Features

4 +/- Miles Lake Frontage!

Beautiful Lakefront

Wooded Property

2,922 +/- Acres for Hunting

Recreation, and Ranching
4 +/- Miles of Lake Frontage!
Ranching, Hunting, Recreation

A great property for a weekend rancher or hunter who wants something close in with ample road frontage on US 27. With 2,922 +/- acres of mixed uplands and wetlands, you will find pasture, ranchland for cattle, and woods for hunting. The property surrounds three quarters of Lake Livingston.

The property has a large amount of wetlands that border about two thirds of Lake Livingston. Owners have access to a public boat ramp on the property that divides the property and gives access to the lake for fishing and other water sports.

For the hunter, the large amount of wetlands helps to hold the game with habitat and open spaces. This property has a variety of attributes with various types of land cover from wetlands, pasture, flatwoods, to scrub.

**Property Type:** Ranch/Recreational  
**Total Acreage:** 2,922  
**Sale Price:** $7,743,300  
**Price Per Acre:** $2,650  
**Property Location:**  
South Scenic Hwy, Frostproof, FL  
Polk County  
**Nearest Intersection:**  
US 27 and South Scenic Hwy

**Lake Frontage:**  
4 +/- miles of frontage around Lake Livingston

**Land Cover:** Hammocks, pasture, flatwoods

**Soil Types:**  
Predominately Samsula Muck, Hontoon Muck, St. Johns Sand, Pompano Fine Sand, Smyrna and Myakka Fine Sands, Duette Fine Sand, and Immokalee Sand

**Uplands/Wetlands:**  
- 1,280 +/- acres of wetlands  
- 1,642 +/- acres of uplands

Beautiful Lakefront Wooded Property  
Surrounds all but a quarter of Lake Livingston!

Pasture Ranchland for Cattle  
Woods for Hunting  
Water Sports, Fishing  
Public Boat Ramp

For our Fly-the-Land video, soils and wetlands maps, go to:  
SaundersRealEstate.com/LakeLivingston
Aerial Map

GPS Coordinates: 27.681188, -81.548590

- 2,922 +/- acres of mixed uplands and wetlands
- Pasture, ranchland for cattle
- Woods for hunting
- Property surrounds three-quarters of the Lake Livingston shoreline
- Frontage on US 27, minutes to Frostproof, Avon Park
Take US 27 north out of Avon Park to CR 17 (South Scenic Hwy). Take a right and go a short distance to Livingston Road on the right, this will bring you to the public boat ramp on the property.
THE RANCH
ON LAKE LIVINGSTON
Frostproof, Florida
The Ranch
on Lake Livingston
Frostproof, Florida • Polk County

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