

# DIXIE DRIVE 25 ACRES

Auburndale, FL • Polk County

## 25.25 +/- ACRES

Cattle, Horses, Pastureland, Country Homesite, 4-acre Grove



## DIXIE DRIVE 25 ACRES

Auburndale, FL • Polk County

This is a great property for a country homesite that is close to city amenities. Scattered, mature oaks and pines are found throughout the property and is perfect for cattle and horses. It includes a producing four-acre orange grove and good pastureland for grazing. The property is conveniently located only 1 mile from the Polk Parkway for easy access to I-4. The property is mostly high and dry except a little low in the southeast corner.

**Total Acreage:** 25.25 +/- acres

**Sale Price:** \$300,000

**Price per Acre:** \$12,000

**Property Address:** Dixie Drive, Auburndale, Florida  
33823 - Polk County

**Nearest Intersection:** Dixie Highway and Polk Parkway

**Soil Types:** Ona and Pamona Fine Sands; Kaliga Muck

**Land Cover:** Pastureland

**Structures:** Cattle pens

**Fencing:** Perimeter

**Road Frontage:** 675+/- ft on Dixie Drive

**FLU:** A/RR

**Current Use:** Cattle grazing

**Potential Uses:** Homesite, horses, cattle

**Parcel ID:** 25-28-06-000000-012010

**GPS Coordinates:** 28.080104, -81.844872

### *Great Homesite with Orange Grove and Acreage for Cattle or Horses*



#### **Driving Directions:**

- Go east on Dixie Highway - if you get to the Polk Parkway, you have gone too far
- Turn left (north) on Dixie Drive
- Property is on your right



*1 +/- Mile to Polk Parkway*

*5.5 +/- Miles to Florida Polytechnic University*

*7 +/- Miles to I-4*

For additional maps and details, go to:

***[www.SaundersRealEstate.com/DixieDrive25](http://www.SaundersRealEstate.com/DixieDrive25)***



114 North Tennessee Ave., 3rd Floor  
Lakeland, FL 33801 • 863.648.1528

**R. Todd Dantzler, CCIM**  
Todd@SRDcommercial.com • 863.877.2846

**[www.SaundersRealEstate.com](http://www.SaundersRealEstate.com)**