FOX BRANCH RANCH
Lakeland, FL • Polk and Hillsborough Counties

2,876 +/- ACRES
RANCH/CATTLE/RECREATION

Shares 3.5-Mile Boundary with Government-Owned
Land Not Open to The Public for Hunting
Fox Branch Ranch
Lakeland, FL • Polk and Hillsborough Counties

2,876 +/- ACRES
Ranch/Cattle/Recreation

Fox Branch Ranch is an outstanding parcel that has it all, appealing to ranchers, farmers, hunters, and those who enjoy the outdoors.

This 2,876-acre property is located in Central Florida’s Polk County. If a key feature for a property is location, then Fox Branch Ranch has it. With proximity to major transportation corridors, it is only 10 minutes north of I-4 in north Lakeland. Tampa is just a 45-minute drive and Orlando is only 60 minutes away.

If you are an outdoor enthusiast, you will love this property. Not only are there a little over 2,000 acres protected with a conservation easement, but the property is located in a key conservation corridor between the Hillsborough River and the Green Swamp.

The majority of property is protected with a conservation easement. The south 630 acres of this parcel are unencumbered and have been previously designated as a Planned Unit Development. Although possibly not the highest and best use for the land currently, this area could represent potential for future residential development.

This is a highly productive ranch with a cattle carrying capacity of one animal unit per 2.5 acres.

Other sources of income include sod, farming, seed, and hay operations.

In addition, this property shares over a 3.5-mile boundary with government-owned land that is not currently open to the public for hunting. Because of this proximity to what essentially is a wildlife refuge, Fox Branch Ranch is teeming with wildlife, including deer, turkey, and hogs.

Fox Branch Ranch has been owned for four generations by the same Polk County pioneer family and this is the first time the property has been offered for sale.

If your plans include the purchase of property that has excellent location, rich history, and is a great fit for ranching, agriculture, and recreation, then Fox Branch Ranch is ideal.
Great Recreational Property!

Parcel IDs:
Polk County:
• 23-27-08-000000-032010
• 23-27-07-000000-011020
• 23-27-06-000000-011000
• 23-26-31-000000-000000
• 22-26-36-000000-010000
• 22-26-36-000100-000161
• 22-26-35-000000-011000
• Partial 22-26-25-000000-000000

Hillsborough County
• U-01-27-22-ZZZ-000004-54950.0

Located in a Key Conservation Corridor between the Hillsborough River and The Green Swamp

Just North of Lakeland and I-4

Convenient, Easy Access to Tampa and Orlando

45 Minutes to Tampa

60 minutes to Orlando!
**Fox Branch Ranch**

**Ranch/Cattle/Recreation**

Lakeland, FL • Polk and Hillsborough Counties

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**Total Acreage:** 2,876.8 +/- acres

**Improved Acreage:** 1,817 +/- acres
- 2,088 +/- acres are encumbered with a conservation easement
- 788 +/- acres are unencumbered

**Sale Price:** $8,900,000

**Price per Acre:** $3,100

**Property Address:** Old Dade City Road, Lakeland, FL 33811
Polk and Hillsborough Counties

**Nearest Intersection:**
Old Dade City Road and Rock Ridge Road

**Soil Types:** Predominantly Pomona, Eaton Mucky, and Felda Fine Sands

**Grass Types:** Argentine and Pensacola Bahia, Star Grass, Tifton 44, Tifton 85, Alicia and Calle

**Land Cover:** Pasture Land and Cypress domes

**Water on Site:** Cypress ponds and cattle watering holes

**Irrigation:** Four (4) active 6” wells

**Sources of Income Include Cattle, Sod, Farming, Seed, and Hay Operations**

**Uplands/Wetlands:**
- 2,130 +/- acres upland (74%)
- 746 +/- acres wetland (26%)

**Road Frontage:** Accessed from Old Dade City Road

**Fencing:** Fenced and Cross Fenced

**Utilities:** Electricity on site

**Zoning or FLU:**
- The unencumbered property has an A/RR Land Use with allows for one dwelling unit/five acres.
- It also has a PD that allows for One Dwelling Unit per two acres but the PD expires in 2015 and the PD encompasses an adjacent parcel of land owned by another entity.

**Conservation Easement:**
- 2,088 acres of the property are encumbered with a conservation easement with the Southwest Florida Water Management District.
- Cattle grazing is allowed on the entire tract of land.
- Farming uses are allowed on up to 200 acres and up to 25 acres can be converted to a nursery.
- Sod can be harvested on up to 25% of the improved pasture can be harvested in any one year.

**Aerial Video & Live Game Cam!**

For additional details and maps, go to:

[www.SaundersRealEstate.com/FoxBranchRanch](http://www.SaundersRealEstate.com/FoxBranchRanch)
Driving Directions:
• From Lakeland, take Kathleen Road to Socrum Loop Road
• Turn north on to Old Dade City Road
• Property will be on your left

Ideal Tract for an Avid Hunter; Sportsman; Recreational User; Cattleman; and Sod, Farming, Seed, and Hay Operations

Shares 3.5-Mile Boundary with Government-Owned Land Not Open to The Public for Hunting
Fox Branch Ranch
Ranch/Cattle/Recreation
Lakeland, FL • Polk and Hillsborough Counties

Highly-Productive Working Ranch
Cattle Carrying Capacity of
One Animal Unit per 2.5 Acres

Due to proximity to conservation and wildlife refuge, Fox Branch Ranch is teeming with wildlife, including deer, turkey, and hogs!
2,876 +/- Acres • Cattle Ranch: Hunting, Recreation, Cattle, Farming!

3.5-Mile Boundary with Government-Owned Land Not Open to The Public for Hunting
Central Florida North of Lakeland, 45 Minutes to Tampa, 60 Minutes to Orlando.

Aerial Video & Live Game Cam!
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