

LAND FOR SALE

ABC ROAD 70 ACRE PASTURE

0 ALTURAS BABSON PARK
CUTOFF RD

Bartow, FL 33830

LISTED BY:

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**SALE PRICE****\$775,000****OFFERING SUMMARY**

ACREAGE:	70.51 Acres
PRICE / ACRE:	\$10,991
CITY:	Bartow
COUNTY:	Polk
PROPERTY TYPE:	Ranch & Recreation

PROPERTY OVERVIEW

ABC Road 70 Acre Pasture is a 70.51-acre tract located in Polk County. The property is currently used for grazing commercial beef cattle. It has easy access from US 27 and has almost 1000' ft frontage on the paved road. Scattered throughout the improved Bahia pastures are mature oak trees that provide a beautiful view and much-needed shade throughout the summertime. It is fenced and cross fenced and includes cow pens, a small well and pump and a 20' x 60' pole barn.

The property is an easy drive from Lakeland, Bartow, Winter Haven, and Lake Wales. To the north a few miles is the CXS Central Florida Intermodal Logistics Center, which is driving development in the area.



SPECIFICATIONS & FEATURES

LAND TYPES:	Ranch
UPLANDS / WETLANDS:	61.36 ± Upland Acres / 9.15 ± Wetland Acres
SOIL TYPES:	Smyrna/Myakka Fine Sands Pomello Fine Sands Archbold Satellite Adamsville
TAXES & TAX YEAR:	\$176.83 for 2021
ZONING / FLU:	A/RR - Allows almost any agricultural use and One dwelling unit per 5 acres
WATER SOURCE & UTILITIES:	Small well and pump at barn
ROAD FRONTAGE:	990' ft on Alturas Babson Park Cutoff Rd
FENCING:	The property is fenced and cross fenced
CURRENT USE:	Cattle and recreation
GRASS TYPES:	Bahia
STRUCTURES & YEAR BUILT:	20'x 60' ft pole barn



LOCATION & DRIVING DIRECTIONS

PARCEL:

27-30-30-000000-024040 & 27-30-31-0000000-013010

GPS:

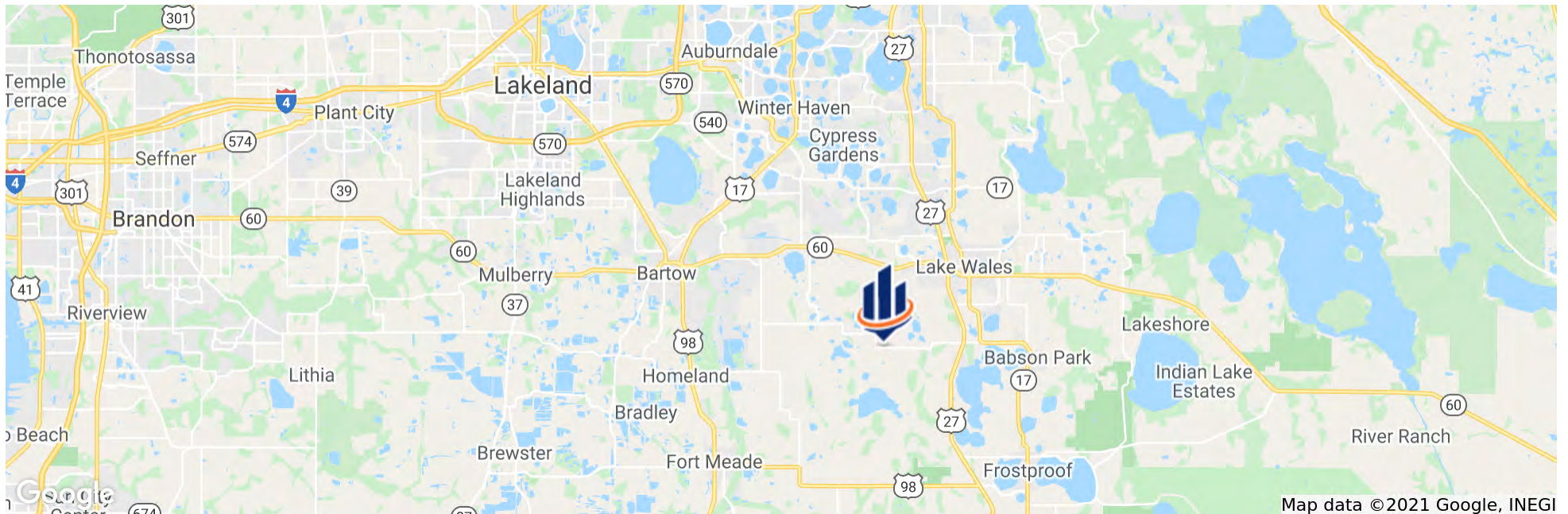
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DRIVING DIRECTIONS:

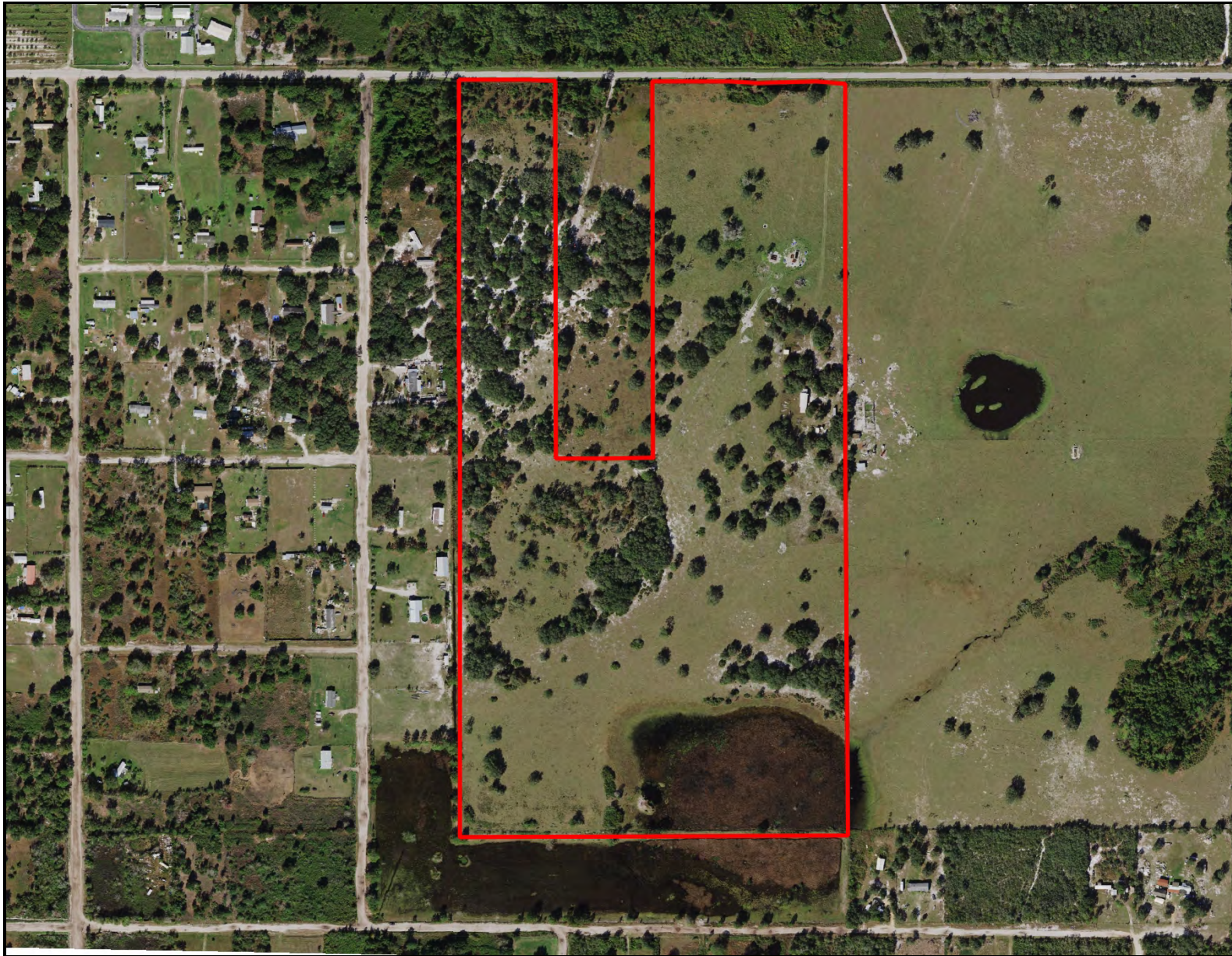
From Lake Wales take US 27 south 3.9 miles to Alturas Babson Park Cutoff Rd; Take a right on Alturas Babson Park Cutoff Rd and go 4.3 miles; The property will be on the left.

SHOWING INSTRUCTIONS:

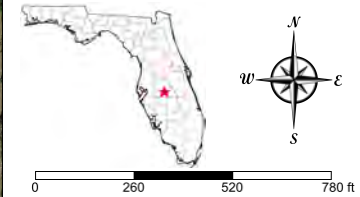
Call the David Hitchcock or Clay Taylor



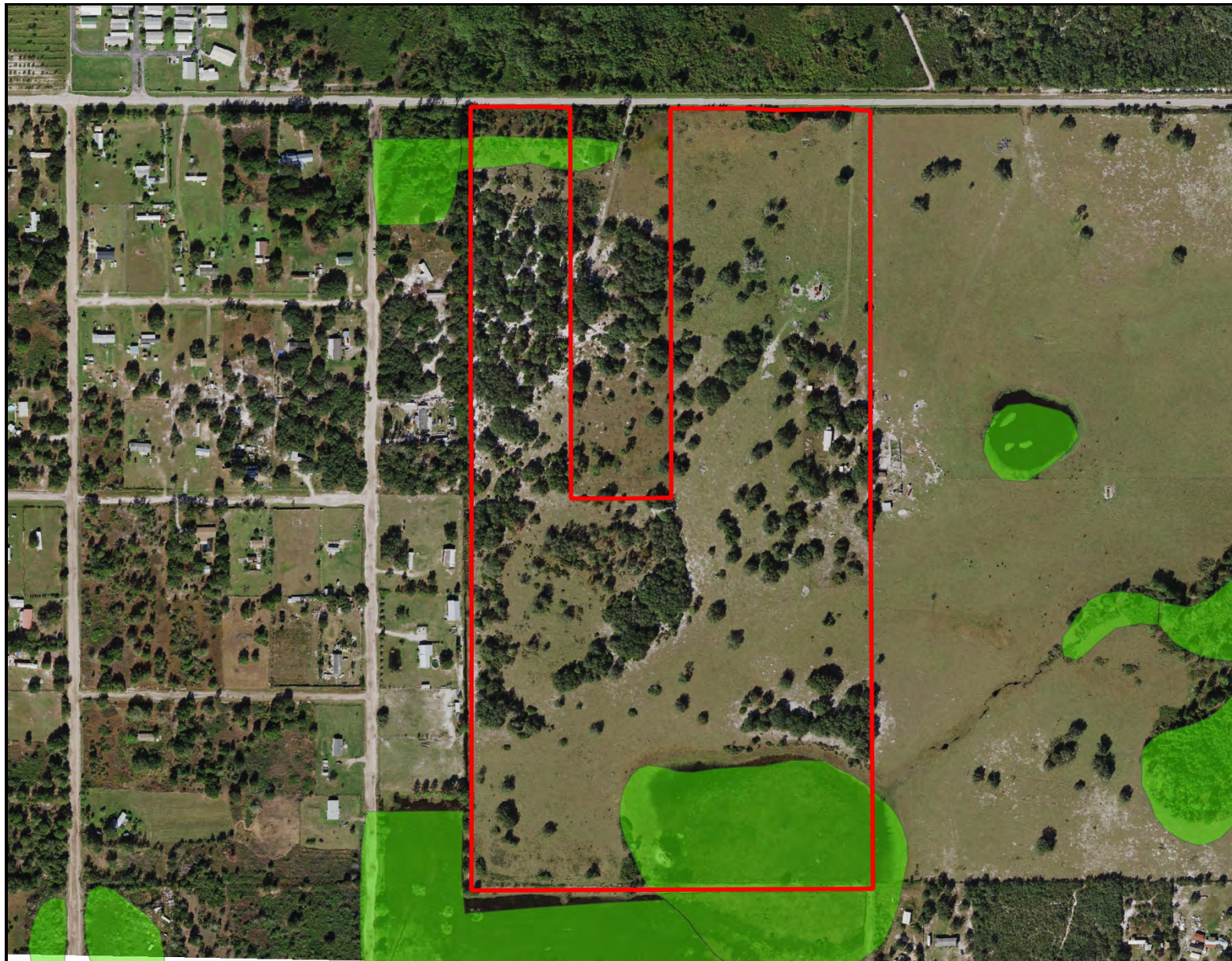
Map data ©2021 Google, INEGI



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing

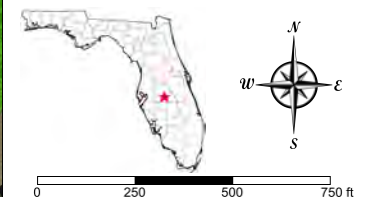


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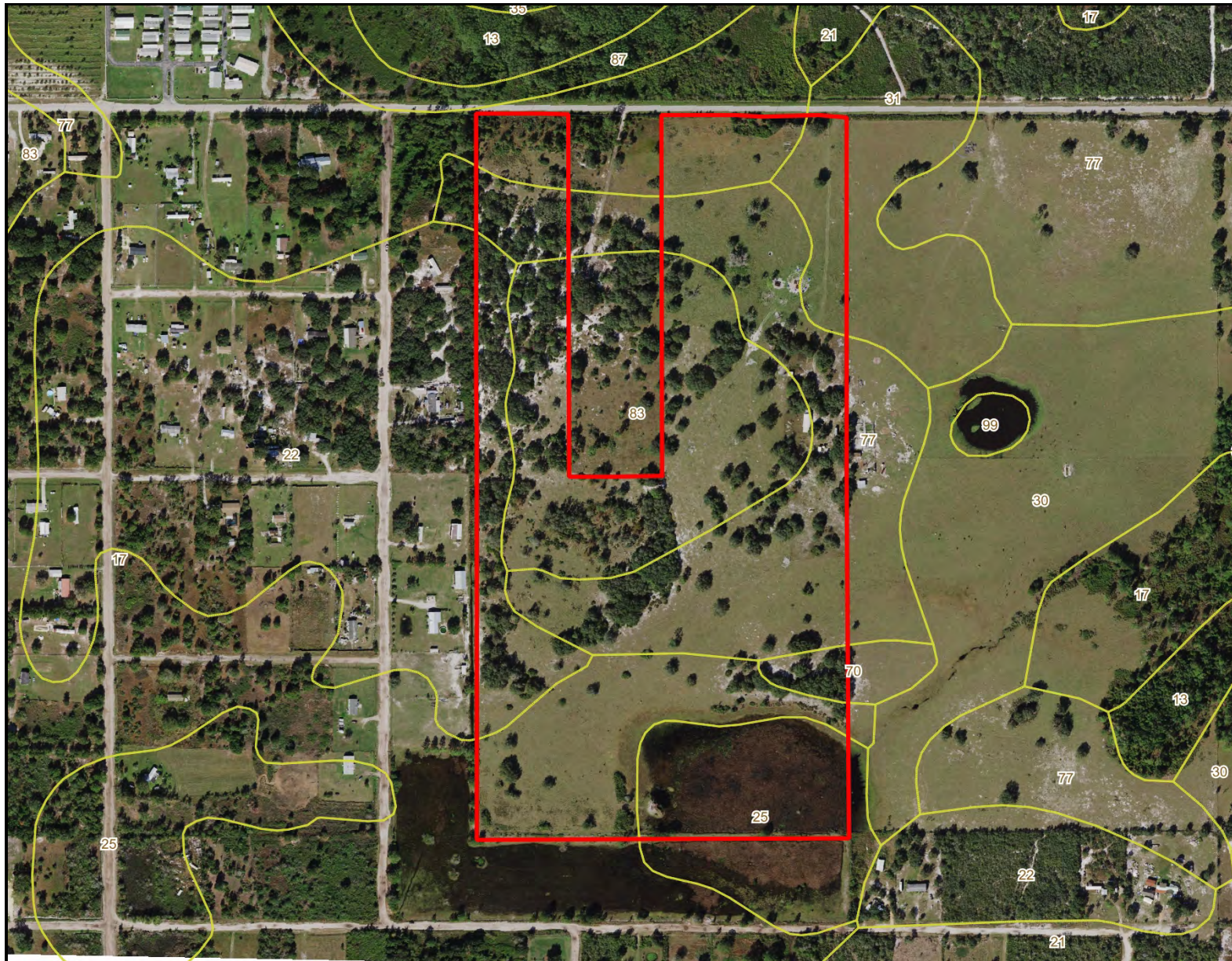








- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
PEM1F	Freshwater Emergent Wetland	7.6
PSS3B	Freshwater Forested/Shrub Wetland	.8
TOTAL WETLANDS		8.4
TOTAL UPLANDS		62.1
TOTAL ACRES		70.4

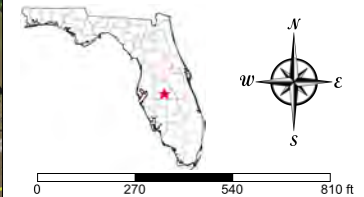


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-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Soils Boundaries

CODE	DESC	ACRES
77	Satellite Sand	20
83	Archbold Sand, 0 To 5 Percent Slopes	17
17	Smyrna And Myakka Fine Sands	15
25	Placid And Myakka Fine Sands, Depressional	7
22	Pomello Fine Sand	6
31	Adamsville Fine Sand	3
70	Duette Fine Sand	1
TOTAL = 70.4439023104037 acres		



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DAVID HITCHCOCK ALC, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 40-year veteran of the Florida Agribusiness industry, David has an excellent background in citrus and agricultural businesses. David's previous management positions include Bob Paul Citrus, Alcoma Packaging, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a bachelor of science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and co-captain of the 1973 Gator Football Team.

EDUCATION

Central and South Florida agricultural properties

Agriculture transitional properties [transition-to-next-use]

Residential development properties

SVN | Saunders Ralston Dantzler

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Lakeland, FL 33801



CLAY TAYLOR, ALC

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PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRE for 15 years now. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years were at Lakeland High School as a teacher and football coach. He coached the defensive backs, the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts team to six State Championships six and the "mythical" National Championship twice.

He obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

He is a member of National RLI (Realtor's Land Institute) and has served as treasurer of the Florida RLI Chapter since 2008, FAR (Florida Association of Realtors®), NAR (National Association of Realtors®), LAR (Lakeland Association of Realtors®), and CID (Commercial & Industrial Division of LAR).

Clay's personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

EDUCATION

Development Land (residentially zoned or entitled land and finished lot subdivisions)

Agricultural Land

Hunting & Recreational Tracts

Ranches & Pasture Land

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