

# FX BAR 800 ACRES

*FROSTPROOF, FL | POLK COUNTY*

800.4 ± AC





## SPECIFICATIONS & FEATURES

**Acreage:** 800.4 ± AC

**Sale Price:** \$2,561,000

**Price per Acre:** \$3,200

**Site Address:** CR 630, Frostproof, FL 33843

**County:** Polk

**Lake Frontage:** 2,500 FT on Lake Walk in Water

**Road Frontage:** 3,000 FT on Hwy 630 E

**Predominant Soil Types:** Felda Fine, Hontoon, and Kaliga

**Uplands/Wetlands:**

- 511 ± AC uplands
- 278 ± AC wetlands

**Grass Types:** Bahia

**Game Populations:** Turkey, deer, hogs, and gators

**Potential Recreational Uses:** Hunting, camping, and ecotourism

**Fencing:** Barbed; fenced and cross-fenced

FX Bar 800 Acres is adjacent to the Lake Wales Ridge State Forest, a state-owned and managed property. This heavily wooded tract is home to many deer, turkeys, hogs, and other native wildlife such as the Florida Black Bear, Florida Panther, Fox Squirrel, Crested Caracara Osprey.

The conservation easement allows for continued cattle grazing and hunting and includes leasing for hunting. The ranch is fenced and cross-fenced and is actively used for cattle grazing but allows recreational uses like horseback riding, fishing, hiking, primitive camping, and more.

**Current Use:** Ranch recreation with one new dwelling site allowed

**Land Cover:** Grass and native vegetation

**Zoning/FLU:** A/RR (with conservation easement)

**Taxes:** \$575.00 (Estimated)

**Income Features:** Cattle lease

## LOCATION & DRIVING DIRECTIONS

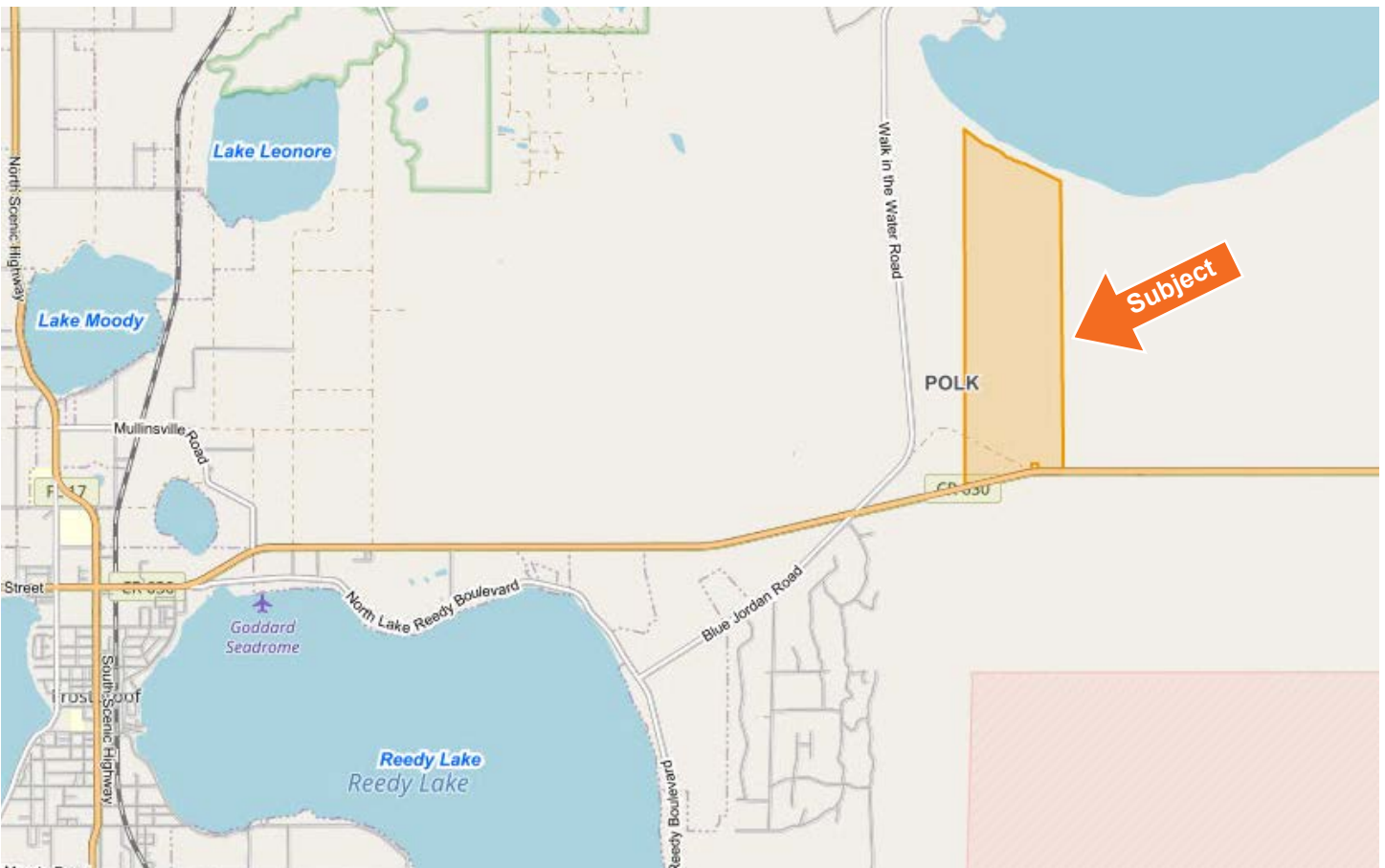
**Parcel IDs:** 293108000000010000;  
29310900000000000000; 293117000000010000;  
293120000000010000;  
portion of 293116000000011010;  
portion of 293121000000010000

**GPS Location:** -81.43786, 27.76599

### Driving Directions:

- From Frostproof head east of Hwy 630 E for 6 miles
- The property on left (North)

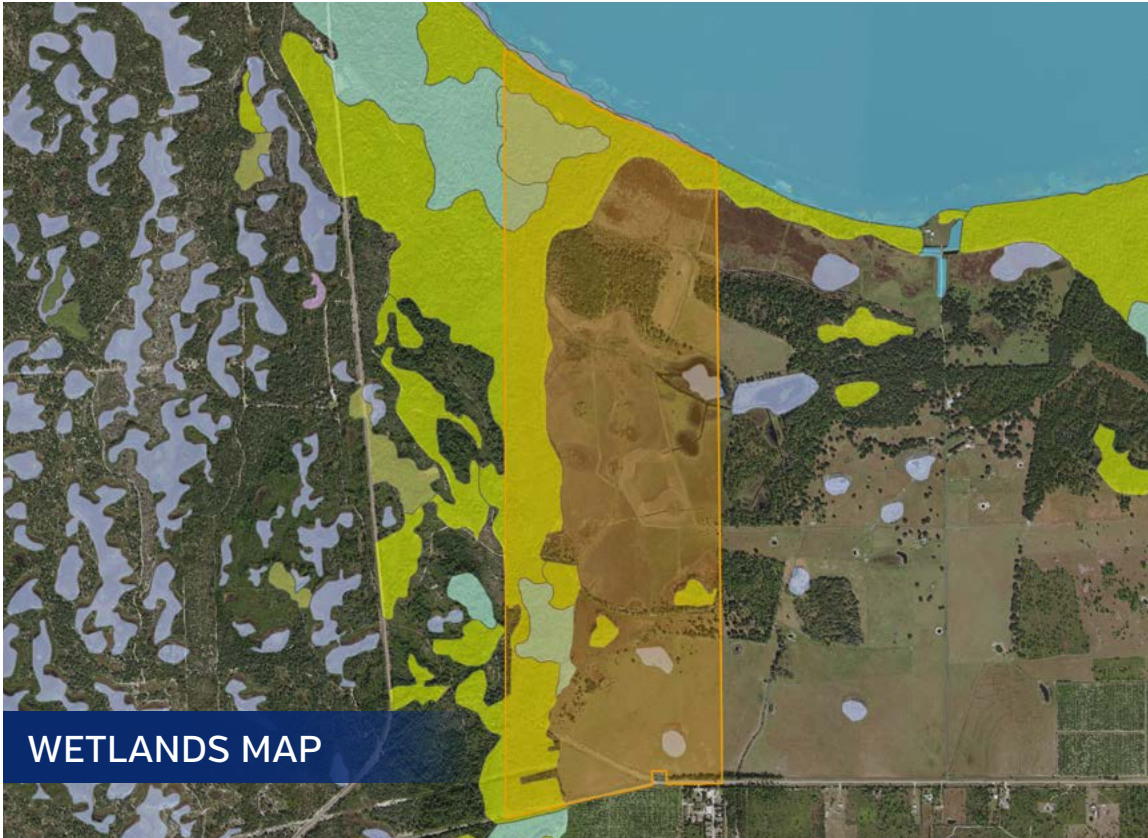
**Showing Instructions:** Contact the listing advisors, Richard Dempsey, ALC, 863.581.1903 and Ethan Falk, 863.393.5480.







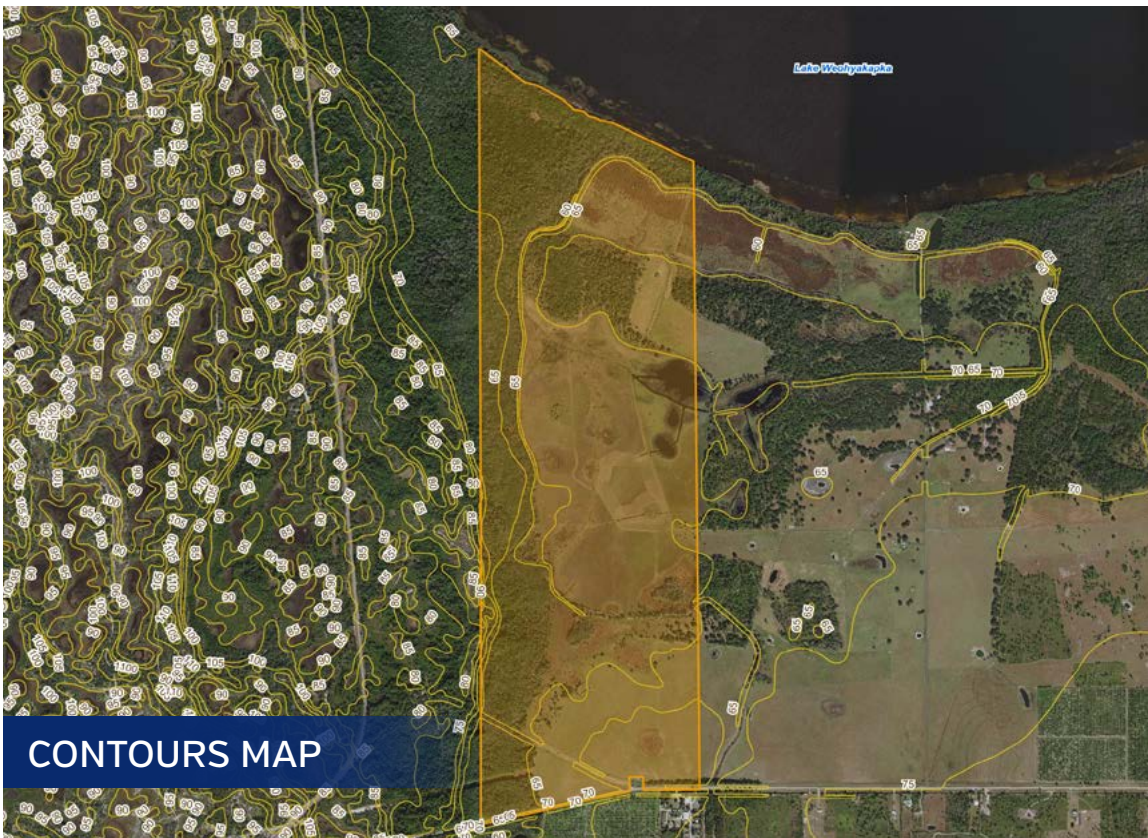




- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

**SVN SAUNDERS**  
RALSTON DANZLER

0 0.2 0.4 0.6 mi



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Five Foot Contours
- Five Foot Contours2
- Water Labels
- Water Labels
- Water Labels

**SVN SAUNDERS**  
RALSTON DANZLER

0 0.2 0.4 0.6 mi



1723 Bartow Rd | Lakeland, Florida 33801

**800.4 ± AC • Adjacent to the Lake Wales Ridge State Forest, a state-owned and managed property**  
Recreational uses like horseback riding, fishing, hiking, and primitive camping  
Home to native wildlife such as the Florida Black Bear, Florida Panther, Fox Squirrel, Crested Caracara Osprey

Visit [SVNsaunders.com](http://SVNsaunders.com) and search for: **FX Bar 800**

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