GREEN SWAMP EAST POLK CITY, FL | POLK COUNTY

226.5 ± ACRES TOTAL



Conservation Lands | with Great Hunting! |

SPECIFICATIONS & FEATURES

Acreage: 226.5 ± acres Sale Price: \$499,999 Price Reduced Price per Acre: \$2,207 County: Polk Site Address: Van Fleet Trail, Polk City, FL 33868 Road Frontage: 3,200 ± feet on the Van Fleet Trail Uplands/Wetlands:

121.6 ±acres uplands

104.9 ± acres wetlands
FLU: Conservation, preservation
Current Use: Vacant lands
Uses: Recreational hunting tract
Game Populations: Abundant deer, turkey

This property is 226.5 acres of conservation land in north Polk County with the northern boundary on the Lake County line. It is a great recreational tract due to being bordered by State lands and large private tracts that provide abundant game and wildlife. Access is only allowed on foot or by non-motorized vehicle from the Van fleet Trail. With plentiful game and seclusion, this property is ideal for any avid hunter.



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 24-25-01-000000-013010

GPS Location: 28.341238 N, -81.867816 W

Driving Directions:

- From the start of the Van Fleet Trail, continue north for 1.3 miles
- Property will be on the right

Showing Instructions: Contact the listing agents for more information or to schedule a showing time

Plentiful Game and Seclusion Ideal For Any Avid Hunter!



Surrounded by State Land and Large Private Tracts



— SVNsaunders.com

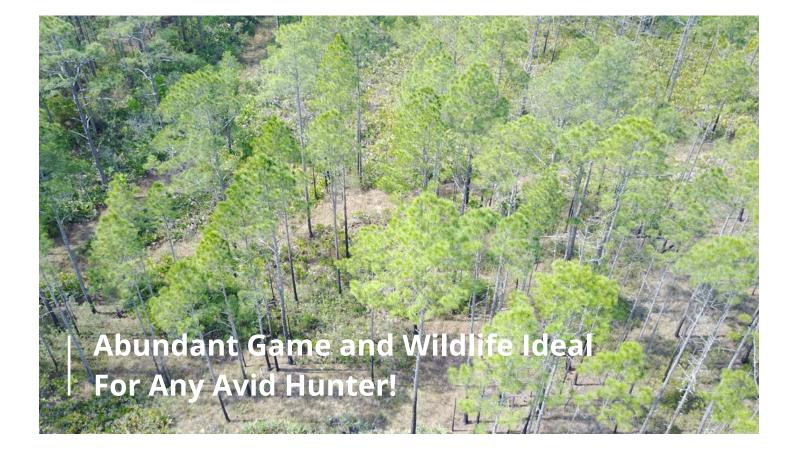




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114 N. Tennessee Ave 3rd Floor Lakeland, FL 33801

> **226.5 ± Acres • Fantastic Recreational Tract!** Surrounded by State Land and Large Private Tracts Abundant Game and Wildlifeldeal For Any Avid Hunter!

SREland.com/GSE

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LAKE CITY OFFICE: 356 NW Lake City Avenue Lake City, FL 32055 386.438.5896 ©2019 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated Saunders Ralston Dantzler Real Estate is regarded as an authority on all types of Florida land and conservation easements, transacting over \$2.5 billion in sales since 1996. Offering land, forestry, and conservation easement real estate services through Saunders Ralston Dantzler Real Estate and the Saunders Real Estate Forestry Group, the Saunders team of land professionals offices advisory and transactional services through their home office in Lakeland, FL, the North Florida office in Lake City, FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.