



*Currently used for cattle
operation...excellent pasture*



*Deer, turkey, wild hogs,
quail, dove, duck!*

*150 ft wide
x 5,000 ft.
private grass
airstrip*



*Sportsman's Paradise - Hunt, Fish, Escape
Former Wildgame Ranch*



**SAUNDERS
REAL ESTATE**

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

**NEW
PRICING
\$5,000/acre**

*2,235 +/- acres
Cattle Operation...Former Wildgame Ranch*

*Walk-in-the-Water Ranch
Lake Wales, Florida*

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

**NEW
PRICING
\$5,000/acre**

*Walk-in-the-Water
Ranch
2,235 Acres
Cattle Operation
Lake Wales, Polk County, Florida*

*Former Wildgame Ranch
7,500 Acre Lake - Great Fishing*

**Assumable
Mortgage**

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



**SAUNDERS
REAL ESTATE**

Acreage: 2,235 +/- acres (Will Divide)

*May qualify for conservation easement
please ask for details*

Price: \$8,000 per acre

NEW PRICE \$5,000 PER ACRE

Mortgage: May be assumed - ask for details

Location:

CR 630 on Lake Weohyakapka
Lake Wales, FL Polk County

Road Frontage: 1.5 +/- miles on CR 630

Lake Frontage:

7,000 +/- ft. on Lake Weohyakapka

Uplands: 80% Uplands / 20 % Wetlands

Land Use:

A/RR - Allows 1 dwelling unit per 5 acres.
Potentially qualifies for RMD development -
allowing up to 2 units per acre with a 50%
set aside. Ask for details.

Current Use:

Pasture/cattle, hunting, small orange grove

Soil Types: Fine sands, some muck

Water: City of Frostproof is installing a new
municipal well 1 mile to the west.

Irrigation: Pump house

Improvements: Extensive fencing

S.T.R.:

2, 10, 11, 14, 15, 22, 23 - 31N - 28E

Parcel ID:

233129-000000-011010

Directions:

- From Lake Wales go east on Hwy 60 to CR 630 and turn right.
- Property is 6 miles west on the right.
- From Frostproof go east on CR 630 approximately 7 miles.
- Property is on the left.

Other:

A conceptual site plan and a detailed
information package is available.

**Beautiful native woods,
pines, and palmettos. 1,400
+/- acres of improved grasses
& 35 acres in citrus.**

**Over 7,000
feet of
Lakefront**



**Lake Walk-in-the-Water
is a 7,500 acre lake
widely known among
fishing enthusiasts.**



Walk-in-the-Water Ranch, Lake Wales, FL

**Former
Wildgame
Ranch**



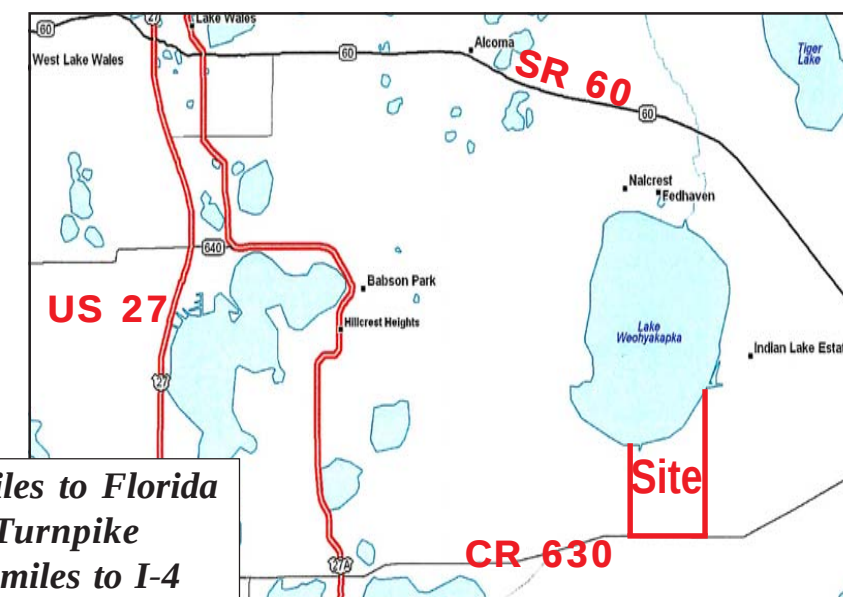
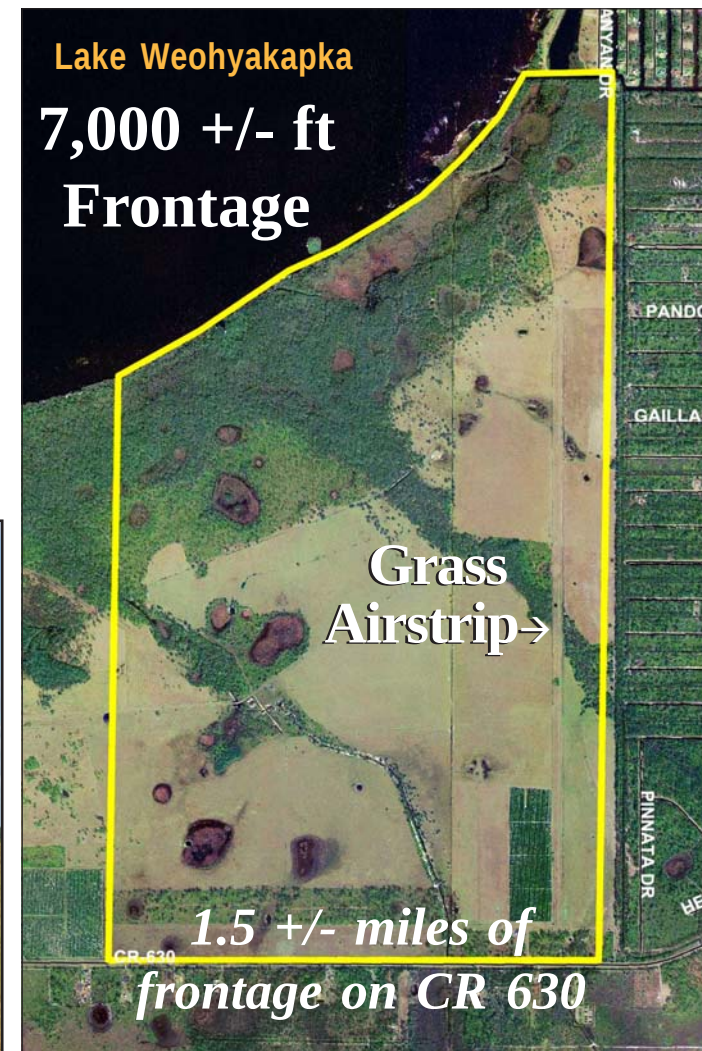
**Will
Divide**



**Currently used
for cattle
operation...
excellent
pasture**

Lake Weohyakapka

**7,000 +/- ft
Frontage**



**29 miles to Florida
Turnpike
40 miles to I-4
Minutes to SR 60**

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