



Fort Meade, Florida • Polk County

112 +/- ACRES

Renowned Fishing Destination!





Parcel IDs: 24313500000043010, 24313400000022000

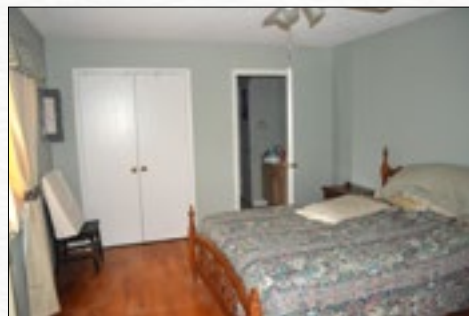
GPS: 27.737525, 81.887459

Driving Directions:

- From US 17, turn onto SR 630 driving west
- After 5.5 miles, turn left on Old Brewster Road
- After 3/4 mile, the gate will be on your right

For additional maps and details, go to:

www.SaundersRealEstate.com/BASSakwardRanch





BASSakward Ranch is a renowned fishing destination in Polk County, Florida. This 112 +/- acre property features a 61-acre lake, formed by the phosphate mining process. This mining process creates excellent, diverse structure at the bottom of the lake and provides for abundant nutrients, resulting in many large bass.

Acreage: 112 +/- acres

Sale Price: \$1,250,000

Price per Acre: \$11,160.70

County: Polk

Address: Old Brewster Road, Fort Meade, FL 33841

Lake Frontage: 2 +/- miles

Road Frontage: 5,000 +/- feet on Old Brewster Road

Uplands/Wetlands: 100% uplands

Grasses: Jiggs (Bermuda grass)

Land Cover: 61 +/- acre lake, 51 +/- acres pasture

Structures:

- Cabin built in 1991, 2BR/2BA, 1,000 SF, full-length screened porch in back facing lake
- Large detached garage/storage with 3-double roll-up doors and double carport with enough room to easily store 4 boats

Zoning/FLU: A/RR

Current Use: Bass fishing with lakehouse

Taxes: \$2,324.19 (2014)

Fencing: Perimeter and cross fencing

Water Source/Utilities: Well and septic

Potential Uses: Cattle, hunting

Game Populations: Deer, duck, turkey, alligator, and quail

Income Features: Hunting and fishing exhibitions

Conservation Easement:

- None
- *Note that the property to the northwest is under a conservation easement, guaranteeing a similar landscape for perpetuity*



Adjacent to Osprey Point

Less than a mile to Honey Hole

6 +/- Miles to Fort Meade

12 +/- Miles to Streamsong Resort

17 +/- Miles to Bartow

35 +/- Miles to I-4

55 +/- Miles to Tampa International Airport

(Mileage is approximate)



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863.648.1528

114 North Tennessee Ave.
3rd Floor
Lakeland, FL 33801

112 +/- Acres • Renowned Bass Fishing Destination
*2/2 Cabin, Huge Garage/Storage to Store 4 Boats
Hunting Deer, Duck, Turkey, Alligator, Quail*

Richard Dempsey, ALC

863.774.3548

Richard@SaundersRealEstate.com

David Hungerford

863.272.7156

DHungerford@SaundersRealEstate.com

Trent Saunders

863.640.0390

Trent@SaundersRealEstate.com



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**Coldwell Banker Commercial
Saunders Real Estate**

114 North Tennessee Ave., 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

425 NE Santa Fe Blvd. (US 441)
High Springs, FL 32643
www.SaundersRealEstate.com

For additional maps and details, go to:
www.SaundersRealEstate.com/BASSakwardRanch



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