



*12 miles of
beautiful, lake
shoreline.*

*Great Bass
Fishing*



*Next to the new
proposed 16,535
acre resort!*

*30 minute
drive to I-4*

*1 1/2 hour drive
to Orlando*



SAUNDERS
REAL ESTATE

Land · Commercial · Conservation · Property Management
114 N. Tennessee Ave
3rd Floor
Lakeland, FL 33801

*A new proposed 16,535 acre
resort will be located on three
sides of Dream Lakes!*

(see inside for more details)

*Dream Lakes Recreational Property
Ft. Meade, Polk County
525 +/- acres (will consider selling
129 +/- acre parcels)*

Toll Free: 1-877-518 LAND · www.saundersrealestate.com

Dream Lakes

*Ft. Meade
Polk County, Florida*

*525 +/- Acres
12 +/- miles of shoreline*

*A new proposed
16,535 acre resort
will be located on
three sides of
Dream Lakes!*

(see inside for more details)

*Owner will consider
offers for a minimum
of 129 +/- acres*



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

525 +/- acres

Price:

~~\$4,095,000~~ **NEW PRICE \$3,150,000**

Owner will consider offers for a minimum of 129 +/- acres, split from either the north side or the south side.

Location:

2525 District Line Road
Ft. Meade, FL; Polk County

Road Frontage:

1.5 miles on District Line Road

Future Land Use:

PM; Seller has initiated a land use change to ARR

Natural Water on Site:

180 acre phosphate pits
12 miles of shoreline

Fencing:

Fenced and cross-fenced for cattle and to maintain Greenbelt.

Utilities Provide By:

TECO

Water:

Well

Improvements:

Pavilion with kitchen and sleeping quarters

Other:

Skeet shooting range
Hiking trails and Camping areas

S.T.R.:

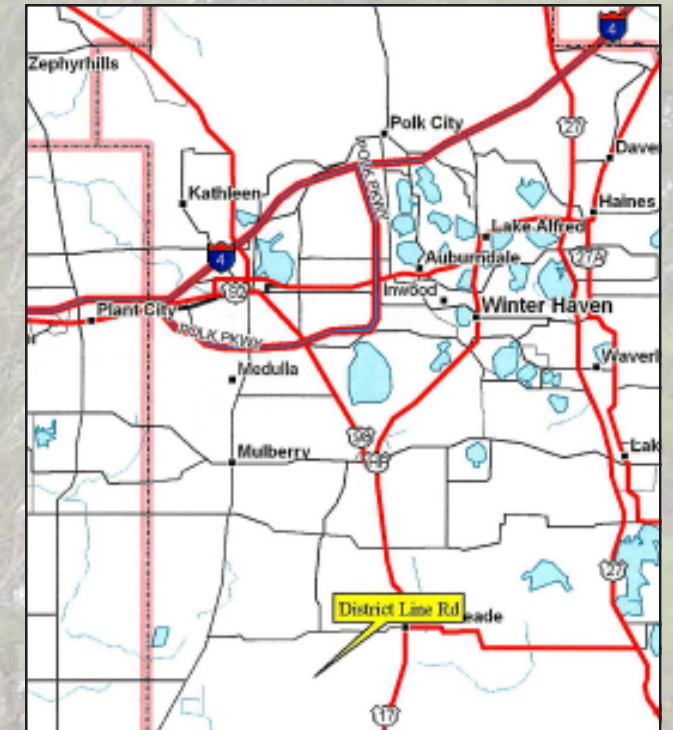
S 3, 4, 9, 10; T 32; R 24

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Dream Lakes Recreational Property 525 +/- acres



Beautiful recreational and hunting property with skeet shooting range



Neighboring Proposed Luxury Resort

Mosaic plans to build a luxury resort facility that will be located on 3 sides of Dream Lakes. The resort, in the planning stage, is estimated to be a \$50 million to \$80 million investment and may offer up to 280 full-time jobs. *Mosaic hopes to open it by 2013.*

The proposed resort would sit on a 16,535-acre site with a conference center and lodge, about 150 rooms initially expanding to 300 rooms with several four-bedroom villas adjoining the lodge. The lodge will include *a spa, indoor and outdoor pools, tennis courts, two 18-hole links-style golf courses, game rooms, a fitness center and a lakeside boathouse with launching facilities.* It will also offer retail outlets, including an outfitter, and five different restaurants. Recreation facilities will include bass fishing on several lakes, fish camps, and possibly a sporting clay course or other shooting facility; and thousands of acres for birding and other ecotourism activities. The resort would be an ideal location for the midsize meeting market, or events attracting 300 to 700 people.

Directions:

- From Hwy 60 & CR 555, go south on CR 555 to CR 630.
- Go straight across CR 630. Continue 1 mile south and road turns right.
- Go 1/2 mile and turn left on District Line Road. Property is 1 mile on right.

Pavilion with kitchen & sleeping quarters



New owner can subdivide into 40 acre tracts



Excellent tract for the sportsman

Great location for horses and cattle



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