



BARTOW LAKEFRONT ESTATE

*TURN-KEY, LAKEFRONT ESTATE
WITH AGRICULTURAL USES*

222 ± Acres • Bartow, Florida • PolkCounty





Sale Price **\$5,000,000**

PROPERTY OVERVIEW

Bartow Lakefront Estate is a pristine and one-of-a-kind property featuring acres of open ground, lakes, and is unique in every respect.

OFFERING SUMMARY

Acreage: 222 ± Acres

City: Bartow

County: Polk

Property Type: Land: Waterfront

This idyllic property occupies over 220 acres of tranquility in Bartow, Florida, which includes acres of open pasture, two lakes, and much more.

Beautiful and rural area SE of Bartow in Polk County, FL. Conveniently located near Bartow, Winter Haven and Lake Wales. The property contains rolling hills and great views of two lakes.

Surveyors Lake is a 279-acre public lake located in Unincorporated Polk County and is great for boating, skiing, and fishing.

Come and enjoy the peacefulness and tranquility of over 220 ± acres of a lakefront property in beautiful Polk County.

Bring your boat, four-wheelers, and fishing poles, and get ready for the time of your life. It is really a paradise found...your very own private waterfront retreat.

Home Features



Main House:

- Granite countertops
- 3-gallon electric fryer
- Game Room/Theatre Room
- 2 gas instant hot water heaters and 1 electric tank heater
- One jacuzzi tub/shower combo
- Pool with double-sided wet/dry bar
- Outhouse/Full outdoor bathroom
- Whole house generator (60KW)
- Four AC units (3 for inside, 1 for porch)
- 12,000 lb. car lift
- Pole Barn with camper hookup
- Two-1,000 gallon propane tanks
- 3 septic tanks
- Detached Storage Room
- Camper pad with hookup

Wells:

Double B Farms - 30 HP, 3 phase electric, 4" Discharge

Ray Bob Groves - 25 HP, 3 phase electric, 4" Discharge

Ray Bob Groves - CAT V8 Diesel (3208), 12" well, 10" discharge

Ray Bob Groves - John Deere Diesel (6081), 10" well, 8" discharge

Double Wide - 5 HP, single phase electric, 2" discharge

House and Barn - 5 HP, single phase electric, 2" discharge

Mobile Home:

9-foot ceilings, fireplace, 3-car carport, screen back porch



Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	Waterfront
Uplands / Wetlands:	173.2 acres of upland and 48.6 acres of lakes
Zoning / FLU:	A/RR Agricultural Rural Residential
Lake Frontage / Water Features:	There is about 2,700 feet of frontage of Polecat Lake which is about a 37 acre lake and about 1,000 feet of frontage on Surveyors Lake which is about a 292 acre lake.
Water Source & Utilities:	Wells and septic
Road Frontage:	There is about 1,955 feet of frontage on both sides of Rocker Road, about 260 feet of frontage on Alturas Babson Park Cutoff Road and Serenity Drive is a private road that runs down into the property.
Fencing:	Property is perimeter fenced
Current Use:	Home and acreage (former grove).
Potential Recreational / Alt Uses:	Lakefront estate with agricultural uses. Possible large estate lot development. • 5858 ± SF house with 3687 ± SF of living space built in 2000
Structures & Year Built:	• 2108 ± SF Mobile Home • Barns

Exterior Photos



Interior Photos



Location



LOCATION & DRIVING DIRECTIONS

Parcel:

GPS:

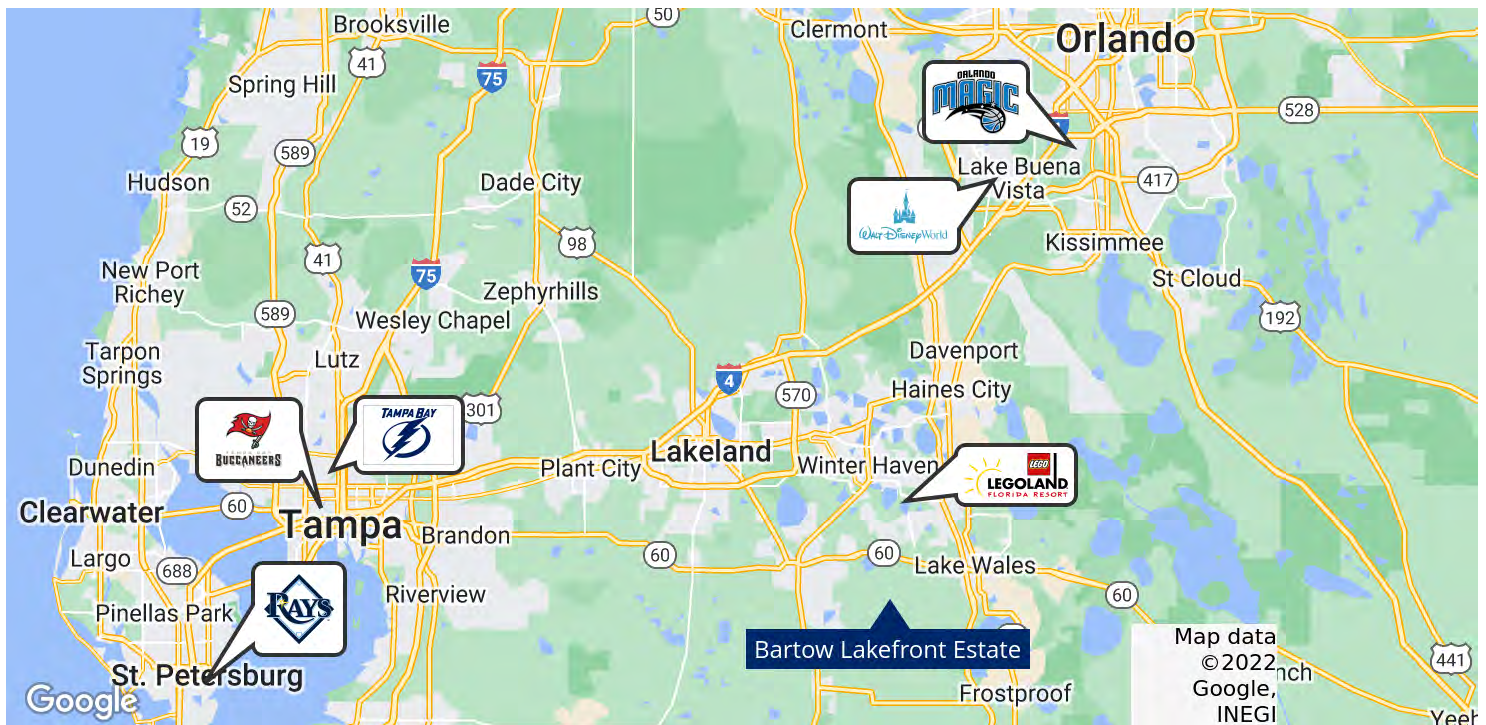
27.8471359, -81.69687569999999

Driving Directions:

From Bartow go east on Highway 60, turn right on 80 Foot Road, go about 3.6 miles and turn left on Alturas Babson Park Cutoff Road, go about 3 miles and turn right on Murphy Road which becomes Rocker Road after about 1/4 mile, follow Rocker Rd for about 1 mile to Serenity Drive which is an entrance to the property (9260 Serenity Dr, Bartow FL 33830)

Showing Instructions:

call listing agent

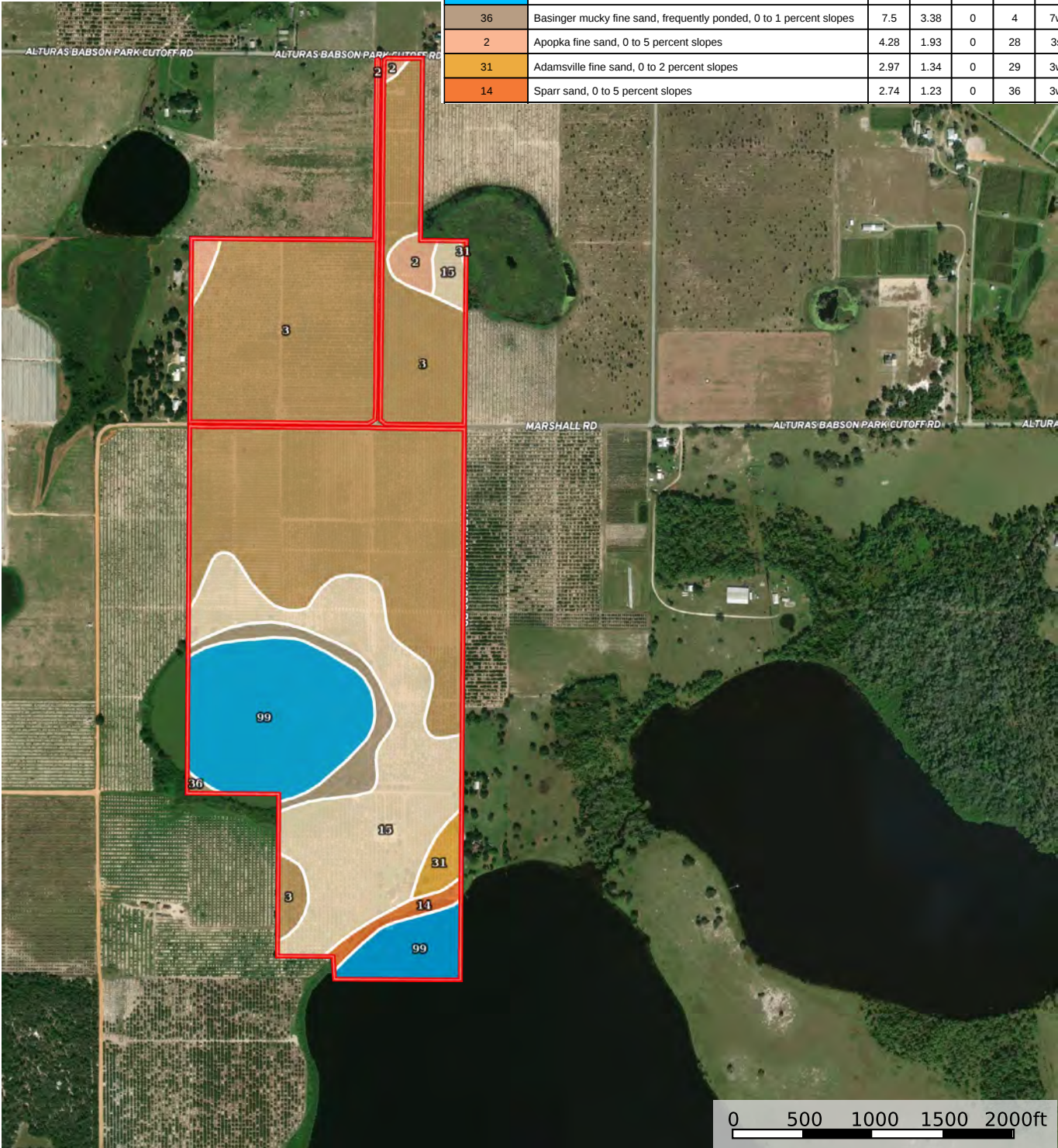


Location Maps



Soils Report

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3	Candler sand, 0 to 5 percent slopes	121.86	54.84	0	19	4s
15	Tavares fine sand, 0 to 5 percent slopes	46.34	20.86	0	30	3s
99	Water	36.49	16.42	0	-	-
36	Basinger mucky fine sand, frequently ponded, 0 to 1 percent slopes	7.5	3.38	0	4	7w
2	Apopka fine sand, 0 to 5 percent slopes	4.28	1.93	0	28	3s
31	Adamsville fine sand, 0 to 2 percent slopes	2.97	1.34	0	29	3w
14	Sparr sand, 0 to 5 percent slopes	2.74	1.23	0	36	3w



Additional Photos





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Clay Taylor, ALC

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Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has served 23 years with the Polk County School Board, most of which were at Lakeland High School as a teacher and defensive back coach. The last 10 years were served as the defensive coordinator, where he helped to lead the LHS team to win the State Championship six times and the “mythical” National Championship twice.

He obtained a Bachelor of Science degree in food and resource economics from the University of Florida. Prior to that he attended Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

He is a member of FAR [Florida Association of Realtors®], NAR [National Association of Realtors®], LAR [Lakeland Association of Realtors®] CID [Commercial & Industrial Division of LAR], and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the Downtown Lakeland Kiwanis Club in downtown Lakeland, Florida.

Clay teams with David Hitchcock, Advanced ALC, CCIM; and has formed the “Taylor-Hitchcock Land Team,” which has recently won state and national awards.



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David Hitchcock, ALC, CCIM

Senior Advisor
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David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 40-year veteran of the Florida Agribusiness industry, David has an excellent background in citrus and agricultural businesses. David's previous management positions include Bob Paul Citrus, Alcoma Packaging, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida [UF] on a football scholarship, and obtained a bachelor of science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and co-captain of the 1973 Gator Football Team.



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