



Palm Lake Ranch

504 Tipton Road, Plant City, Florida 33567

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PROPERTY OVERVIEW



Sale Price

\$5,499,000

Offering Summary

Acreage:	173 Acres
Price / Acre:	\$31,786
State:	Florida
City:	Plant City
County:	Hillsborough
Property Type:	Ranch

Property Overview

Palm Lake Ranch offers a rare opportunity to own 173± acres of scenic pastureland in Hillsborough County, just 2.4 miles south of State Road 60 in Plant City. The property features three picturesque lakes and is fully fenced for its current use as a working cattle operation.

The ranch includes two lakefront homes—measuring 3,409± and 3,839± total square feet respectively—that have both received recent roof replacements and updates. Additional infrastructure includes an 1,800± SF metal barn, two wells serving the homes and barn, and a septic system.

Boasting over 4,100 feet of combined road frontage along County Road 39 and Tipton Road, Palm Lake Ranch offers easy access to major transportation routes while maintaining a peaceful, rural atmosphere. The land comprises a mix of uplands and 27± acres of wetlands with established Bahia grasses and multiple soil types ideal for agriculture.

Zoned PD ZC with a Future Land Use designation of A/R (Agricultural/Rural), the property is well-positioned for continued agricultural operations or future transition to other uses. Whether you're seeking a functional ranch, an investment in Florida land, or a multi-use homestead, Palm Lake Ranch presents unmatched potential in one of the state's fastest-growing counties.



SPECIFICATIONS & FEATURES

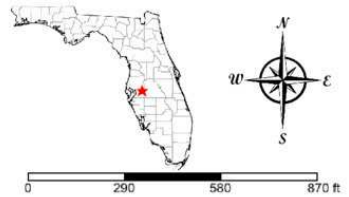


Specifications & Features

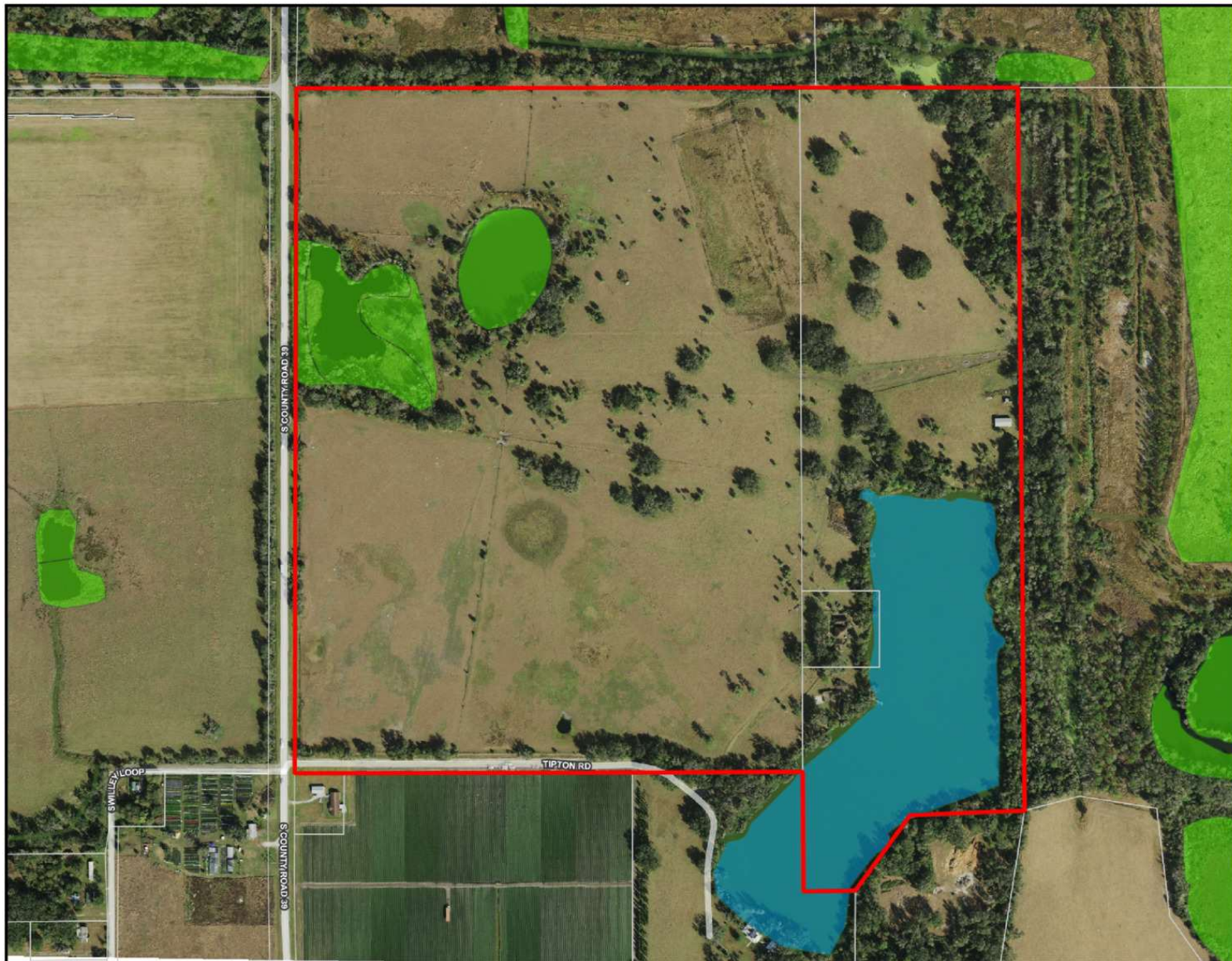
Land Types:	Ranch
Uplands / Wetlands:	173 acres with 27 acres of wetlands <ul style="list-style-type: none">• Arents• Zolfo
Soil Types:	<ul style="list-style-type: none">• Ona• Myakka• Basinger
Taxes & Tax Year:	2024- \$7,008 (one parcel did not have agricultural exemption)
Zoning / FLU:	Zoning- PD ZC/FLU-A/R
Lake Frontage / Water Features:	The subject property features three ponds, 21 acres, 3 acres and 3 acres.
Water Source & Utilities:	The two houses are serviced by septic tank. There are two wells which services the two houses and barn.
Road Frontage:	2,630' on County Road 39, 1,500' on Tipton Rd (Traffic Count: SR 39 - 12,300)
Nearest Point of Interest:	State Road 60 is 2.4 miles to the north on CR 39.
Fencing:	Surrounds the property.
Current Use:	Cattle operation
Grass Types:	Bahia
Structures & Year Built:	3409 SF house with 2088 SF living area built in 1959 3839 SF house with 3496 SF living area built in 1992 1800 SF metal barn Planned Development Number- PD-A 92-383
Survey or Site Testing Reports:	<ol style="list-style-type: none">1. The maximum density must not exceed the land use plan category (A/M .05 DU/GA)2. A maximum of 6 additional units may be developed on the 173-acre site. The minimum lot size for each unit is one acre. Minimum lot width shall be 150'. The units may be clustered to preserve agricultural uses elsewhere on the property.3. Permitted and permissible uses of the property shall be those of the A/M (Agricultural/Mining) zoning district.



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Streets MapWise
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Parcel Outlines

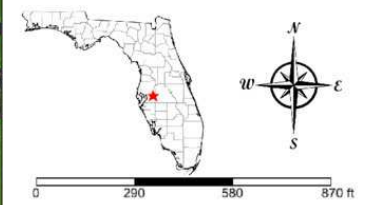


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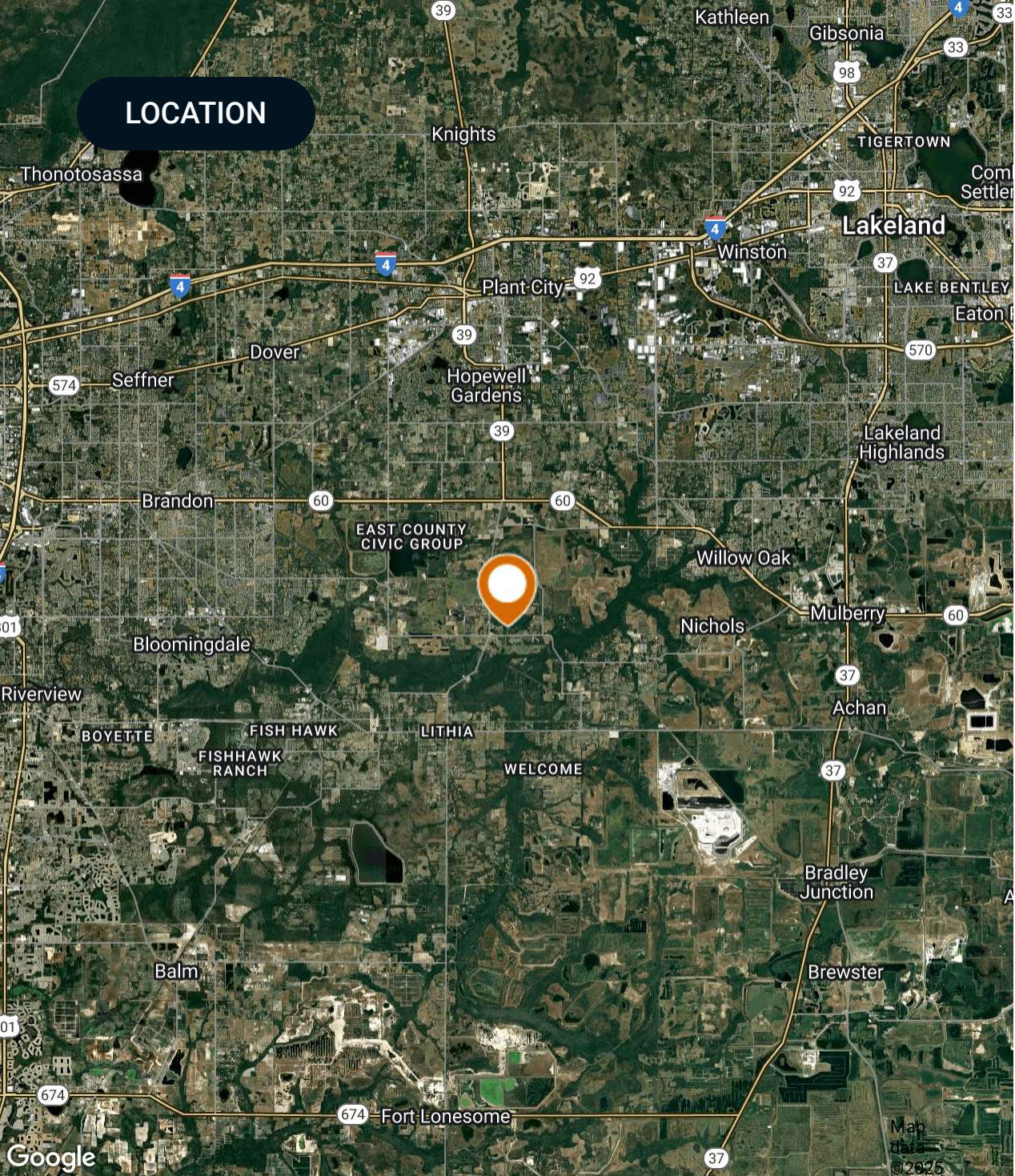


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- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
L1UBHx	Lake	16.7
PUBHx	Freshwater Pond	3.8
PUBH	Freshwater Pond	2.9
PEM1C	Freshwater Emergent Wetland	1.3
PSS3C	Freshwater Forested/Shrub Wetland	.7
TOTAL WETLANDS		25.4
TOTAL UPLANDS		147.4
TOTAL ACRES		172.8



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Location & Driving Directions

- Parcel:** U-05-30-22-ZZZ-000005-11820.0
U-04-30-22-ZZZ-000005-11750.0
U-04-30-22-ZZZ-000005-11760.0
- GPS:** 27.9039518, -82.11946089999999
- Driving Directions:** From State Rod 60 in Plant City take SR 39 south for 2.4 miles, the property will be on the left.
- Showing Instructions:** Call Listing Agents.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



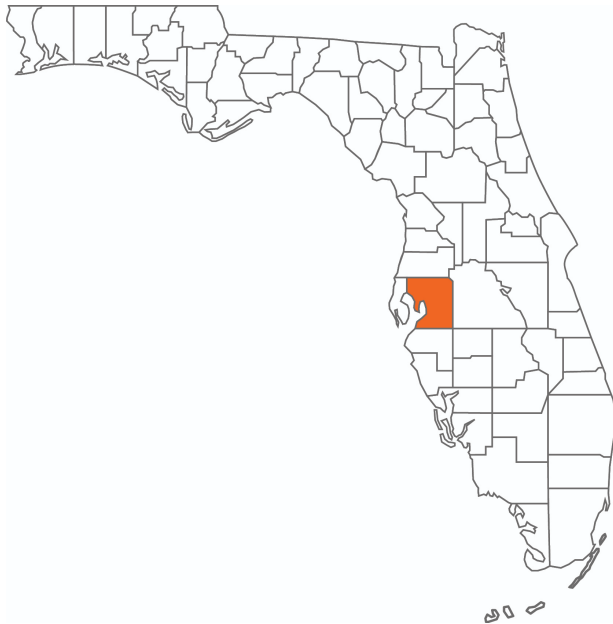


COUNTY



Hillsborough County

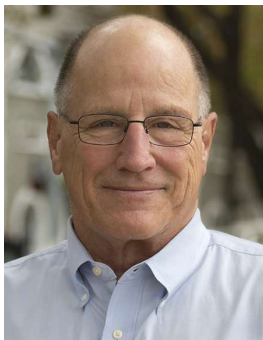
FLORIDA



Founded	1834	Density	1,400.5 (2019)
County Seat	Tampa	Population	1,521,410 (2023)
Area	1,051 sq. mi.	Website	hillsboroughcounty.org

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.

ADVISOR BIOGRAPHY



David Hitchcock, ALC

Senior Advisor

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Professional Background

David Hitchcock, ALC, CCIM is a Senior Advisor at Saunders Real Estate.

As a 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, 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.

David is also an active bicyclist, both in road and mountain biking. He is married, a father of two daughters, and a grandfather of six.

David specializes in:

- Central and South Florida Agricultural Properties
- Agriculture Transitional Properties (Transition-To-Next-Use)
- Residential Development Properties

ADVISOR BIOGRAPHY



Richard Dempsey, ALC, CIPS

Senior Advisor

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Professional Background

Richard Dempsey, ALC, CIPS is a Senior Advisor at Saunders Real Estate.

Richard's real estate career began in 1984 as an appraiser for the Polk County Property Appraiser's Office. Later, he was a state certified general appraiser with an agricultural lender for thirteen years, appraising a wide variety of properties.

His experience includes a wide variety of property types from small residential tracts to up to 25,000-acre groves as well as various types of commercial properties all over the state. Having sales and appraisal experience throughout Florida. Richard is knowledgeable about the diverse aspects of today's real estate market.

Richard has served as the President of Lakeland Realtors® (LR) in 2010 and 2020. He served as the 2012 Florida Realtors® District 10 Vice President and served in that role again in 2021. Richard was inducted into the Florida Realtors® Honor Society in 2013 and he will serve as the National Association of Realtors® (NAR) liaison Federal Political Coordinator for U.S. Congressman Scott Franklin. He previously served in that role for U.S. Congressman Dennis Ross.

He was voted the Commercial Realtor® of the Year in 2017 and Realtor® of the Year in 2011 by Lakeland Realtors®. Richard has also served on numerous LR committees. In 2017, he served as the Vice-Chair of the Building Committee, helping to oversee the construction of the award-winning, state-of-the art new location of Lakeland Realtors®.

In addition to his service to Lakeland Realtors® and Florida Realtors®, he has served on the corporate Coldwell Banker Commercial technology council. Richard is proud to be a Lakeland native.

Richard specializes in:

- Agricultural Land
- Ranchland
- Citrus Groves



For more information visit www.saundersrealestate.com

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