

# *Frostproof Tree Farm*

*Frostproof, FL • Polk County*

*15.76 +/- Acres*

**Turn-key,  
Income-producing  
Operation!**

**Owner  
Financing  
New Price  
September 2011**

*Land • Commercial • Conservation • Land Management*  
114 N. Tennessee Ave, 3rd Floor • Lakeland, FL 33801  
Phone: 863-648-1528 • 877-518 LAND  
[www.saundersrealestate.com](http://www.saundersrealestate.com)



**COLDWELL  
BANKER  
COMMERCIAL**

**SAUNDERS  
REAL ESTATE**



# 15.76 +/- Acres • Frostproof Tree Farm • Frostproof, FL • Polk County

This is an opportunity for a great investment in an income-producing, turn-key operation already set up and running smoothly. Substantial tree inventory will make this a quick start-up business.

## OWNER FINANCING OPTION

**Total Acres:** 15.76 +/- acres

**Improved Acreage:** 15.76 +/- acres

**Price:** ~~\$280,000~~

**NEW PRICE \$225,000**

**Location:** West Frostproof Road  
Frostproof, FL (Polk County)

**Current Land Use:** ARR (Ag), Tree Farm

**Future Land Use:** ARR

**Road Frontage:** Paved entrance to West Frostproof Road

**Wetlands/Uplands:** 100% Uplands

**Water Provided by:** 10" Well with John Deere 522 power unit

**Irrigation:** Microjet

**Improvements:** Pole barn, storage shed

**S.T.R.:** 02-32-27

**Parcel IDs:**

273202-932501-000600

273202-932501-000640

273202-932501-000650

### Driving Directions:

- From Frostproof, take Hwy 98 west towards Ft. Meade
- Cross RR tracks and turn south on West Frostproof Road
- Property is 1 mile on the right. Look for sign



## Tree Inventory

Qty	Type
1,371	1" Live Oaks
2,210	2" Live Oaks
320	3" Live Oaks
190	3.5" Live Oaks
396	4" Live Oaks
247	4.5" Live Oaks
107	5" Live Oaks
15	5.5" Live Oaks
13	6" Live oaks
77	Magnolias
136	Maples



**Income-producing,  
Turn-key  
Operation**

**863-648-1528**  
**saundersrealestate.com**

While every attempt is made to provide as accurate information on this property offering as possible, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy thereof. Buyer shall rely entirely on their own information and inspection of property and records. © Copyright Coldwell Banker Commercial Saunders Real Estate. All Rights Reserved. Worldwide: All content inclusive of text, graphics, images, and logos is the property of CBCSRE. You may not copy this material by any means (including electronic copies), reproduce, duplicate, scan, modify, publish, transfer, use on your own website, distribute, or create a derivative work without receiving written permission from CBCSRE.

© 2011 Coldwell Real Estate Corporation. Coldwell Banker Commercial® is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company. Each Office is Independently Owned And Operated.

030509A-CT