

SOUTH POLK RANCH

118 +/- ACRES

Fort Meade, FL



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Fort Meade, FL • Polk County

South Polk Ranch has beautiful rolling terrain with scenic elevation changes. With mostly open pasture and some planted oak trees, there is a low area where water drains into and provides water for the cattle. There is also a creek that runs through the low area of the property.



Total Acres: 118 +/- acres

Sale Price: \$755,000

Price per Acre: \$6,398.31

Site Address: 7155 US Highway 98 E, Fort Meade, FL 33841

County: Polk

Road Frontage: 1,225 +/- FT on US 98 E

Soils: Tavares, Placid, Myakka, Pompano Fine Sands, Hontoon Muck, Immokalee Sand

Uplands/Wetlands:

- 83 acres of upland (70%)
- 35 acres of wetland (30%)

Grasses: Bahia

Land Cover: Bahia grass and Oak trees

Fencing: Perimeter and cross fenced

Utilities: Peace River Electric

Irrigation/Wells: 2 wells (residential and cattle wells)

Structures:

- 2,337 SF home with 1,954 SF of living space), built in 1967 - 3 BR and 2 BA
- 1,650+ SF barn with concrete floor,
- Storage shed
- Manager's trailer

Zoning/FLU: A/RR

Current Use: Cattle ranch

Income Features: Cattle lease

Taxes: \$\$2,412.17 (2015)



Potential Uses: Cattle rancher, homesite with acreage, farming, ag uses

Parcel ID: 26313500000023010

Driving Directions:

- From Fort Meade, go east on US 98 for 6.5 miles
- Property is on the north side of US 98

6.5 +/- Miles to Fort Meade

6.5 +/- Miles to Frostproof

12 +/- Miles to Bartow

www.SaundersRealEstate.com/SouthPolkRanch



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