

BOGGY BRANCH RANCH

FROSTPROOF, FL | POLK COUNTY

470.4 ± ACRES TOTAL



Boggy Branch Ranch is a 470.35 ± acre working cattle ranch located on US Hwy 98 between Fort Meade and Frostproof. This property is predominantly improved Bahia pastures, including a 38 ± acre hayfield comprised of jigs and Mulato grasses. Two small creeks, including Boggy Branch Creek, flow through the property and help keep the area well-drained throughout the year.

Along with the internal creek and pond system, there is a 10-inch well with a John Deere power unit and 7 ± acres of pasture under sprinklers.

A great place to call home, this property boasts a recently remodeled 3-bedroom/2-bath concrete block home with 1,390 ± SF of living space and an attached mother-in-law suite on the other side of

the carport. There is also a 65x75 FT equipment barn with a tack room used to store tractors, mowers, trailers, and different ranch equipment types. The cow pens are partially covered with a

40x50 FT and 10x20 FT pole barn. There is a 4-inch well at the barn and another at the house to service the barn, water tanks, house, etc.

There is currently 140 head of cattle on the ranch that are not included but can be purchased separately. Under more intensive management, the ranch has sustained as many as 190 cows. This ranch

is also home to many native species such as white-tailed deer, Osceola turkey, wild hogs, and dove. Boggy Branch Ranch would make an excellent addition to a cattle rancher's operation or a great place to get started in the cattle industry!





SPECIFICATIONS & FEATURES

Acreage: 470.4 ± acres

Sale Price: \$2,700,000

Price per Acre: \$5740.41

Site Address: 5200 US 98 E, Frostproof, FL 33843

County: Polk

Road Frontage: 1.7 ± miles of paved road frontage

Predominant Soil Types: Smyrna and Myakka fine sands, Immokalee sand, Samsula muck, Ona fine sand, Pompano fine sand

Uplands/Wetlands: 381.2 ± acres uplands (81%); 89.2 ± acres wetlands (19%)

Grass Types: Bahia, Mulato, jigs

Irrigation/Wells: Two 4-inch wells for home and barn; One 10-inch well with John Deere power unit in pasture

Water Source: Two 4-inch wells and one 10-inch well, small creek and ponds

Fencing: Barbed wire, field fence

Game Populations: White-tailed deer, Osceola turkey, wild hog, dove, and other native animals

Structures: 2,460 ± SF under roof/1,390 ± SF living home built in 1976; barns and cow pens

Taxes: \$3,367.27 for 2019

Land Cover: Improved Bahia pastures, Mulato and jigs hayfield, mature oaks and other native trees

Current Use: Cattle ranch

Potential Use: ATV riding, dove field, deer and turkey hunting, horseback riding, fishing

Income Features: Highly productive pastures suited for intense beef cattle grazing

Amenities: Home, barn, partially covered cow pens

Infrastructure: Fenced and cross-fenced, barn, cow pens, well with pump and power unit, concrete block home

LOCATION & DRIVING DIRECTIONS

Parcel IDs:

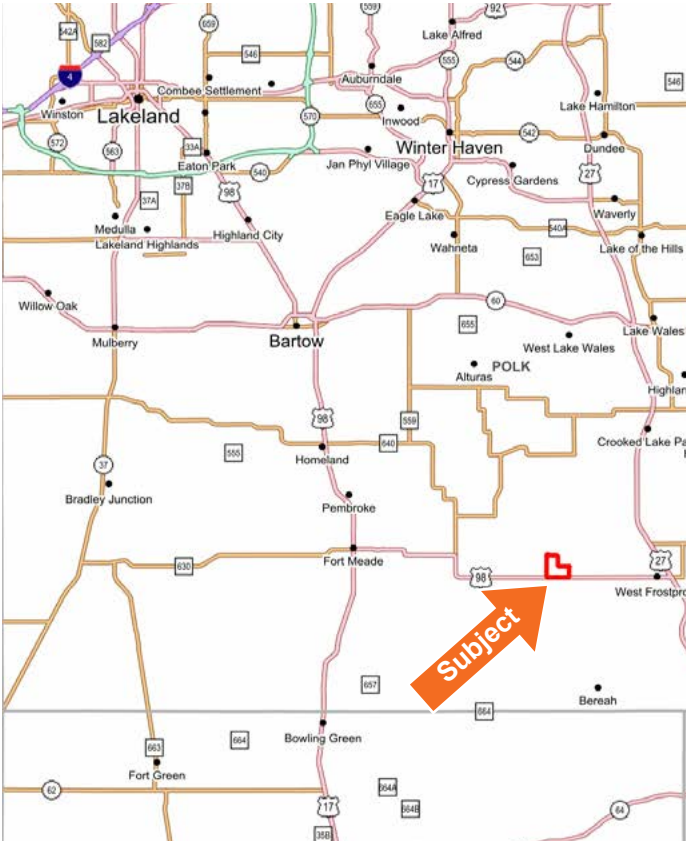
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GPS Location: -81.65545, 27.73416

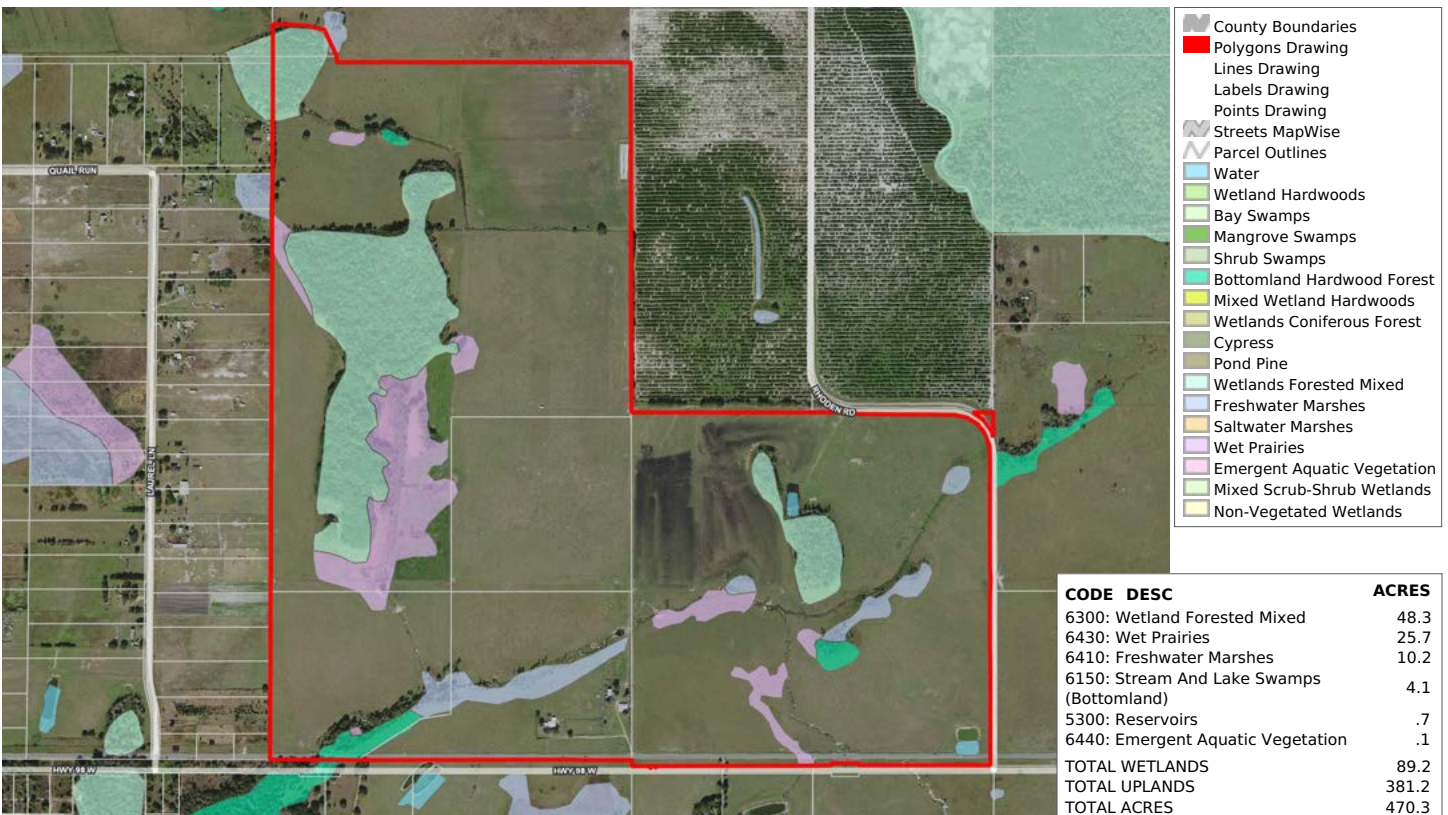
Driving Directions:

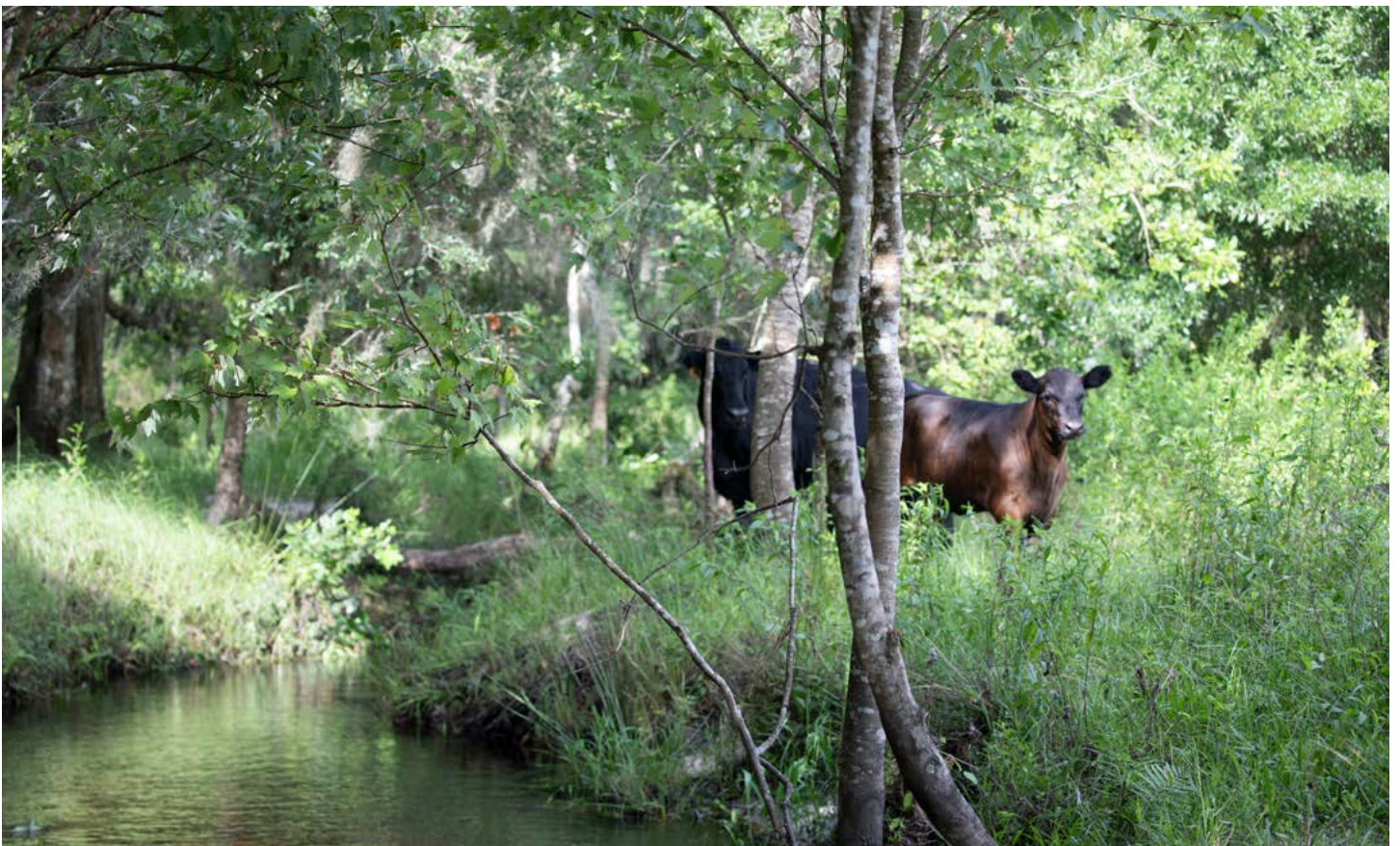
- Turn West onto US Hwy 98 from US Hwy 27 in Frostproof.
- Property is 5 miles west on the north side of US Hwy 98.

Showing Instructions: Advisor must be present for all showings. Contact advisor, Daniel Lanier (863.698.2971), to learn more or schedule a showing.



WETLANDS











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

470.4 ± acres • Working cattle ranch with 1,390 ± SF home
Highly productive pastures suited for intense beef cattle grazing
Mature oaks and native habitat great for hunting and other recreational activities

Visit SVNsaunders.com & Search For: **Boggy Branch**

Daniel Lanier 863.698.2971 | daniel.lanier@svn.com



LAKELAND OFFICE:
114 N Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

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through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.



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