

BUTZ RANCH

LAKE WALES, FL | POLK COUNTY

217 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 217 ± acres

Sale Price: \$1,399,000

Price per Acre: \$6,445

Site Address: Canal Road, Lake Wales, FL 33853

Road Frontage: 1,300 ± feet on Canal Road

Soil Types: Astatula; Smyrna and Myakka, Hontoon muck

Uplands/Wetlands: 111.3; 105.7

Grass Types: Bahia

Zoning/FLU: RS - Residential Suburban/ A/RR Ag/
Rural Residential

Fencing: Barbed wire

Potential Recreational Uses: Hunting

General Points of Interest: Cherry Pockets
Restaurant is one mile east

Current Use: Pasture

Land Cover: Grass and woods

Rolling hills, beautiful oak hammocks, and wooded wetlands provide a home to local deer and turkey's. Located in a desirable area of Lake Wales, Butz Ranch is currently an operating cattle ranch.

The tract is perfect for a ranch home site as well as a future Residential development. The property is well suited to be divided into acreage tracts, and includes a planned development. Butz Ranch is a great investment that could one day be developed into multiple homesites.

Located in a Developing Area

LOCATION & DRIVING DIRECTIONS

Parcel IDs: 282831000000031010; 282830000000042010; 282831936000000300; 282831936000000290; 282831000000044010

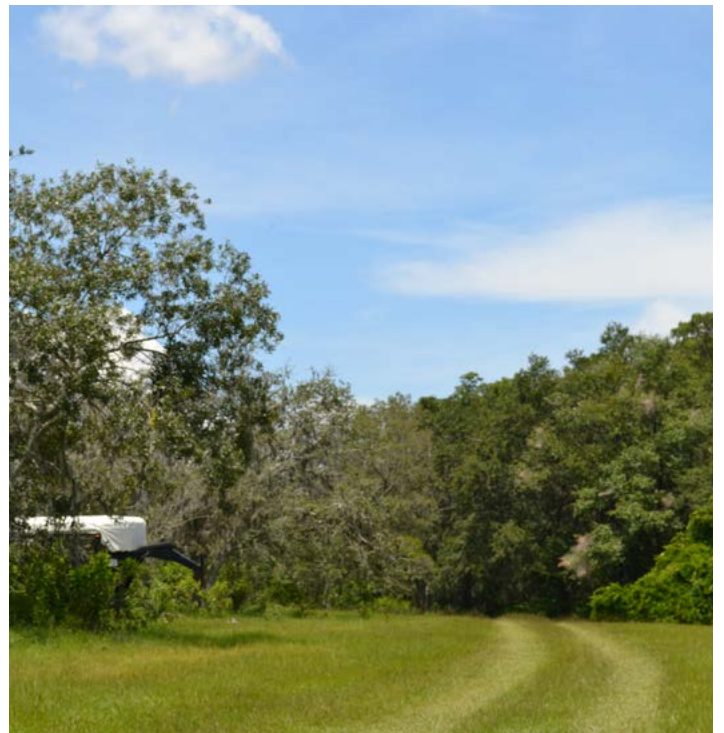
GPS Location: 28.013025, -81.556416

Driving Direction From Dunee:

- Head east on Dundee Road/Hwy 17 to Almburg Road
- Turn left and head east on Almburg Road to Lake Mabel Loop Road
- Turn right and go south on Lake Mabel Loop Road to Canal Road
- Turn left and head east on Canal 1 mile. Property is on the left.

Showing Instructions: Please call the listing agents

Property has a Residential
Suburban land use that
Will allow Development





Saunders

REAL ESTATE

863.648.1528
114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

217 ± Acres • Property has a Residential Suburban Land use that Will Allow Development
Located in a Developing Area

SREland.com/ButzRanch

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LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
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HIGH SPRINGS OFFICE:
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