

Sand Hill Lakes

Haines City, FL

*Only
522 +/- acres
left!*

Land • Commercial • Conservation • Land Management

5120 S. Lakeland Drive, Suite 3 • Lakeland, FL 33813

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Sand Hill Lakes • Haines City

**Only
3 Tracts
Left!**

Acreage: 1,823 +/- total acres

Tract 1 - 139.64 +/- acres **Tract 4** - 237.92 +/- acres **SOLD**

Tract 2 - 159.17 +/- acres **Tract 5** - 525.94 +/- acres **SOLD**

Tract 3 - 223.64 +/- acres **Tract 6** - 339.50 +/- acres **SOLD**

Tract 7 - 197.12 +/- acres **SOLD**

Price: \$3,900 per acre

Location: Kuder Road, Haines City, FL 33844

Land Use: A/RR

Lake Frontage: 10 miles of shoreline

Nearby Intersection: Hwy 557 and Kuder Road

STR: 26-26-26



*Immediately off
I-4 on Hwy 557
to Kuder Road*



1,823 +/- total acres of pasture, woods, wetlands, and lakes. About 430 +/- acres of private lakes are located fully within the boundaries of the property. The lakes, with over 10 miles of lakeshore, average 50 ft. in depth and are loaded with fish and are big enough for all types of water recreation, including float planes. Beautiful native woods, home to turkey and numerous other wildlife, are scattered throughout the rolling hills of this tract. State-owned land borders most of the west side of the property and a large part of the east boundary. The public only has access to the state land by foot and only limited hunting is allowed.



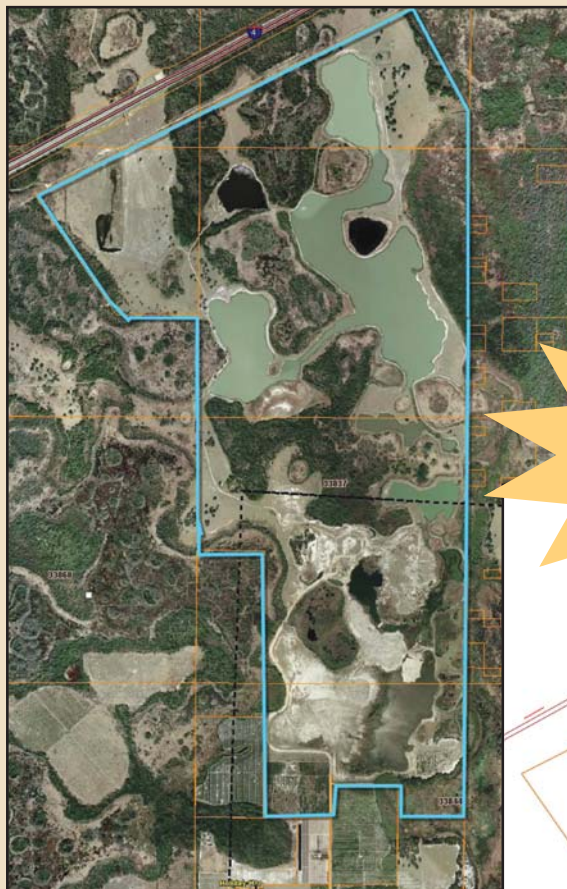
*430 +/- acres of private
lakes with over 10 miles
of lakeshore*

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031010A/RD



Adjacent to state owned land with beautiful native woods. Home to turkey and numerous other wildlife!

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3 Tracts
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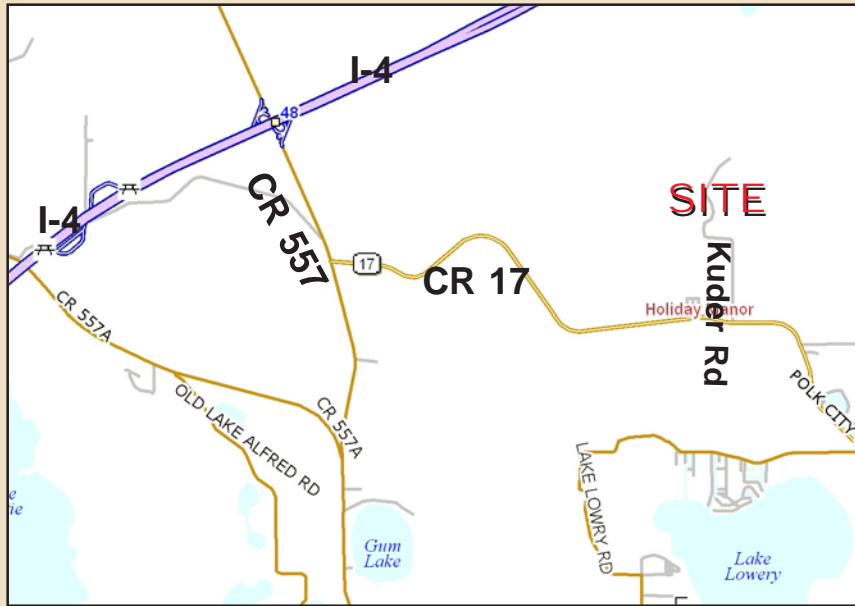
The property has been permitted for 103 units with extensive due diligence materials available. Perfect as a headquarters for a cattle ranch, a large acreage rural development, or private hunting and fishing club, the property is located 10 minutes from I-4 and US 27 shopping at the Posner Center. Target, Belks, and several other big box retailers and shopping centers are located at that intersection. Publix is



just five minutes south of the I-4 and US 27 intersection. A Super Wal-Mart is 10 minutes south in Haines City. This site is also five minutes from the intersection of I-4 and Hwy 557.

ChampionsGate, Disney, and the attractions are 10 to 15 minutes away and the Orlando International Airport (MCO) is 30 minutes or less. The new USF Polytechnic campus and a potential stop for the new high-speed rail is 10 minutes to the west. With over seven miles of interior dirt roads, access to the entire tract is very easy. The entire tract is fenced and cross-fenced.

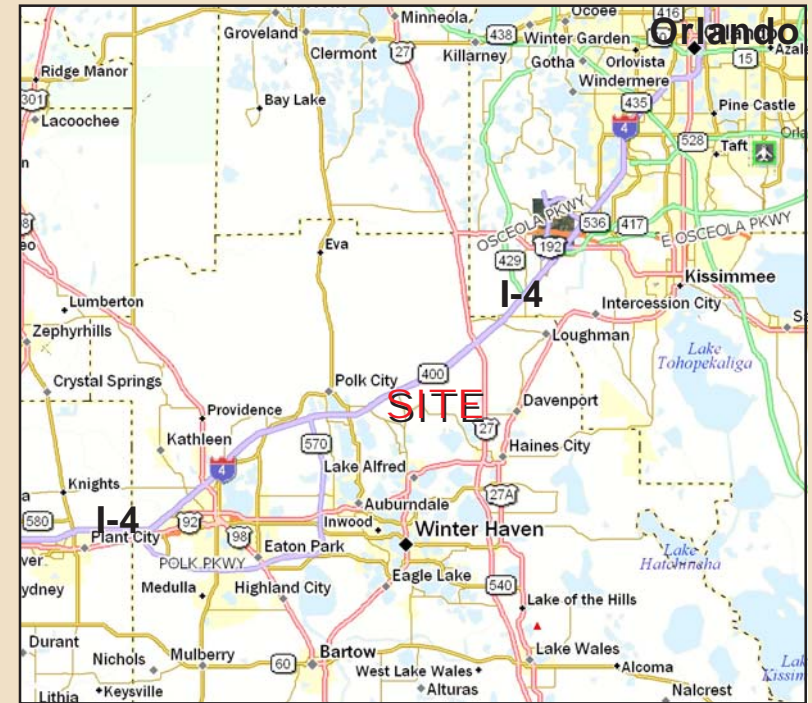




*Ideally
located
near I-4.*

Driving Directions:

- From I-4 and Hwy 557 – Go south about one mile on 557 to Polk City Road/CR 17.
- Turn left on CR 17 and go about 3 miles to Kuder Road.
- Turn left and go north on Kuder Road to property at end of the road.



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