

## Offers lots of Privacy

SITE

Rockridge Ranch - 1,054 +/- acres

Acreage: 1,054 +/- acres Price: \$5,800,000

17090 Rockridge Road in "Big Sky Polk City" Location:

> This property is bordered on the north road frontage by the Green Swamp Wildlife

Management Area

Wauchula fine sand, Pomona, Felda, Wabasso **Predominant Soils:** 

**Future Land Use:** ARR/X (Encumbered with a Conservation Easement)

Current Land Use: Ranch and Farming

2,700 +/- ft on Rockridge Road **Road Frontage:** 

4,300 sq. ft. Hacienda style Home Improvements:

**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

Uplands/Wetlands: 903 uplands, 132 wetlands

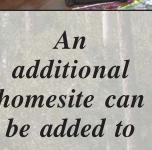
**Natural Water:** Small ponds

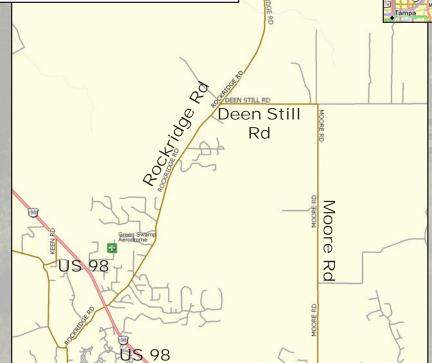
Fencing: Barbed wire, perimeter and cross

Water: Three 4" wells and one 10" well

An additional homesite can be added to property

3,000 ft. Airstrip





**Directions:** 

· From Lakeland, go north on

Hwy 98 to Rockridge Rd.

north to property, on right.

Take Rockridge Rd and follow



SITE







Ideally located between Tampa and Orlando

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.