

OSPREY POINT - TROPHY BASS LAKE

FT. MEADE, FL | POLK COUNTY

98 ± ACRES TOTAL

PRICE REDUCED!





SPECIFICATIONS & FEATURES

Acreage: 98 ± acres

Sale Price: \$1,390,000 *Price Reduced!*

Price per Acre: \$14,184

Site Address: 1100 Old Brewster Rd, Ft. Meade, FL 33841

County: Polk

Land Cover: 43 acre private lake and 45 acres of improved pasture

Road Frontage:

- 1,500 ± FT on Hwy 630
- 3,300 Ft of frontage on Old Brewster Rd

Lake Frontage: 43 ± acre private lake on the property

Uplands/Wetlands: 98% Uplands

Water Source: Well and Septic

Game Populations: While Osprey Point is known for its fishing, it boasts many types of wildlife. The property offers excellent deer and turkey hunting and is populated with hundreds of bird species including the bald eagle and the osprey, for which the property is named.

Structures:

- House: 3,153 SQ FT built in 1997
- Guest House/Garage: 1,248 SQ FT built in 2007;
- Boat Shed: 722 SQ FT built in 1997

Taxes: \$2,394.22 (2018)

Zoning: A/RR

Fencing: Perimeter and Cross-Fencing

Income Features:

- Fishing and hunting trips are currently utilized for both income and management purposes.
- This property lies within an Opportunity Zone, which are areas designated for tax incentives for investors

General Points of Interest: Streamsong - adjacent to the west of Osprey Point is the NE corner of the 16,000 acre resort property. Currently Streamsong includes a 216 room hotel and two golf courses that rank in the Top 25 public golf courses in the nation according to Golf Digest. Downtown Ft. Meade, FL is a 5 mile drive to the east.

THE HISTORY OF THE LAKE

The result of phosphate mining, the lake was originally utilized by an employee fishing club. Later, Osprey Point was acquired to be a venue for an outdoor-oriented television production company.

Several popular fishing shows have been shot on the lake including, "Bill Dance Outdoors", "Fishing with Roland Martin", Larry Nixon's "Fish'n Lessons", "Fishing with Orlando Wilson", and "The Bassmasters". There have been several national television commercials produced on site, including those of Wal-mart, and many fishing and marine industry manufacturers.

Osprey Point has now been intently managed for thirty years, in which more than \$200,000 of bass have been released into the lake. The stocking and management efforts have produced an average catch rate of 30 – 60 per day dependent upon effort levels and weather conditions. The last stocking of significance took place 5 years ago and consisted of 300 bass with an average weight of 4 ½ lbs. and included 15 fish that ranged from 10 to over 13 lbs. There have been 3 bass caught weighing over 14 lbs., 7 over 13 lbs. and numerous 10-12's. Bill Dance and his camera crew swear that he lost a bass at the boat that would have been 15 – 16+ lbs. All bass are immediately released back into the lake.



THE PROPERTY

Osprey Point is nationally known for its excellent bass fishing. Many of the sport's most famous names, including Bill Dance and Roland Martin, have filmed on this property, highlighting both its sensational fishing and tranquil beauty. In addition to the 43 acre private lake, this 98 ± acre property includes a 3,153 SF main home, a guest house, and a boat shed. The main house has spectacular views of the lake from almost every room.

In addition to the unparalleled fishing, the property offers several additional uses. Deer and turkey can be hunted on the property as well as duck and large alligators. The 45 acres of improved pasture provide ample space for either cattle or horses and the lake setting makes the perfect backdrop for weddings and other events. Local photographers have often spent time on the property capturing the vast array of life that calls Osprey Point home.

Streamsong Resort (streamsongresort.com) shares a common border along the entire west side of the property. This world class golfing resort includes two courses ranking in the top 25 nationally with a third course under construction. All of the acreage along the west boundary is protected by a conservation easement which will preserve the western view of the property into perpetuity.



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 243135000000033020

GPS Location: 27.747852, -81.891049

Driving Directions:

- From Hwy 17, turn onto 630 driving west
- After 5.4 miles, the property is on your left at the SW corner of Hwy 630 and Old Brewster Rd.

Showing Instructions: Contact the listing agents to schedule a showing appointment



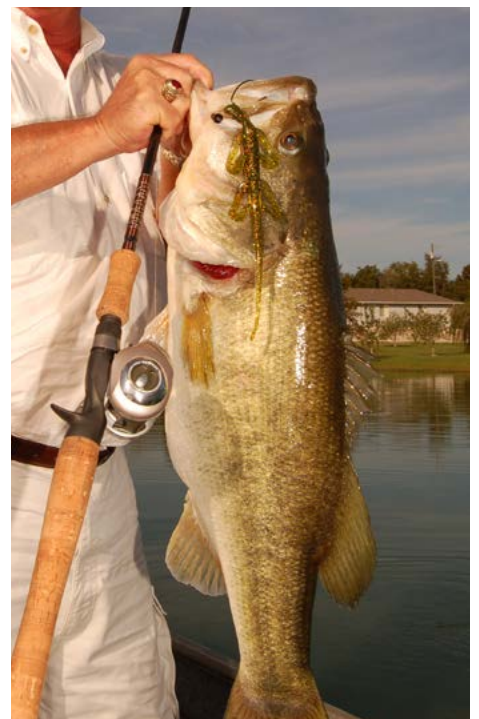
FISHING THE LAKE

In phosphate lakes such as Osprey Point, algae blooms occur naturally due to the higher fertility levels of the water, lake bottom, and surrounding lands. These blooms create a tremendous forage base for the game fish populations, in turn sustaining higher populations and rapid growth of these species.

As a result of the former mining process, numerous bars, ridges, flats and other high spots were created. Unlike the vast majority of Florida lakes, Osprey Point has depths up to thirty feet. Because of these features, Osprey Point fishes similar to a five hundred acre lake.

A graphic illustration of this scenario is a guided fishing tour from June 2015. The client fished a total of 11 hours over two days. Day one, they fished the banks with spinner baits and top waters and caught 37 fish. Day two, they fished the open water structures with plastic worms and crank baits and caught 55.

11 hour total: 92 fish - or a ratio of 8.36 per hour.

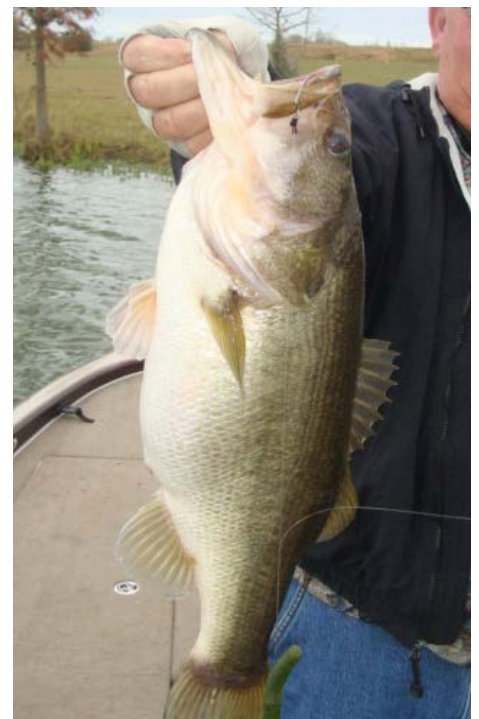
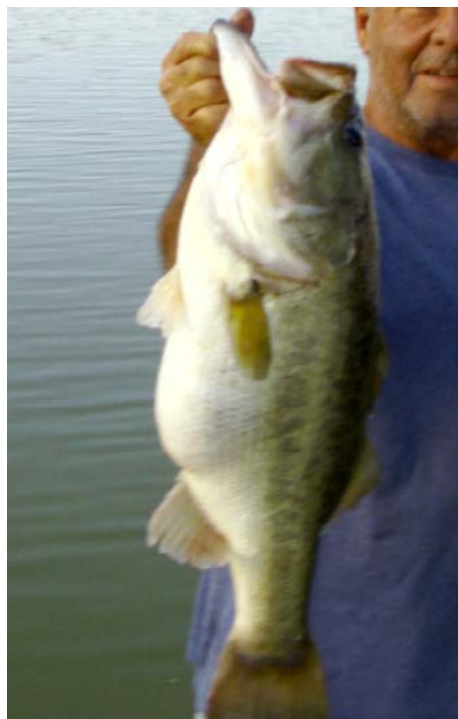


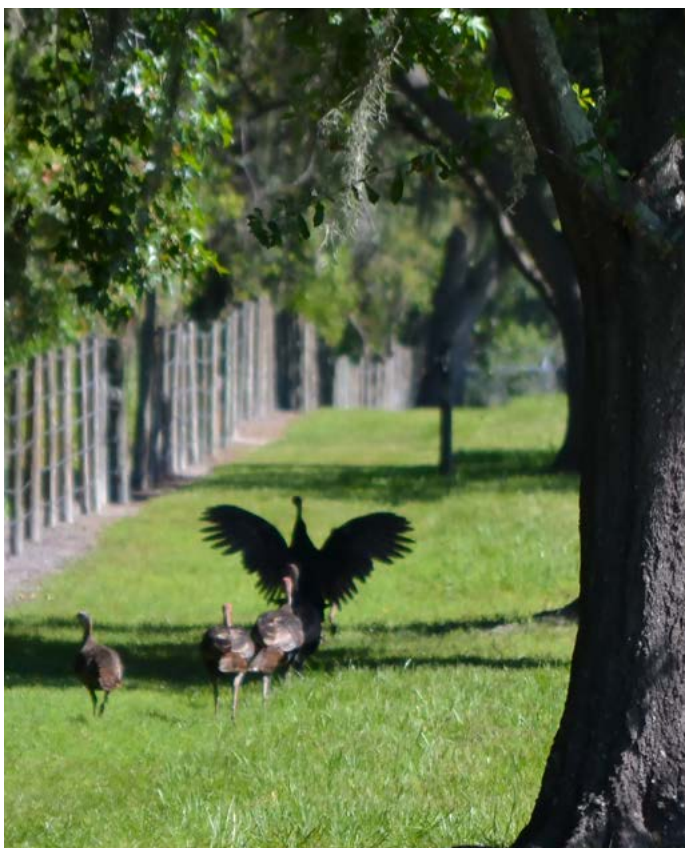
LAKE MANAGEMENT

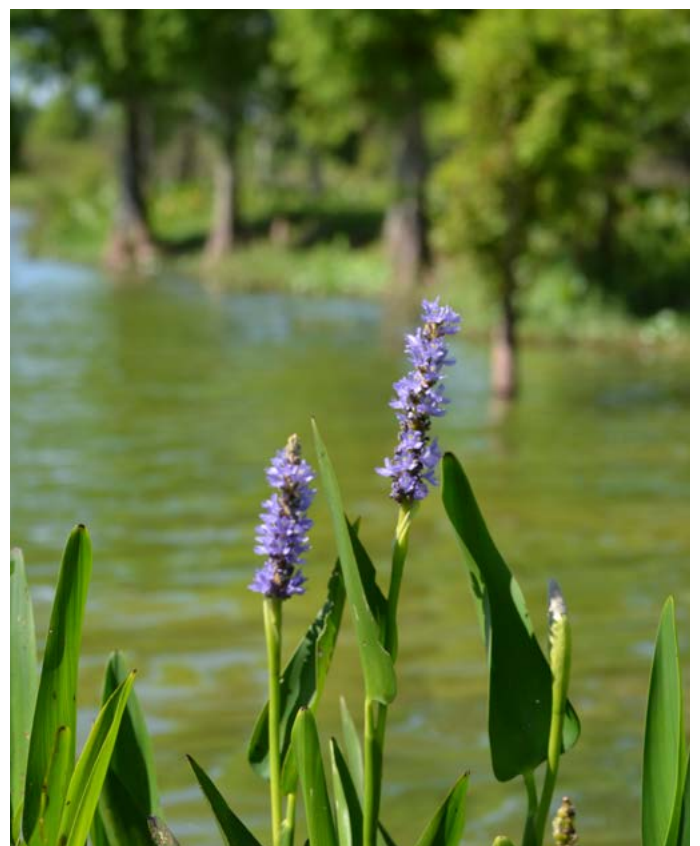
An integral part of the management process included the installation of an aeration system throughout the lake. The system includes three main pumps, each with five aerators. Aeration provides multiple beneficial aspects beyond supplying oxygen to the body of water. It also removes and dissipates various noxious gases and other elements created by the decomposition of plant and organic matter, as well as those contained in the soil content of the lake bottom itself. Aeration also mixes the colder water from the lower levels of the lake with those of the upper levels, preventing stratification and thus providing high oxygen content from top to bottom. Lakes without aeration or natural flow-through (e.g. creeks or rivers) stratify, creating a situation where only the upper level of the lake, or the thermocline, contains oxygen. This phenomenon dramatically reduces the carrying capacity of the given body of water.

At the same time as the aeration system was installed, plant management and feeder programs were implemented. Negative vegetation was removed and several types of beneficial aquatic vegetation was planted. The feeder program was established to supplement protein levels of the forage fish, which is passed on to the game fish via their natural predation of the protein enhanced forage. High protein fish food pellets are dispersed twice daily via two battery operated game feeders.

Osprey Point is estimated by biologists to hold a fish population of a minimum of ten times the normal capacity of a non-aerated body of water. Why? The water is life supporting from top to bottom.













114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

98 ± Acres • 43 ± AC private lake • 45 ± AC improved pasture • Home, guest house/garage, boat shed, shop
Trophy bass fishing • Bill Dance & Roland Martin filmed highlighting sensational fishing
Adjacent to conservation lands with Deer & turkey hunting and hundreds of bird species

Visit SVNsaunders.com and search for: Osprey Point

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Lakeland, FL 33801
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