

# FX BAR 442 ACRES

*FROSTPROOF, FL | POLK COUNTY*

442.68 ± AC





## SPECIFICATIONS & FEATURES

**Acreage:** 442.68 ± AC

**Sale Price:** \$3,100,000

**Price per Acre:** \$7,000

**Site Address:** Hwy 630 E, Frostproof, FL 33843

**County:** Polk

**Road Frontage:** 375 FT

**Lake Frontage:** 2,500 FT on Lake Weohyakapka

**Predominant Soil Types:** Symrna, Myakka, and Malabar Fine Sands

**Uplands/Wetlands:**

- 318 ± AC Uplands
- 121 ± AC Wetlands

**Grass Types:** Bahia

**Irrigation/Wells:** NA

**Game Populations:** Deer, turkey, and hogs

**Structures:** NA

**Zoning:** A/RR

**Current Use:** Pasture, hunting, and recreation

FX Bar 442 Acres is a beautiful hunting property in Frostproof, Florida, with frontage on Lake Weohyakapka. The north end of the property is in a very heavily wooded area near the lake, where most of the property's wetlands are located. The surrounding area is home to many deer, turkeys, and hogs. Multiple deer stands and feeders can be found throughout the ranch. The southern portion of the property is primarily improved pasture actively used for cattle grazing. Schedule a showing time with one of the advisors and see this one-of-a-kind ranch for yourself.

**Taxes:** \$653.15 (2020)

**Fencing:** Barbed wire

**Potential Recreational Uses:** Hunting, off road vehicles, and camping

**Land Cover:** Grass and native vegetation

**Income Features:** Potential hay and sod sales

## LOCATION & DRIVING DIRECTIONS

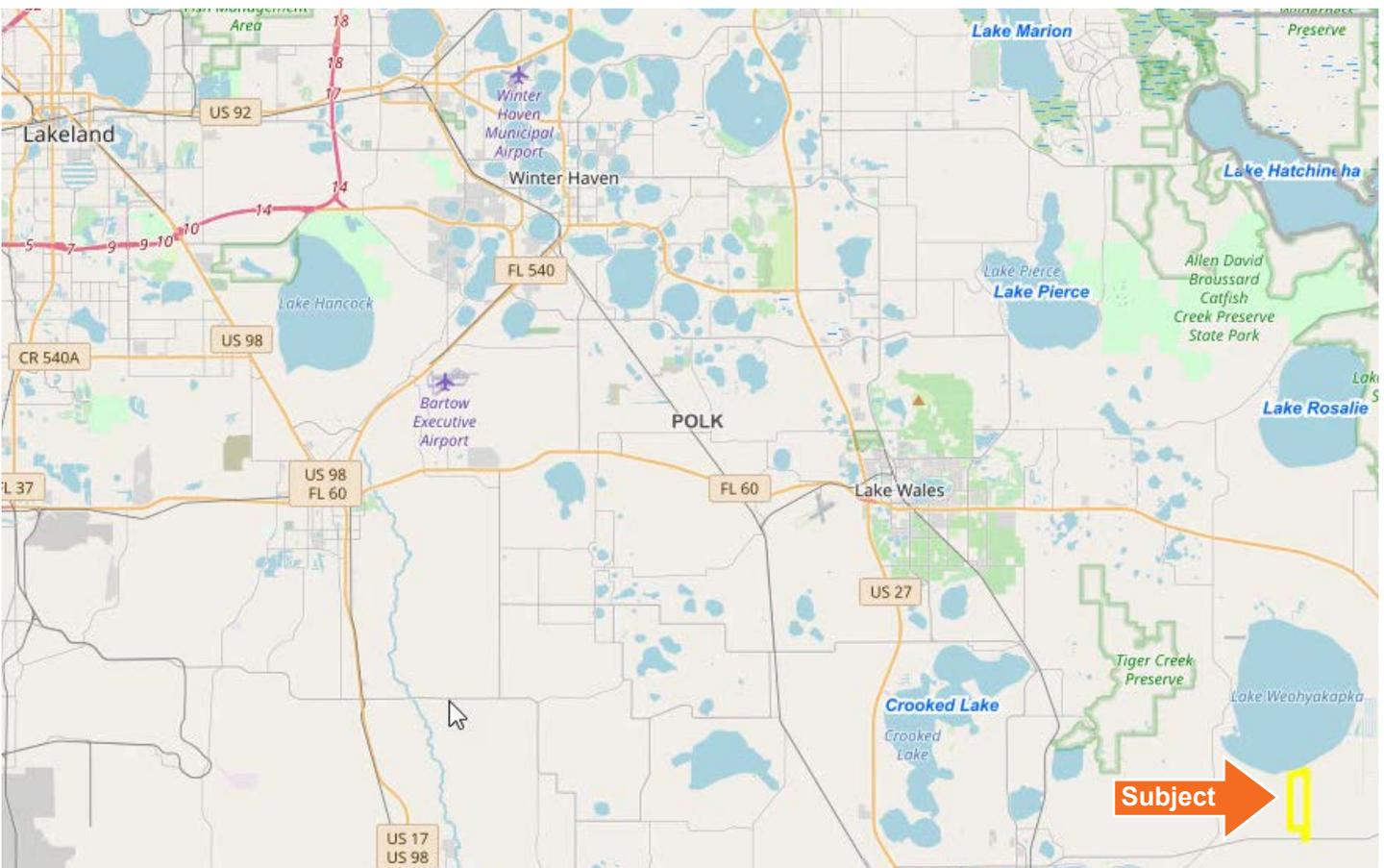
**Parcel IDs:** 233110000000024010;  
293115000000013010; 293122000000013010

**GPS Location:** -81.40817, 27.76657

**Driving Directions:**

- From Frostproof, head east on Hwy 630 for 7 miles
- The property will be on the left

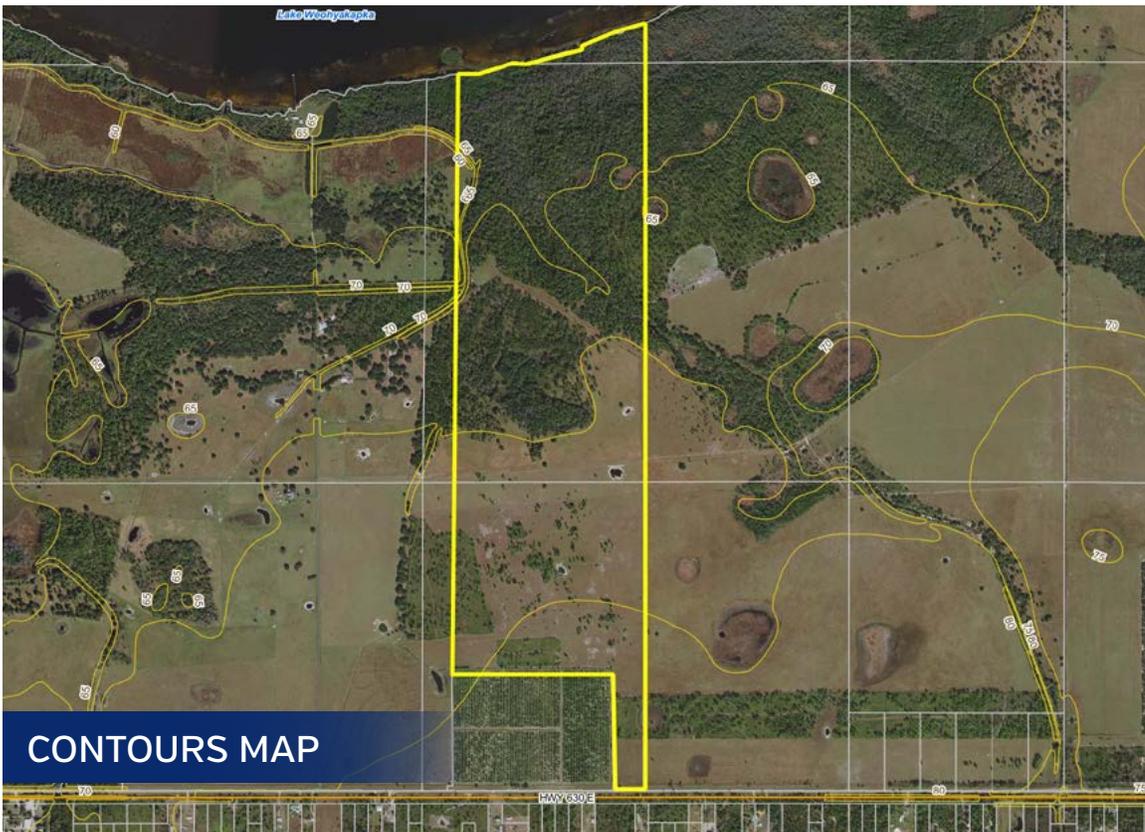
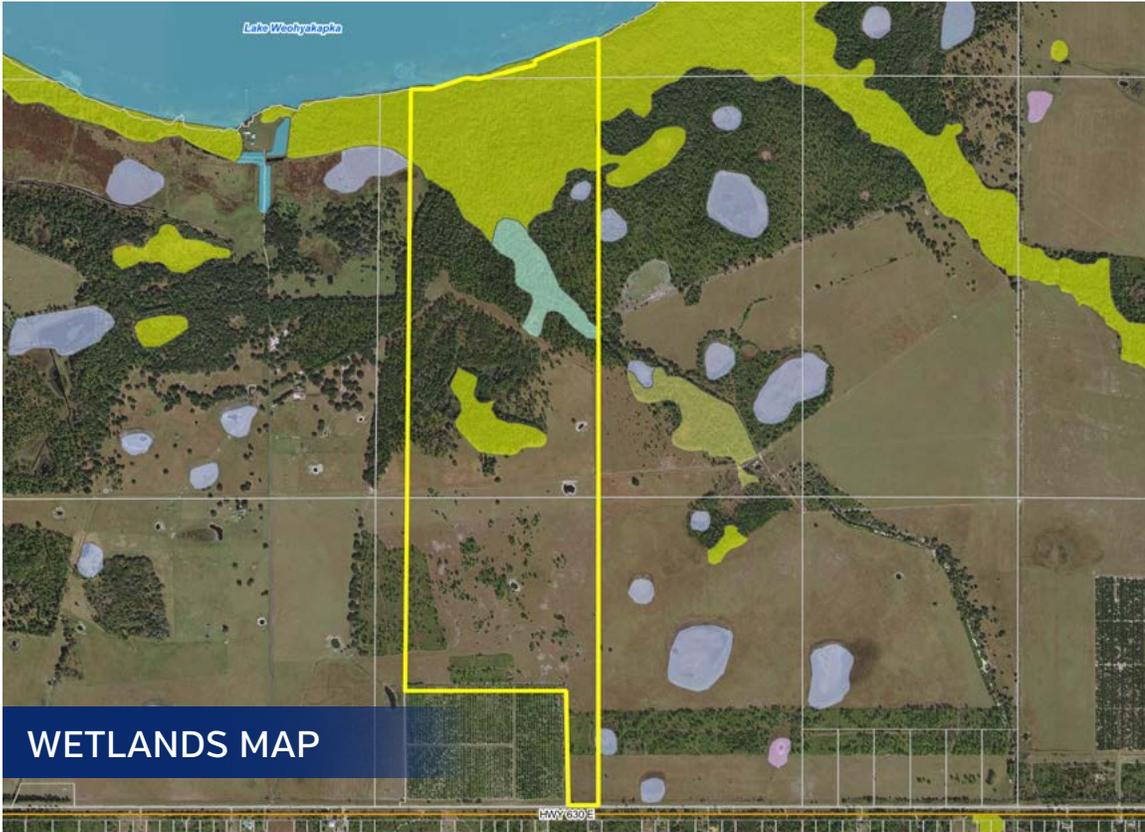
**Showing Instructions:** Contact the listing advisors, Richard Dempsey, ALC, 863.581.1903 and Ethan Falk, 863.393.5480.













1723 Bartow Rd | Lakeland, Florida 33801

**442.68 ± AC • Beautiful hunting property in Frostproof, Florida**  
2,500 FT on Lake Weohyakapka  
Multiple deer stands and feeders can be found throughout the ranch

Visit [SVNsaunders.com](http://SVNsaunders.com) and search for: **FX Bar 442**

Richard Dempsey, ALC, 863.581.1903 | [r.dempsey@svn.com](mailto:r.dempsey@svn.com)  
Ethan Falk, 863.393.5480 | [ethan.falk@svn.com](mailto:ethan.falk@svn.com)



**HEADQUARTERS**  
1723 Bartow Rd  
Lakeland, Florida 33801  
863.648.1528

**NORTH FLORIDA**  
356 NW Lake City Ave  
Lake City, Florida 32055  
386.438.5896

**GEORGIA**  
125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

©2021 SVN | Saunders Ralston Dantzler Real Estate.  
All SVN® Offices Independently Owned and Operated

SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit [SVNsaunders.com](http://SVNsaunders.com).



022321-A