

MASTERPIECE ROAD RANCH

401 ± acres (WILL DIVIDE)
Polk County, FL



DON'T MISS THIS AWESOME OPPORTUNITY!

This is iconic “Florida Ridge” ranch and natural lands. This property is perfect for ranchers, recreationalists, hunters, fishermen/women, potential estate buyers, hobby farmers/ranchers and other outdoor users. This property is covered by ancient oak hammocks, pastures, lakes, ponds as well as a creek. Whether you are a hobby farmer/rancher, a commercial agricultural operator, or a recreational enthusiast looking for the perfect getaway, ***this is the property you should call your own.***

Only five minutes from the amenities of Lake Wales: Publix, dining opportunities, shopping and more. Enjoy your country living, while having the comforts of society just a few minutes away.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land —

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

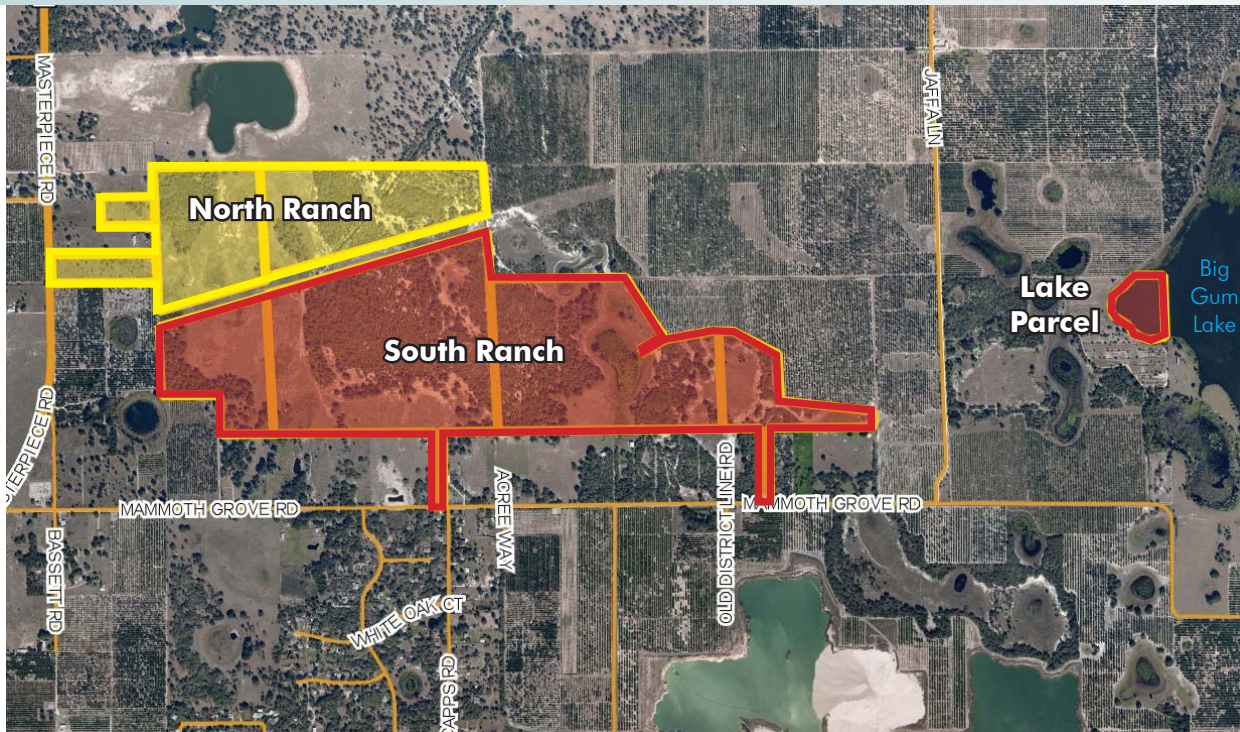


MASTERPIECE ROAD RANCH

401 ± acres (WILL DIVIDE)
Polk County, FL

**JUST
LISTED**

LAND FOR SALE



LOCATION

Lake Wales, Polk County, Florida

SIZE

401 ± acres

PRICING OPTIONS

Bulk pricing for all 401 ± ac:

\$1,503,750 or \$3,750/ac

Option 1 - North Ranch 115 ± ac:

\$488,750 (\$4,250/ac)

Option 2 - South Ranch 286 ± ac:

\$1,129,700 (\$3,950/ac)

Offer acceptance subject to corporate approval process by Seller.

ZONING

Agricultural/Rural Residential

(A-RR=1 du/5 ac)

Rural-Development Area

ROAD ACCESS

3 access points - Masterpiece Road (1),
Mammoth Grove Road (2)

DRIVE TIMES

30 min to Winter Haven; 45 min to Lakeland;
1 hour to Tampa; 1.5 hours to Orlando

DESCRIPTION

Possible uses: cattle ranching, recreational purposes. Only five minutes from the amenities of Lake Wales: Publix, dining opportunities, shopping and more. Enjoy your country living, while having the comforts of society on a few minutes away.

Offering subject to errors, omission, prior sale or withdrawal without notice.

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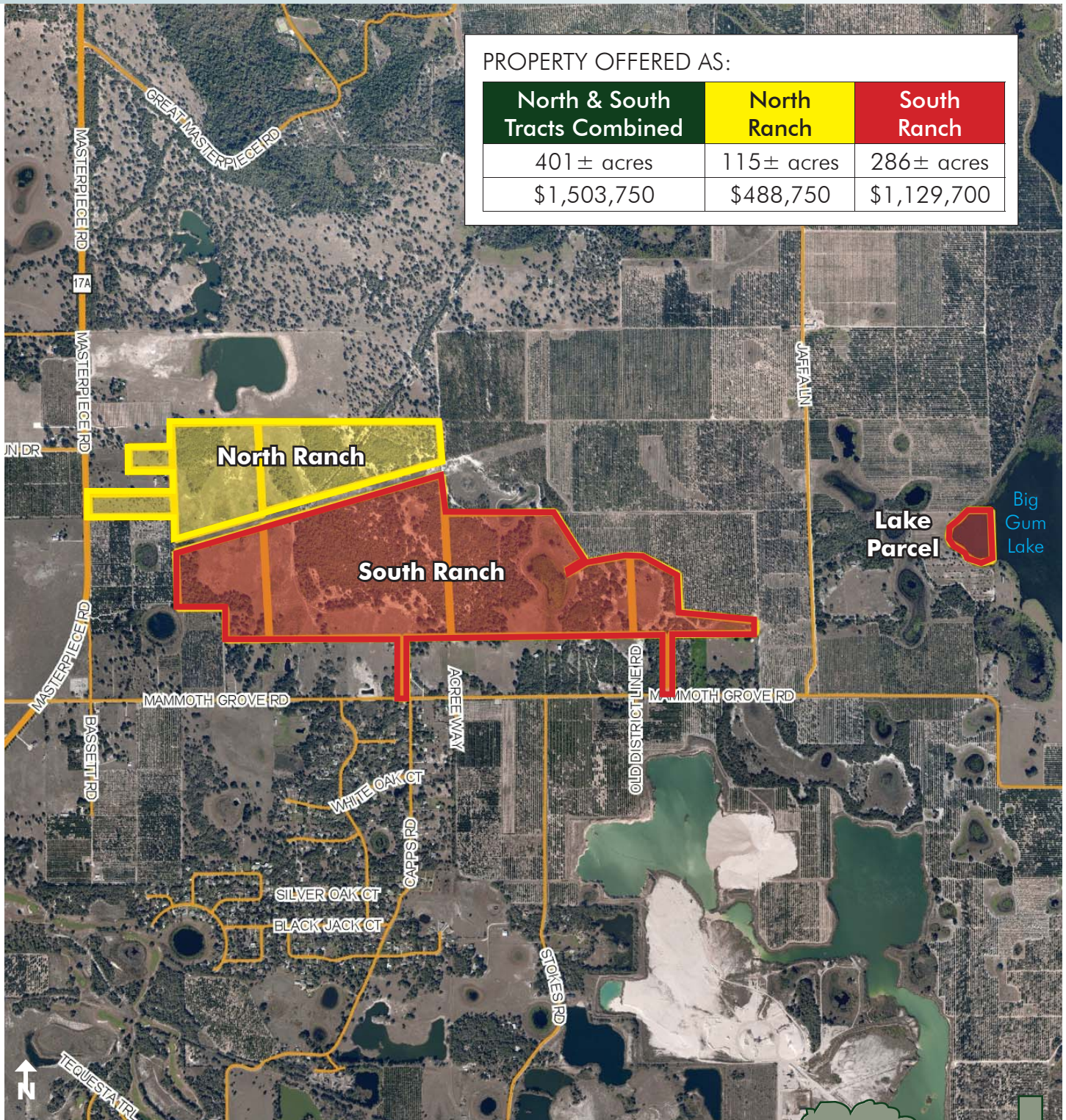
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PROPERTY OFFERED AS:

North & South Tracts Combined	North Ranch	South Ranch
401 ± acres	115 ± acres	286 ± acres
\$1,503,750	\$488,750	\$1,129,700



PROPERTY MAP

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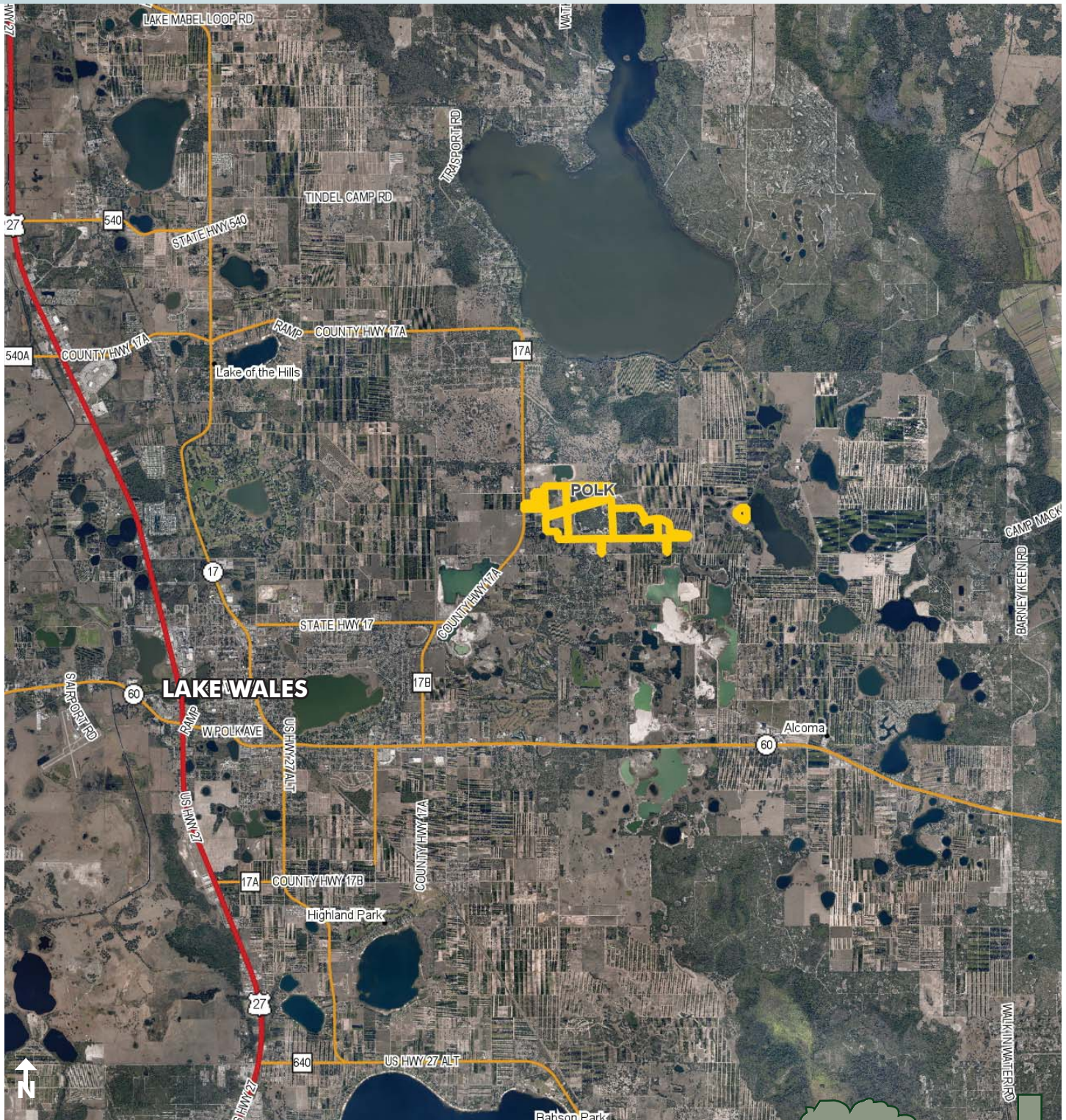


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REGIONAL MAP

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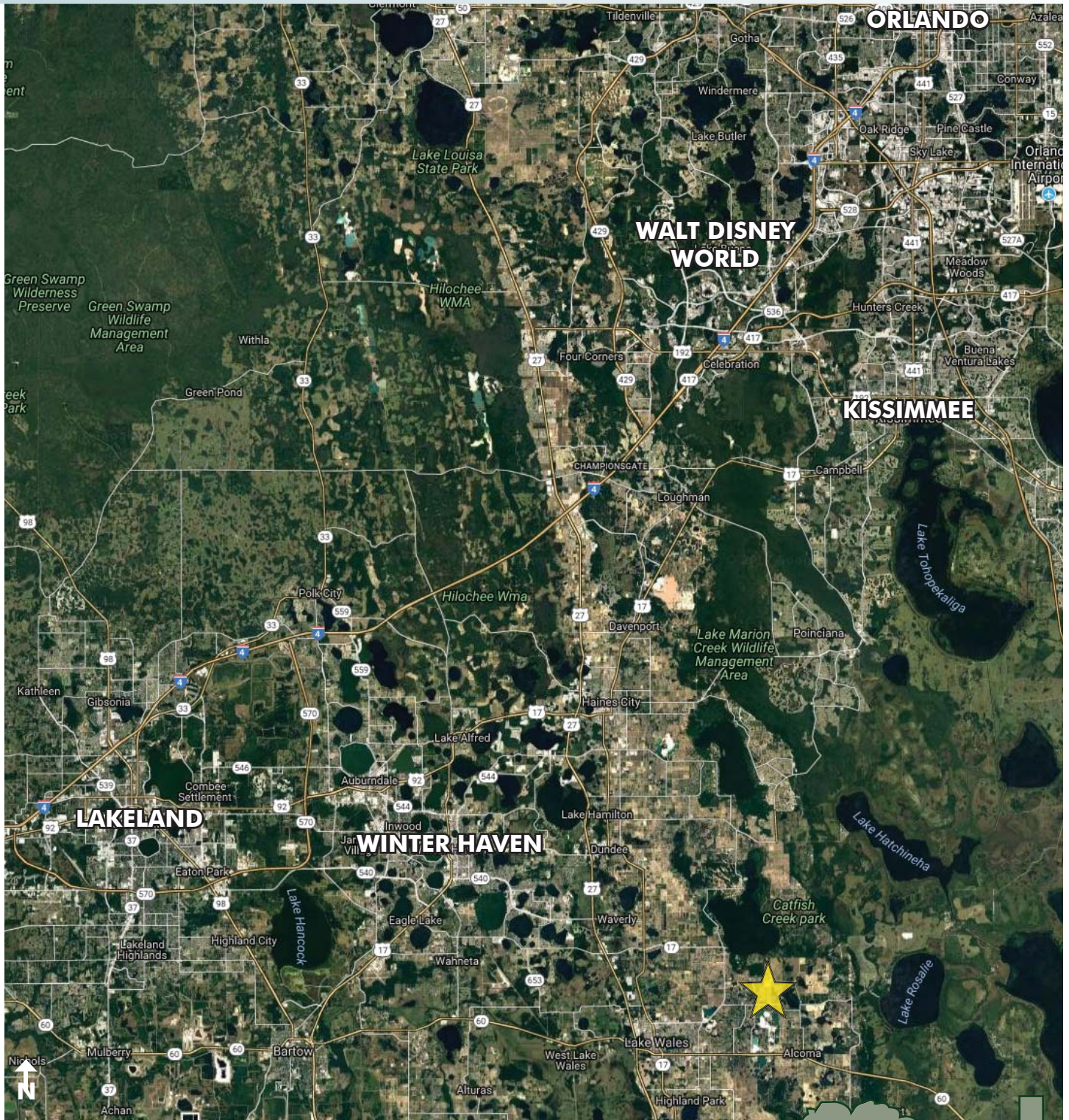
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LOCATION MAP

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