

For Sale
Nature Lover's Paradise



1,054 +/- acres
Polk City
Polk County, Florida

3,000 ft
Airstrip

Beautiful
Wildlife
Preserve



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Land • Commercial • Conservation • Property Management
5120 S. Lakeland Drive, Suite 3
Lakeland, FL 33813

New
5,000 SF
Barn



For Sale -
Rockridge Ranch
1,054 +/- acres

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

For Sale
Rockridge Ranch
1,054 +/- acres

Beautiful
working
ranch that
is centrally
located!

New
5,000 SF
Barn

Polk City
Polk County, Florida



SAUNDERS
REAL ESTATE

Land • Commercial • Conservation • Property Management
5120 S. Lakeland Drive, Suite 3 • Lakeland, FL 33813
Phone: 863-648-1528 • Toll Free: 1-877-518 LAND
www.saundersrealestate.com



*Offers lots
of Privacy*

Rockridge Ranch - 1,054 +/- acres

Acreage: 1,054 +/- acres
Price: \$5,800,000
Location: 17090 Rockridge Road in "Big Sky Polk City"
This property is bordered on the north road frontage by the Green Swamp Wildlife Management Area

*3,000 ft
Airstrip*



Predominant Soils: Wauchula fine sand, Pomona, Felda, Wabasso
Future Land Use: ARR/X (Encumbered with a Conservation Easement)
Current Land Use: Ranch and Farming
Road Frontage: 2,700 +/- ft on Rockridge Road
Improvements: 4,300 sq. ft. Hacienda style Home
NEW - Main kitchen has been updated
Beautiful 15' x 50' pool
Manufactured home 1,088 sq. ft.
Airstrip 3,000 ft.
Enclosed Hanger 1,600 +/- sq. ft.
Wine Cellar
Cow pens
Generac Generator/automatic transfer switch
Improved Bahia grass fields
NEW 5,000 SF barn. Barn has two baths, office, tack room



*An
additional
homesite can
be added to
property*



Directions:
• From Lakeland, go north on Hwy 98 to Rockridge Rd.
• Take Rockridge Rd and follow north to property, on right.



Uplands/Wetlands: 903 uplands, 132 wetlands
Natural Water: Small ponds
Fencing: Barbed wire, perimeter and cross
Water: Three 4" wells and one 10" well



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Ideally located between Tampa and Orlando

Coldwell Banker Commercial Saunders Real Estate

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