



POOL BRANCH RANCH

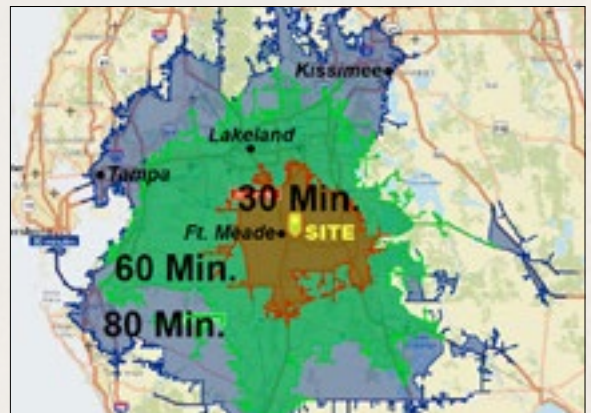
Fort Meade, FL • Polk County

210 TOTAL +/- ACRES

**VACANT LAND FOR PRIVATE ESTATE,
AGRICULTURE, CATTLE, RECREATION**



30-60-80 Minute Drive from Parcel



*Minutes to Fort Meade & US 98
22 +/- Miles to Lakeland*



POOL BRANCH RANCH

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The property is unique, in that it is reclaimed land with beautiful scenery and is perfect for private estate, recreation, or simply to graze cattle.

The western side of the property is wooded, with several low-level swamp areas and intermittent uplands scattered throughout. There is a 7 +/- acre lake in the north west corner of the western most parcel that has a beautiful view. Because the land is previously mined, the lake would more than likely be an ideal location for fishing. The eastern half of the property is open and cleared semi-improved pasture.

Total Gross Acres: 210 +/- acres

Sale Price: \$672,000

Price per Acre: \$3,200

Site Address:

Pool Branch Road, Fort Meade, Florida 33841

County: Polk

Water on Site: 7 +/- acre lake

Lake Frontage: 3000 +/- FT around 7 +/- acre lake

Road Frontage:

- 950 +/- FT on Brooke Road
- 1,319 +/- FT on Pool Branch Road

Soils: Neilhurst and Sparr Sands, Tavares and Candler Fine Sands, Nittaw Sandy Clay Loam, Hontoon Muck

Uplands/Wetlands:

- 137 +/- acres uplands
- 73 +/- acres wetlands

Grasses: Bahia

Land Cover: Wooded, low-level swamp areas, intermittent uplands

Zoning/FLU: A/RR

Fencing: Perimeter fencing

Taxes: \$143.80 in 2014

Current Use: Open pasture - cattle moved

Potential Uses: Recreation, agriculture, cattle, livestock, private estate

Parcel IDs:

- 253125000000012030
- 263130000000034010
- 263130000000012020

GPS: 27.758329, -81.768594

Driving Directions:

- From Fort Meade, go east on US 98 for 3.7 miles to Brook Road
- Go north on Brook Road for 0.6 mile
- Property will be on the left

***Reclaimed Land with Beautiful Scenery
7 +/- Acre Lake • Fishing • Recreation • Agriculture • Cattle
Ideal for Private Estate!***

Additional Maps & Details Online

www.SaundersRealEstate.com/PoolBranchRanch





863.648.1528

114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

210+/- Acres • Reclaimed Land with Beautiful Scenery
7 +/- Acre Lake • Fishing • Recreation, Agriculture • Cattle
Ideal for Private Estate

POOL BRANCH RANCH

Fort Meade, FL • Polk County

Additional Maps & Details Online

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