

LAND FOR SALE

NORTH LAKELAND RANCH AND RECREATIONAL TRACT

0 ROCKRIDGE ROAD

Lakeland, FL 33809

PRESENTED BY:

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SALE PRICE

\$875,000

OFFERING SUMMARY

ACREAGE:	125 Acres
PRICE / ACRE:	\$7,000
CITY:	Lakeland
COUNTY:	Polk
PROPERTY TYPE:	Land: Conservation Easement, Ranch

PROPERTY OVERVIEW

North Lakeland Ranch and Recreational Tract is 125 ± acres located conveniently 27 minutes from Downtown Lakeland. This property is a turn-key recreational tract and comes with a camper, barns, equipment, cattle, and a handful of other improvements. Aside from a great location and improvements, the property itself is a nice mix of improved pasture and fingers and strands of woods. This ranch was once a part of and now adjoins a roughly 3,600 ± acre private tract to the south. The subject property and the adjoining 3,600 ± acres are both encumbered by a conservation easement, ensuring the privacy and seclusion of this parcel will not change. The property to the south and other large parcels provide the ranch with wildlife corridors making the subject property a great hunting tract. Aside from this feature this property will also double nicely as a cattle ranch and secluded retreat. As previously mentioned this ranch sits 27 minutes to Lakeland, 51 minutes to Tampa, and a little over 1 hour to Orlando.



SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none">• Conservation Easement• Ranch
UPLANDS / WETLANDS:	uplands-67 AC/ wetlands-58 AC
TAXES & TAX YEAR:	2021 - \$200.04
WATER SOURCE & UTILITIES:	200 amp service (City of Lakeland) and 4" well on site.
FENCING:	Perimeter and cross fenced
CURRENT USE:	Ranch and recreation
GRASS TYPES:	Bahia and native type grasses
POTENTIAL RECREATIONAL / ALT USES:	Hunting, Ranching, Recreational Retreat



LOCATION & DRIVING DIRECTIONS

PARCEL:

232612000000023010
232612000000023020

GPS:

28.23712, -81.9613821

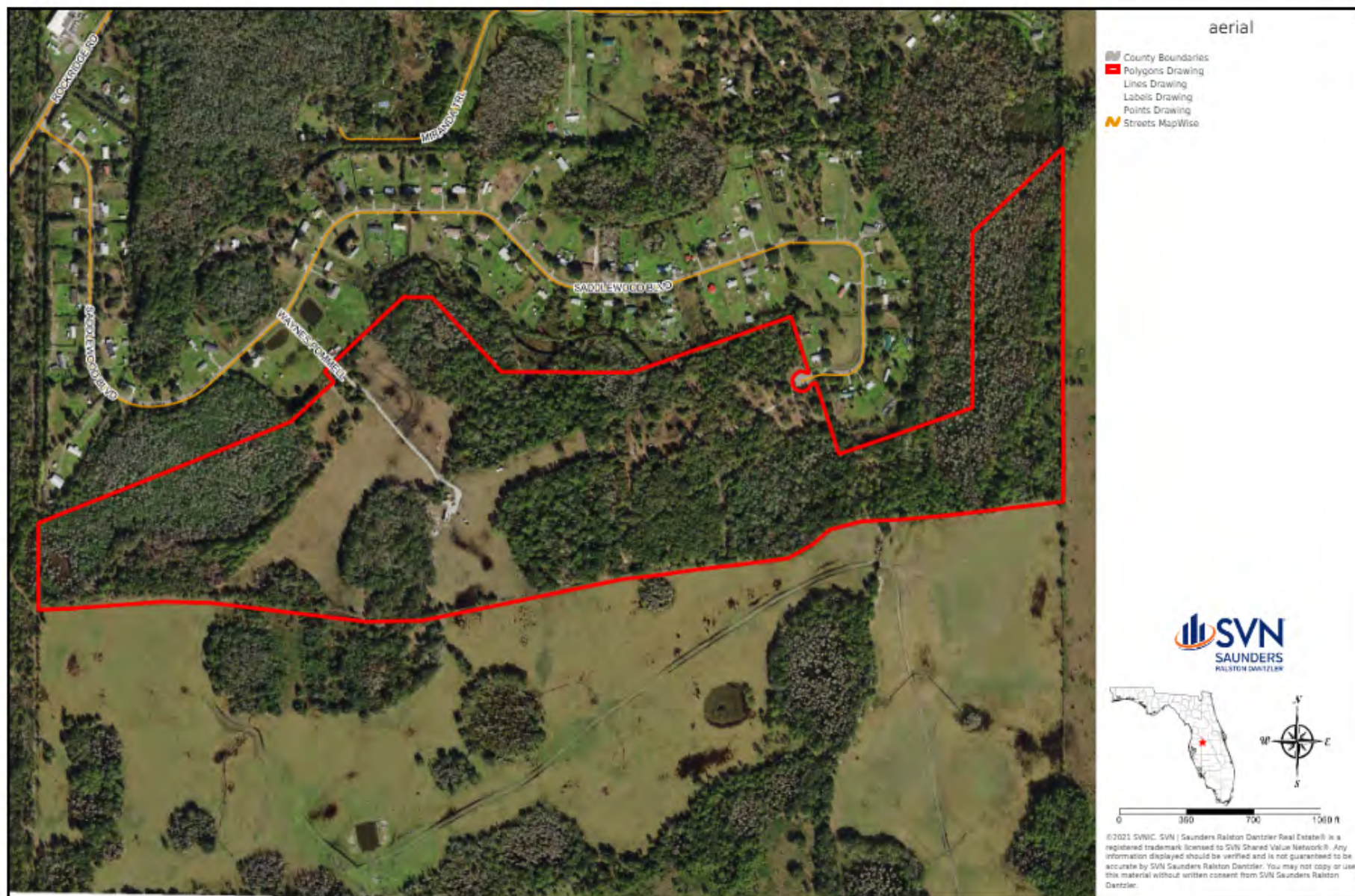
DRIVING DIRECTIONS:

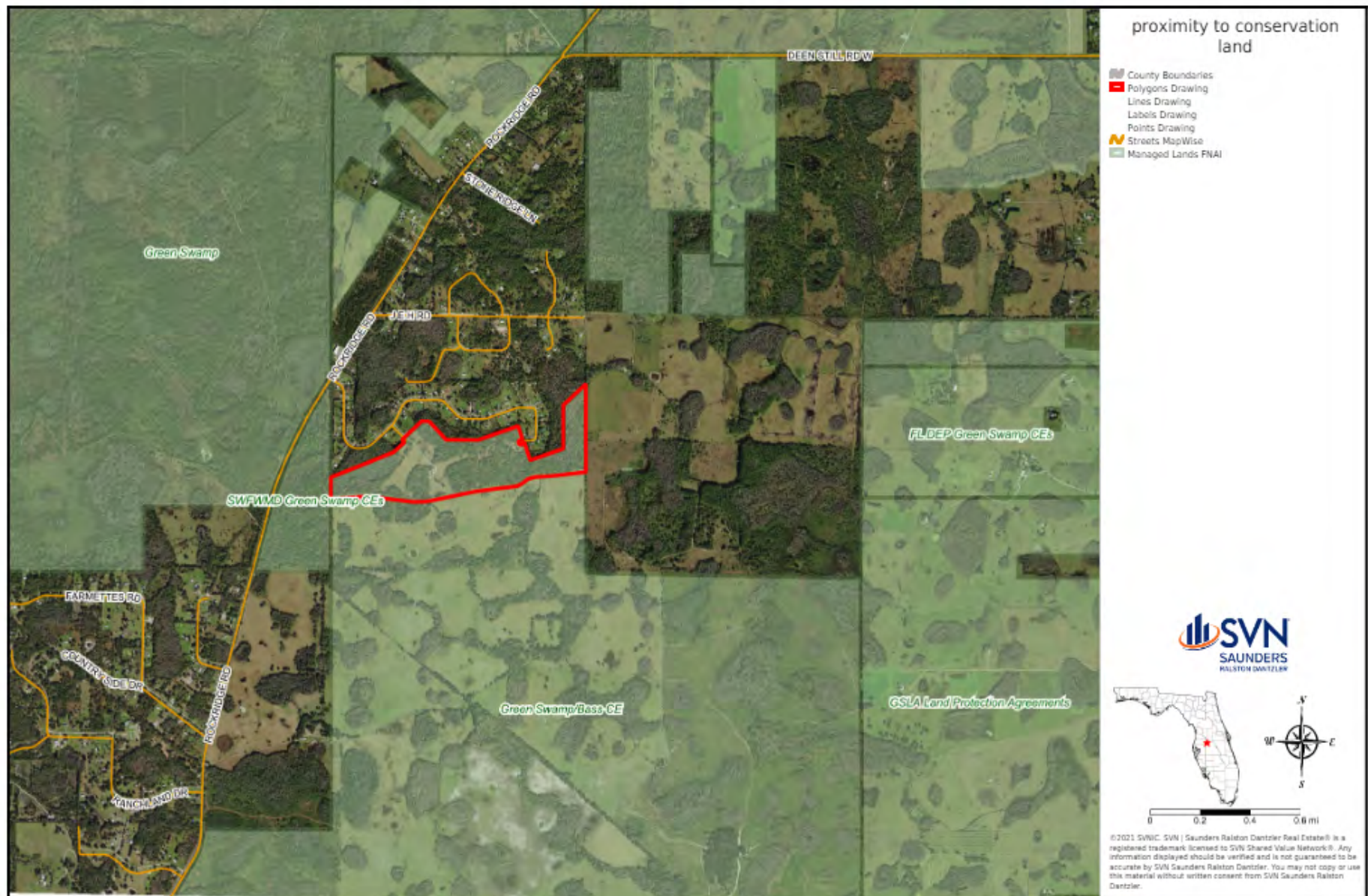
- From Rockridge Road take Saddlewood Blvd roughly .50 of a mile before turning onto Waynes Pommell
- From Rockridge Road take Saddlewood Blvd roughly 1.3 miles to the end of the Cul de sac.





















EQUIPMENT AND IMPROVEMENTS LIST:

- Equipment and improvements list:
- 2019 Cottage by Cedar Creek Camper (40 CL model)
- 2001 John Deere 4610 tractor with front end loader, bush hog mower, ect.
- 2018 Can-am side by side HD-10 Model (370 hours)
- Laundry and shower room
- 36X55 barn (covers camper)
- 4 " well and water softener (sits enclosed under cover and on a concrete slab)
- 16 +/- head of commercial cows
- rolling feed bunk
- [2] storage containers
- 1,000 lb propane tank





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