

LAND FOR SALE

# ROCKER ROAD LAKEFRONT

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**ROCKER ROAD**

Bartow, FL 33830

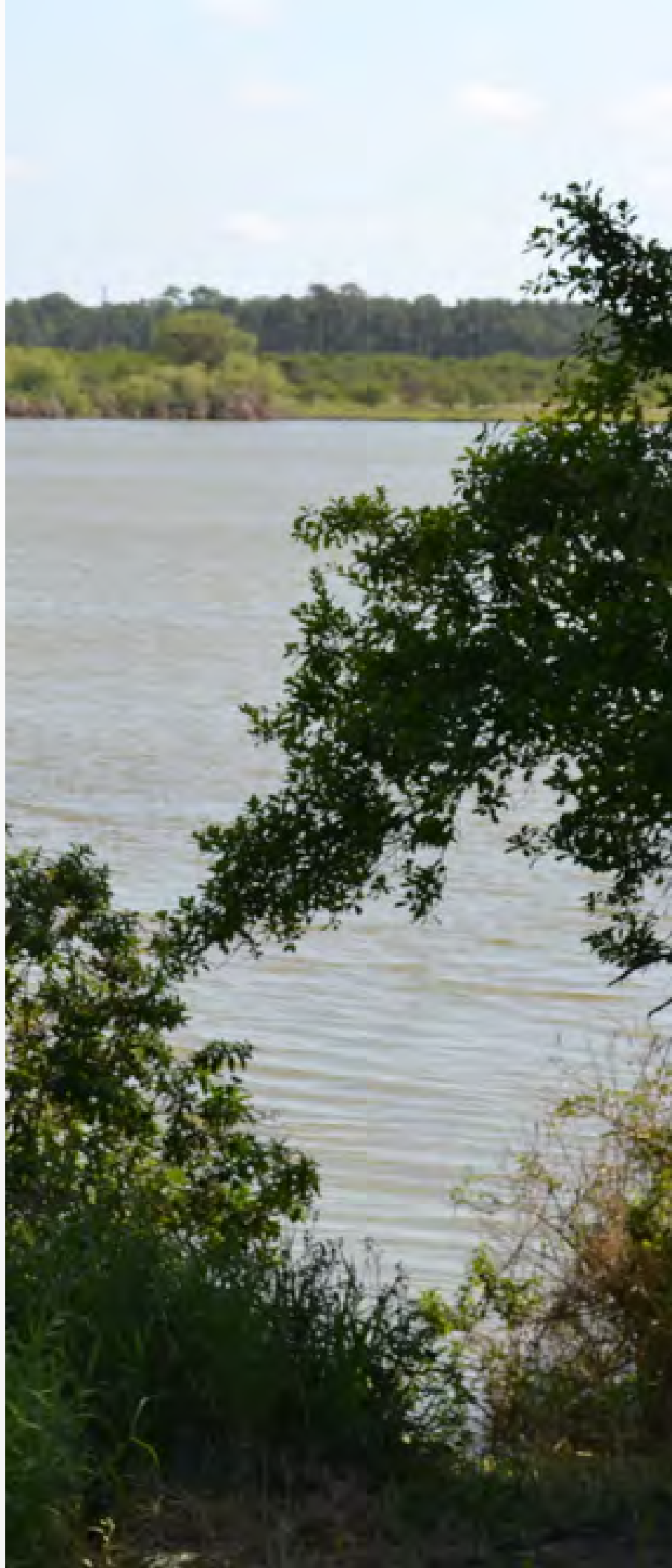
**PRESENTED BY:**

**RICHARD DEMPSEY**

Senior Advisor

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|            |           |
|------------|-----------|
| SALE PRICE | \$525,000 |
|------------|-----------|

OFFERING SUMMARY

|                |                      |
|----------------|----------------------|
| ACREAGE:       | 38.3 Acres           |
| PRICE / ACRE:  | \$13,708             |
| CITY:          | Bartow               |
| COUNTY:        | Polk                 |
| PROPERTY TYPE: | Acreage<br>Home site |

PROPERTY OVERVIEW

Rocker Road is an active citrus grove and is ideal for single or multiple lakefront home sites. The property has a high elevation that slopes down to Pole Cat Lake, which provides beautiful views of the lake. The lake was named after one of the original owners, a racing enthusiast, and was a "Cool Cat." This property would make for a great countryside retreat in Bartow, Florida, just minutes from shops and restaurants.



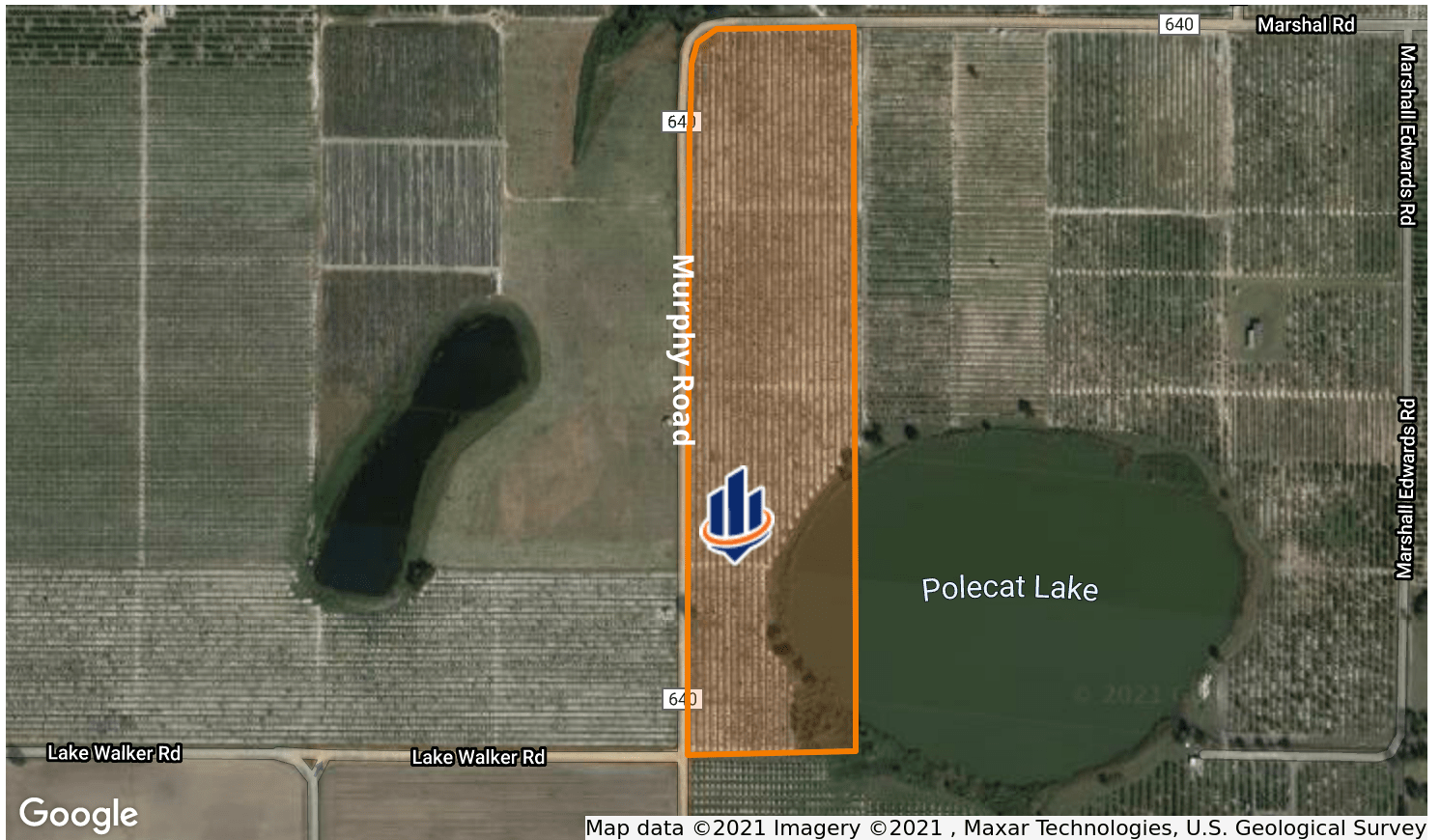
## SPECIFICATIONS & FEATURES

|                                    |                                                                                       |
|------------------------------------|---------------------------------------------------------------------------------------|
| LAND TYPES:                        | Citrus                                                                                |
| UPLANDS / WETLANDS:                | 33.3 AC uplands/5 AC wetlands                                                         |
| SOIL TYPES:                        | Candler with some Tavares                                                             |
| TAXES & TAX YEAR:                  | 2020 - \$555.71                                                                       |
| ZONING / FLU:                      | A/RR                                                                                  |
| LAKE FRONTAGE / WATER FEATURES:    | 1,250 ± FT                                                                            |
| WATER SOURCE & UTILITIES:          | Shares a 10" well located on the parcel to the west                                   |
| ROAD FRONTAGE:                     | 3,200 ± FT on Rocker Road (clay grade)                                                |
| NEAREST POINT OF INTEREST:         | Located between Bartow and Lake Wales, just south of the Winter Haven Intermodal site |
| CURRENT USE:                       | Citrus                                                                                |
| POTENTIAL RECREATIONAL / ALT USES: | Lakefront on Polecat Lake - fishing, canoeing, etc                                    |
| WELLS INFORMATION:                 | 10" shared with adjacent property                                                     |
| CROP YIELD / INCOME:               | E&M oranges and Valencias 2019- 2020 300 boxes total                                  |
| IRRIGATION:                        | under tree micro-sprinkler                                                            |
| CLASS OF GROVE:                    | Average - young trees                                                                 |



## LOCATION & DRIVING DIRECTIONS

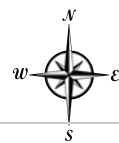
|                              |                                                                                                                                                                     |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PARCEL:</b>               | 263027000000013030                                                                                                                                                  |
| <b>GPS:</b>                  | 27.844406, -81.702586                                                                                                                                               |
| <b>DRIVING DIRECTIONS:</b>   | From Bartow - head west on Hwy 60 to 80 Foot Road, head south to Alturas Babson Park Cutoff Road, head east to Murphy Road, property is on the left at first curve. |
| <b>SHOWING INSTRUCTIONS:</b> | Call the agent or drive by the property.                                                                                                                            |





# Rocker Road Lakefront Aerial

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Water Labels
- Water Labels
- Water Labels



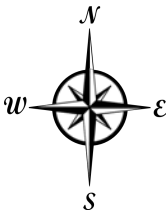
ROCKER ROAD LAKEFRONT Rocker Road Bartow, FL 33830



Rocker Road Lakefront Soils

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Water Labels
- Water Labels
- Water Labels
- Soils Boundaries

| CODE                     | DESC | ACRES |
|--------------------------|------|-------|
| TOTAL = 38.2841148236367 |      | acres |



0 190 380 570 ft



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