

POLK COUNTY LAKEFRONT ACREAGE

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Frostproof, FL 33843

PRESENTED BY:

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SALE PRICE	\$595,000
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OFFERING SUMMARY

ACREAGE:	50 ± Acres
PRICE / ACRE:	\$11,900
CITY:	Frostproof
COUNTY:	Polk
PROPERTY TYPE:	Land: Ranch & Recreation

PROPERTY OVERVIEW

Polk County Lakefront Acreage is a 50-acre tract that lies just South of Lake Leonore. This tract boasts roughly 1,800 feet of shoreline. The majority of this piece is cleared, high, and dry with some oak hammocks and various trees down by the lake. With power running along Lake Patrick Road South this would make for an excellent homesite or recreational retreat. The bulk of ownership around the lake is held by large land owners. This gives one privacy and seclusion on their own property as well as the lake. This piece sits inside the city limits of Frostproof and is only 15 minutes to Highway 27, 17 minutes to Highway 60, and 53 minutes to I-4.



SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Farms & Nurseries Properties • Ranch
UPLANDS / WETLANDS:	Uplands 42.82 ± AC/Wetlands 7.51 ± AC
SOIL TYPES:	<ul style="list-style-type: none"> • Astatula Sand • Candler's Sand • and Samsula Muck
TAXES & TAX YEAR:	Estimated 2021 - \$110 [Ag Classification]
ZONING / FLU:	FLU-Agriculture/Zoning-Unassigned
LAKE FRONTAGE / WATER FEATURES:	Roughly 1,800 ± FT on Lake Leonore
WATER SOURCE & UTILITIES:	Power along Lake Patrick Road South. Surface withdrawal and Groundwater withdrawal WUP good through 2034
ROAD FRONTAGE:	Roughly 1,700 ± FT on Lake Patrick Road South
CURRENT USE:	Currently used for cattle. Cattleman is an asset to the property and would be willing to stay on site.
POTENTIAL RECREATIONAL / ALT USES:	Recreational tract, potential citrus grove, cattle grazing, lakefront homesite.
GAME POPULATIONS INFORMATION:	Various wildlife in the area. Fishing opportunity on Lake Leonore.

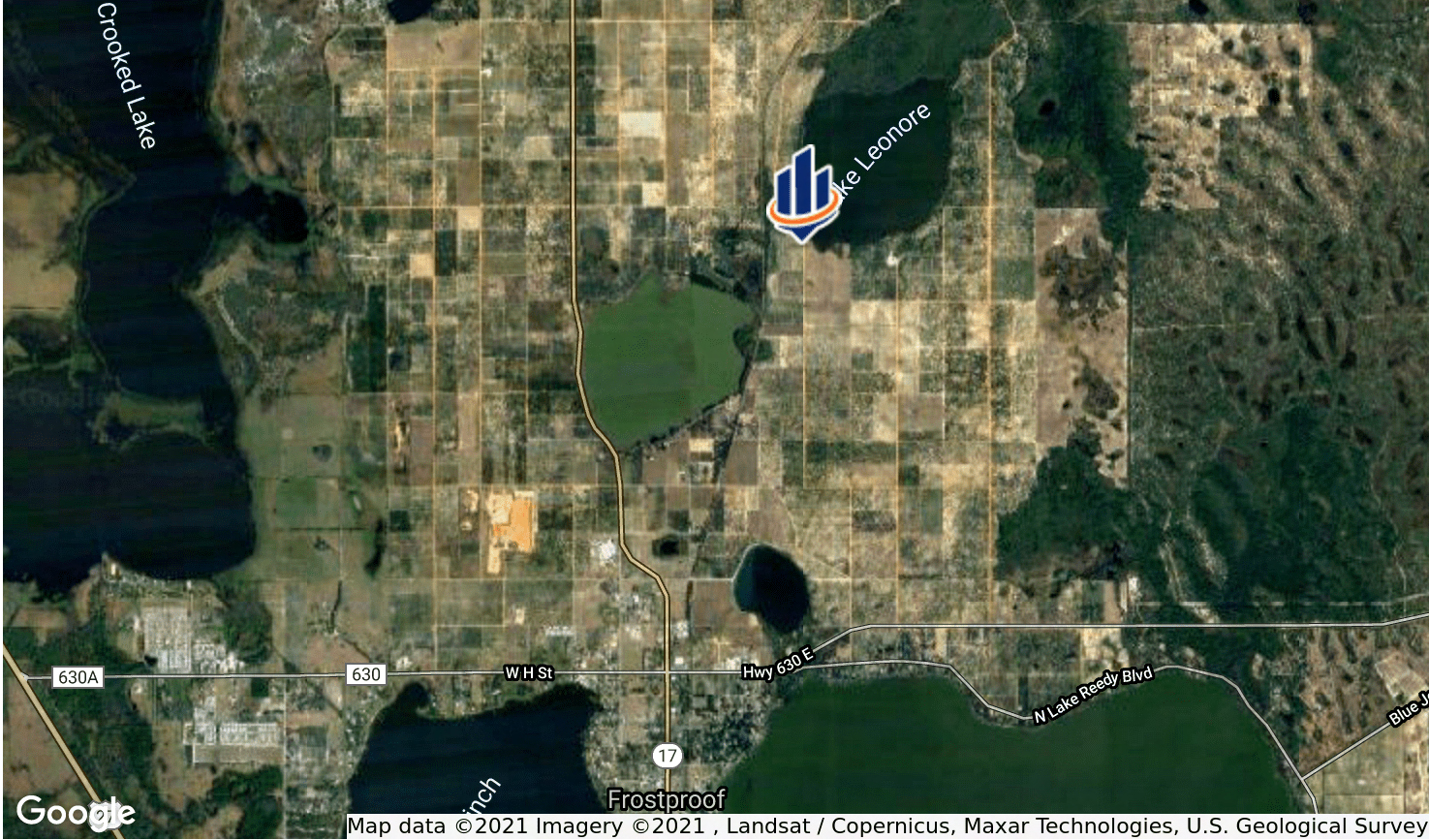




LOCATION & DRIVING DIRECTIONS



PARCEL:	28-31-16-000000-011010
GPS:	27.7888782, -81.5183328
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • From Highway 27 take Highway 640 East for 1 mile • Highway 640 will turn into Highway 17 • Take Highway 17 South for 6.3 miles before turning on Lake Patrick Road South • Take this road for 1.4 miles and the property will be on the east side of the road
SHOWING INSTRUCTIONS:	Please contact Zeb Griffin [352] 630 7547





LAKE PATRICK RD S

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- 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



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