola turkeys, white-tailed deer, wild hog, bobcat, fox, and waterfowl. These management areas guarantee the wild character of this corridor in perpetuity.

Beyond turkey season, the same landscape that shaped the Osceola's evolution over centuries continues to support a full cast of Florida wildlife. Owning property at this intersection isn't simply a real estate decision — it is an invitation to one of Florida's last truly wild places.

A Rare Opportunity at the Edge of Florida's Most Pristine Wildlife Corridor

Bordered by Tiger Creek Preserve and Walk in the Water Wildlife Management Area, this property sits at the heart of central Florida's wildest and most protected lands — a true hunter's paradise positioned in the exclusive range of one of North America's most coveted game birds.

The Osceola Wild Turkey — Florida's Crown Jewel

Named in 1890 by ornithologist W.E.B. Scott after Chief Osceola of the Seminole Nation — the legendary leader who refused to surrender Florida's ancestral lands — the Osceola turkey is as storied as the landscape it inhabits. Found exclusively on the Florida peninsula, it is the only one of North America's five wild turkey subspecies that exists nowhere else on earth.

Darker, more iridescent, and far more elusive than any of its cousins, the Osceola gobbler carries deep green and red iridescence across predominantly black feathers — a striking contrast to the bronze-heavy Eastern turkey. Its defining features include long, razor-sharp spurs exceeding 2 inches, legs built for navigating dense palmetto flatwoods, and a temperament that frustrates even the most seasoned hunters. Gobblers average 15–20 lbs, are intensely vocal on the roost, yet grow eerily cautious once they hit the ground — highly sensitive to weather changes and hunting pressure.

With a world population of just 90,000–100,000 birds concentrated south of Orlando, this property's location places you squarely in the epicenter of prime Osceola habitat: pine-hardwood forests, palmetto thickets, hardwood swamps, and wetland edges that these birds have called home for centuries.



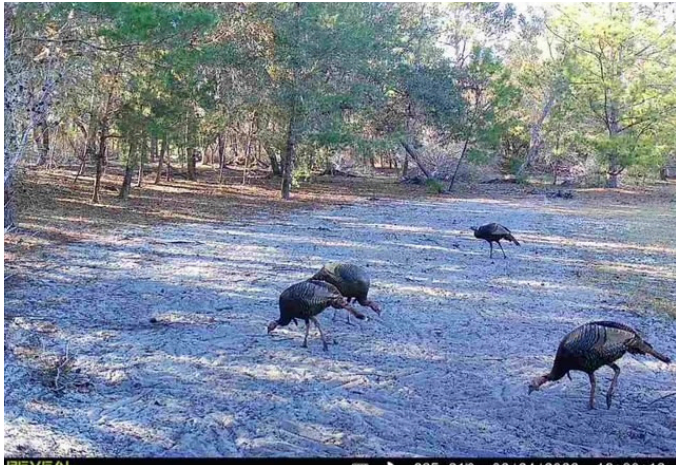
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NEW

The Most Difficult Turkey in North America In Your Backyard

Hunters travel across the country to pursue the Osceola as part of the prestigious Royal Slam. Classified as the most difficult of all five subspecies to harvest, this bird demands patience, woodsmanship, and intimate knowledge of the terrain. Florida's spring season opens earlier than most states — typically in March — giving the property owner a first mover advantage every season.





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