



Rolling Ridge Ranch

Frostproof, FL • Polk County

510 +/- Acres



Parcel IDs:

- 28-31-14-000000-013010
- 28-31-14-000000-031010
- 28-31-14-000000-042020
- 28-31-23-000000-013010
- 28-31-23-000000-031020

GPS: 27.781314, -81.497501

Driving Directions:

- From Frostproof, go 1.8 miles east on CR 630 to Wardlaw Road
- Turn north (left) on Wardlaw Road and go 1.5 miles to J. Fielding Road
- Turn east (right) on J. Fielding Road, which dead-ends into the gate on the left

3.5 +/- Miles to Frostproof

7 +/- Miles to US 27

8.5 +/- Miles to US 98

17 +/- Miles to Lake Wales

View Aerial Video & Game Cam!

Additional Maps & Details Online

www.SREland.com/RollingRidgeRanch



Rolling Ridge Ranch

Frostproof, FL • Polk County

This beautiful property is bordered by State and Nature Conservancy properties to the north, east, and south, as well as only four different grove owners to the west. This is a great Central Florida get-away with recreational, hunting, and relaxation opportunities for the whole family! The lodge is perfect for large entertaining. There are four 2-story wings, each housing a kitchenette, dining room, 1 bedroom, 1 full bath, and stairwell on the lower floor and a sitting/TV room, 1 bedroom, and 1 full bath on the upper floor. Each wing is identical to provide 8 bedrooms and 8 baths. Hunting is excellent on the east side of the property that borders state-owned land. Relax at the lodge and watch the exotic animals roam!

Total Acreage: 510 +/- acres

Sale Price: \$3,650,000

Price Per Acre: \$7,156.86

County: Polk

Site Address: Wardlaw Road, Frostproof, FL 33843

Road Frontage: Access through J. Fielding Road off of Wardlaw Road

Soils: Astatula Sand; Tavares, Smyrna, and Mayakka Fine Sands; Hontoon Muck

Fencing: Perimeter is fenced with mostly high fencing, including high cross fencing. There are 4 high-fenced blocks.

- South block fencing covers 220 +/- acres
- East central fencing covers 20 +/- acres
- West central fencing covers 20 +/- acres
- North fencing covers 195 +/- acres
- Eastern part covers 50 +/- acres of regular fencing

Grass: Bahia

Uplands/Wetlands: (77% upland)

- 392 +/- acres uplands
- 117 +/- acres of wetlands

Water Source and Utilities:

- (3) 6" wells, one for the lodge and two do not have motors (one in the north block and one in the south block)
- (1) 4" well used for the manager's home and the barn
- Electric is provided by Duke Energy
- Septic tanks for the lodge, manager's home, and barn

Land Cover: Pasture and woods

Zoning/FLU: A/RR

Current Use: Hunting, entertaining, and recreation

Taxes: 2015 - \$8,741.56

Game Populations:

- Whitetail deer, turkey, and hogs
- In high-fenced area, you will find about 25 Axis Deer, 28 Sika Deer, 24 Red Stag Deer and 10 Nilgai Antelope

Structures

Custom Built Lodge

- Built in 2006
- 7,154 total SF (5,833 SF living area)
- Central kitchen, great room with fireplace
- Half bath, 2-story cathedral ceiling over great room
- Large screened porches on 3 sides
- Stairwell to loft/game room
- 2 laundry/utility rooms, multiple storage rooms
- 4 wings, each housing a kitchenette, dining room, 1 bedroom, 1 full bath, and stairwell on the lower floor and a sitting/TV room, 1 bedroom, and 1 full bath on the upper floor, providing a total of 8 bedrooms and 8 full baths

Manager's Home

- 3 bedrooms, 2 full baths
- 1,200 SF total with 936 SF of living space
- Built in 1959

Partially Enclosed Barn

- 3,840 SF total
- 2,400 SF open pole barn area
- 1,440 SF enclosed area, includes a full bath





Lodge Front

Upscale, 2-Story Lodge • 8 BR, 8.5 BA

7,154 Total SF (5,833 SF of Living Area)

*Upscale Finishes, Including Wood Floors and Granite Counter Tops!
Features Open Custom Floor Plan, 2-Story Ceilings*





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Custom Built Lodge!

*4 Wings, each with 2 Bedrooms,
2 Full Baths, Kitchenette, Dining Area,
and TV/Sitting Room*

*Central Kitchen on 1st Floor Adjoining Huge
Great Room and 3 Screened Porches*

*Great Room has Magnificent
2-Story Cathedral Ceilings!*



Lodge Back





***Manager's Home • 3 Bedrooms, 2 Full Baths
1,200 SF Total with 936 SF Living Space***



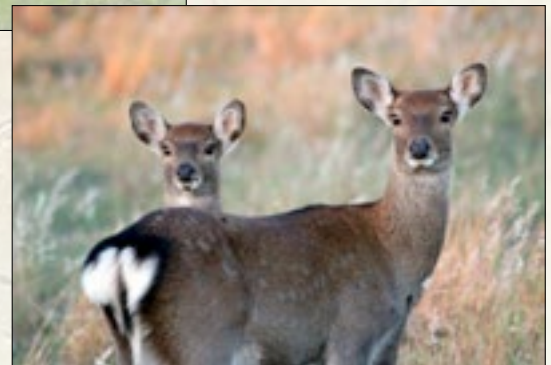
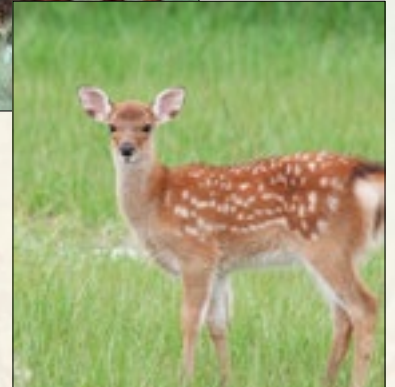
***Partially Enclosed Barn • 3,840 SF Total
2,400 SF Open Pole Barn Area
1,440 SF Enclosed with a Full Bath***





Rolling Ridge Ranch

Frostproof, FL • Polk County



Game Populations

Whitetail deer, turkey, and hogs!

*In high-fenced area, you will
find approximately*

25 Axis Deer

28 Sika Deer

24 Red Stag Deer

10 Nilgai Antelope





Saunders

REAL ESTATE

863.648.1528

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

510 +/- Acres • Hunting & Recreation!
*Upscale Lodge with 8 Bedrooms & 8.5 Baths, Manager's Home, Barn
Whitetail Deer, Turkey, Hogs, and Exotic Species*

Clay Taylor, ALC
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www.SREland.com/RollingRidgeRanch

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