



LAKE BUFFUM RANCH

Gabriel Road, Fort Meade, FL 33841

Daniel Lanier
863.698.2971
daniel@saundersrealestate.com



PROPERTY OVERVIEW



Sale Price

\$2,100,000

PROPERTY OVERVIEW

Lake Buffum Ranch is a rare opportunity to own a property like this in Central Florida. The property is 211.4 +/- acres and is fully fenced and crossed fenced, making it ready for your cattle or other livestock. With a great mix of upland pastures, wetlands, creeks and upland hardwoods, it has the makings for a sportsman's paradise. There is a large population of Osceola Turkeys on the ranch and in the surrounding area along with deer and hogs. There is a 6" well with a John Deere diesel power unit still on the property where the former citrus grove once was, making this land ready to farm if you so desire. Lake Buffum is one of Central Florida's premier fishing lakes. This property has a small sliver of land on the water on either sides of the old boat ramp and is 1/4 down the road from the brand-new county boat ramp. This property has a rural and secluded feel while being less than a 10-minute drive from both US 27 and US 17, carrying you to many of the larger cities in the area.

OFFERING SUMMARY

Acres:	211.4 Acres
Price / Acre:	\$9,934
City:	Fort Meade
County:	Polk
Property Type:	Conservation Easement, Land Investment, Ranch, Waterfront



SPECIFICATIONS & FEATURES

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Land Types:	<ul style="list-style-type: none"> • Conservation Easement • Hunting & Recreation Properties • Land Investment • Ranch • Waterfront 	Current Use:	Ranch and Recreation
Uplands / Wetlands:	126.4 acres of uplands, 85 acres of wetlands	Grass Types:	Bahia and other native grasses
Soil Types:	Hontoon Muck Smyrna and Felda Fine Sands Samsula Muck Millhopper Fine Sand Immokalee Sand Placid and Myakka Fine Sands Tavares Fine Sand Sparr Fine Sand Duette Fine Sand	Potential Recreational / Alt Uses:	Hunt turkey, hogs, deer, dove and many other game animals ATV riding Camping
Taxes & Tax Year:	\$573.18 (2024)	Land Cover:	Improved pastures with mature wetland and upland tree species
Lake Frontage / Water Features:	Very limited lake front on Lake Buffum	Game Populations Information:	Large turkey population with deer and hogs as well
Water Source & Utilities:	Well		
Road Frontage:	2200 +/- ft on Doc Lindsey Road		
Nearest Point of Interest:	New county owned boat ramp to Lake Buffum is 1/4 of a mile north of the property		
Fencing:	Fenced and cross fenced with barbed wire		

LOCATION



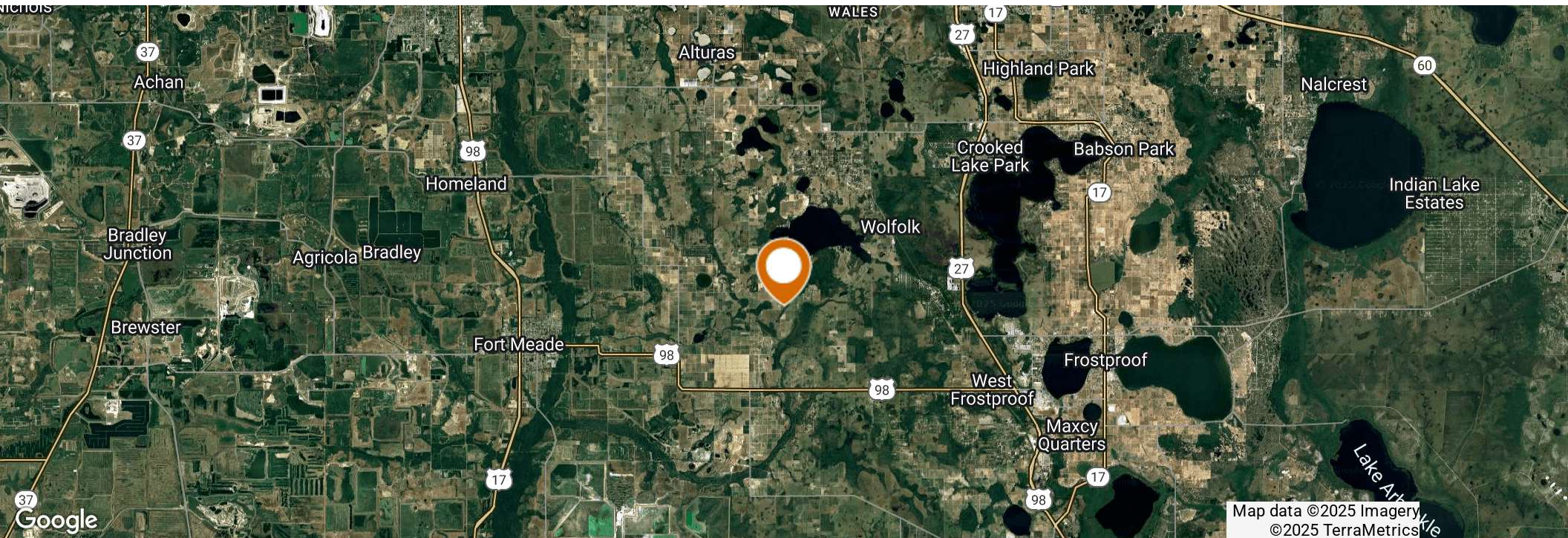
LOCATION & DRIVING DIRECTIONS

Parcel: 26-31-14-000000-012010

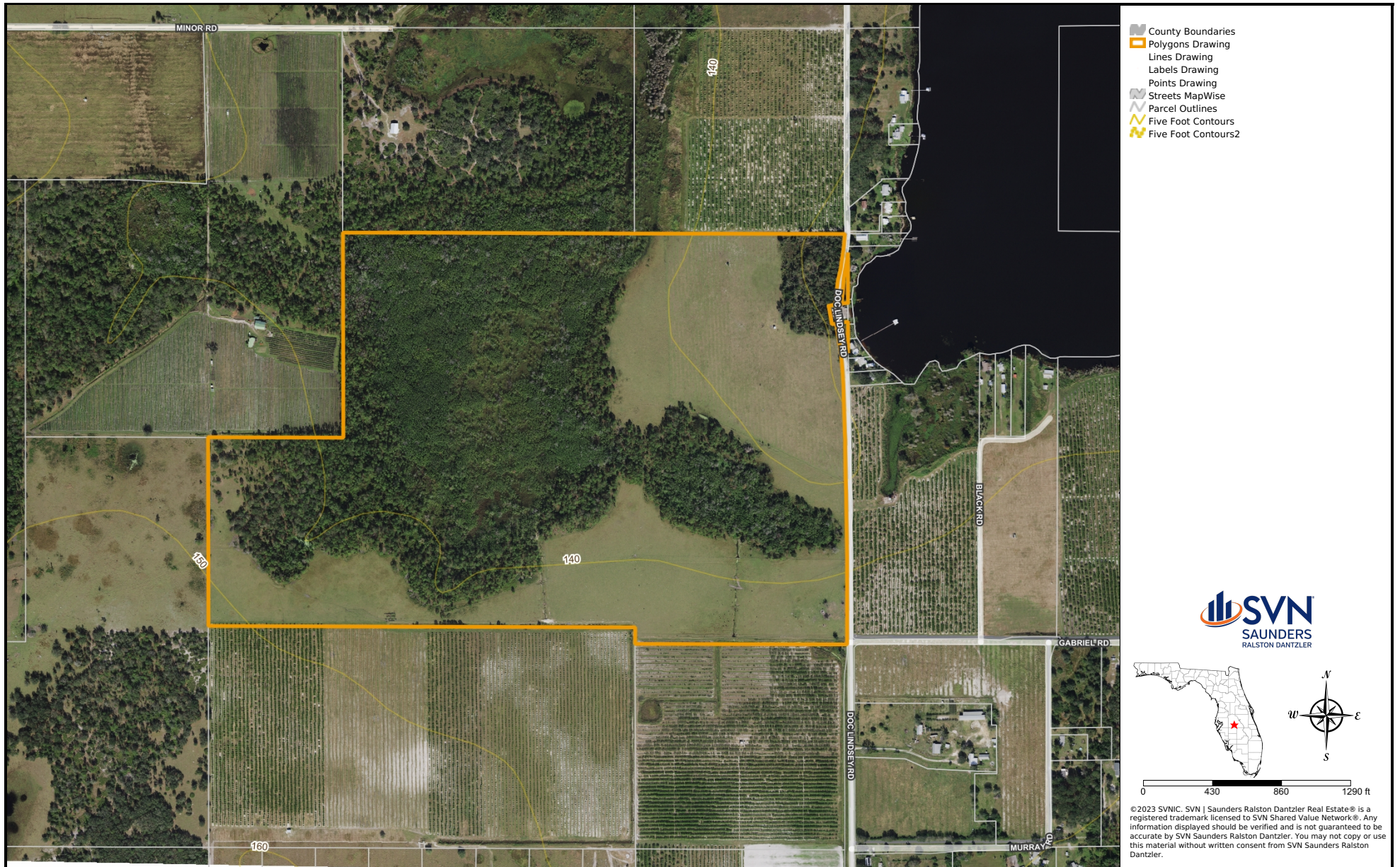
GPS: 27.7816442, -81.6795146

From US 17 in Fort Meade drive east on HWY 98 for 7.6 miles Turn north on Buffum Church Road for 3.8 miles

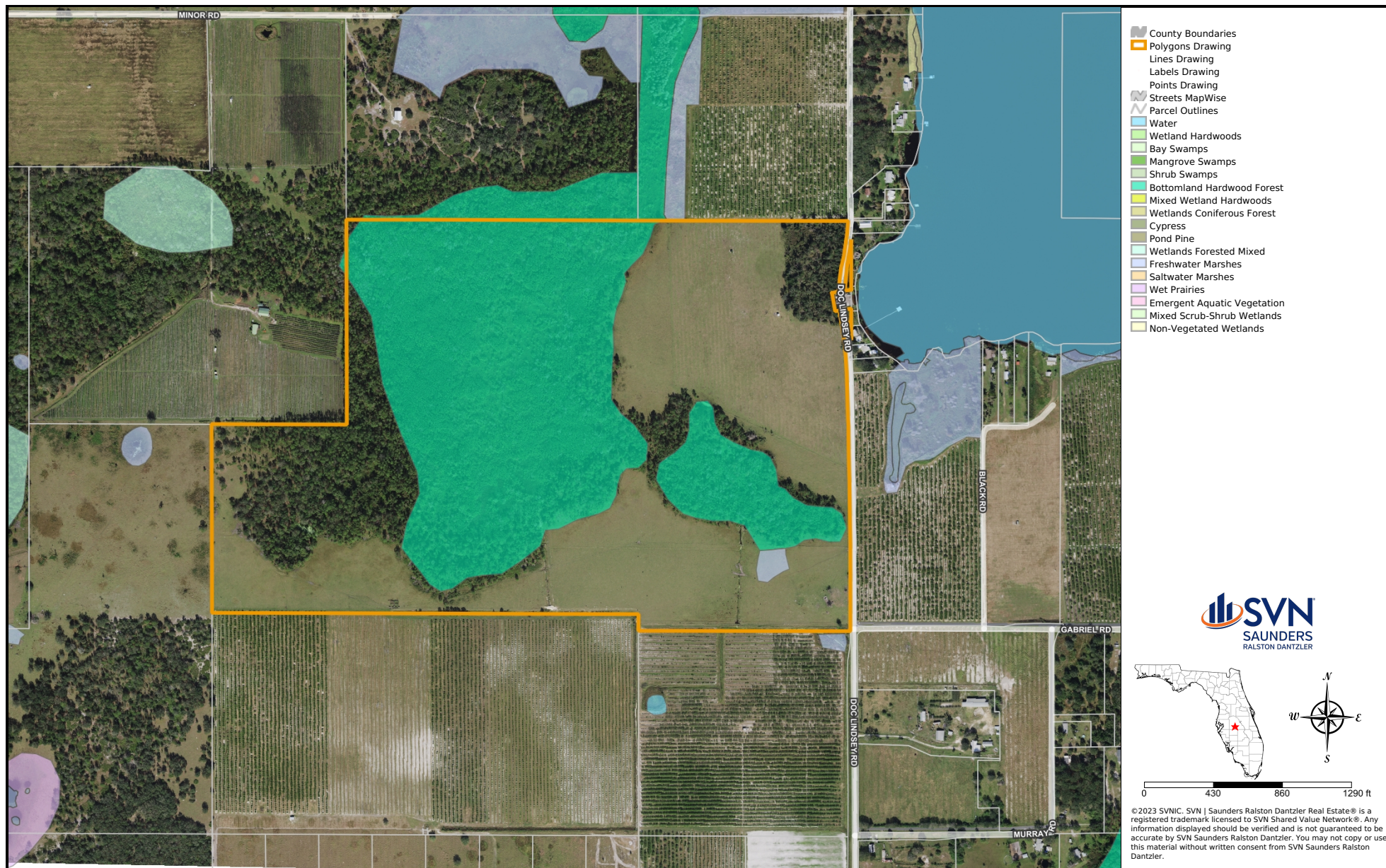
Driving Directions: Drive east on Lake Buffum Road South for 1 mile



BOUNDARY MAP



WETLANDS MAP





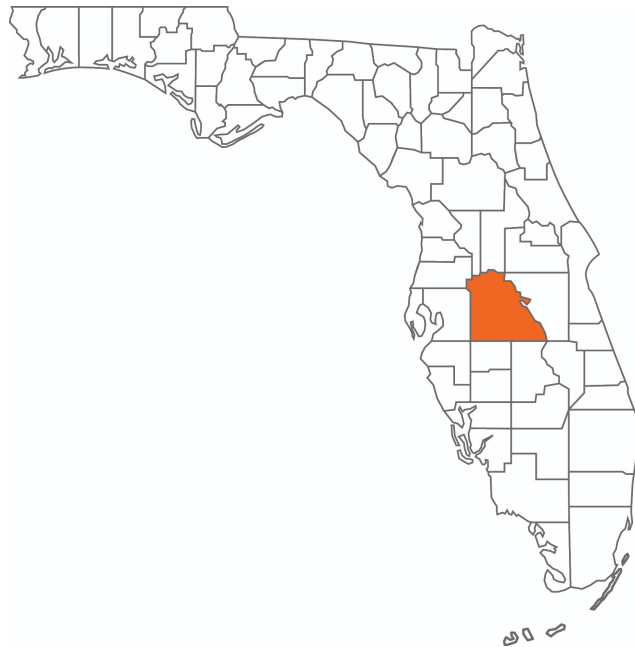
ADDITIONAL PHOTOS



COUNTY



POLK COUNTY FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



For more information visit www.saundersrealestate.com

HEADQUARTERS

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
479.582.4113

