

# Lake Buffum Ranch

Gabriel Road, Fort Meade, Florida 33841

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## PROPERTY OVERVIEW



### Sale Price

**1,950,000**

### 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 side 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

<b>Acreage:</b>	<b>211.4 Acres</b>
<b>Price / Acre:</b>	<b>\$9,224</b>
<b>State:</b>	<b>Florida</b>
<b>City:</b>	<b>Fort Meade</b>
<b>County:</b>	<b>Polk</b>
<b>Property Type:</b>	<b>Conservation Easement, Land Investment, Ranch, Waterfront</b>
<b>Video:</b>	<a href="#"><u>View Here</u></a>







## SPECIFICATIONS & FEATURES

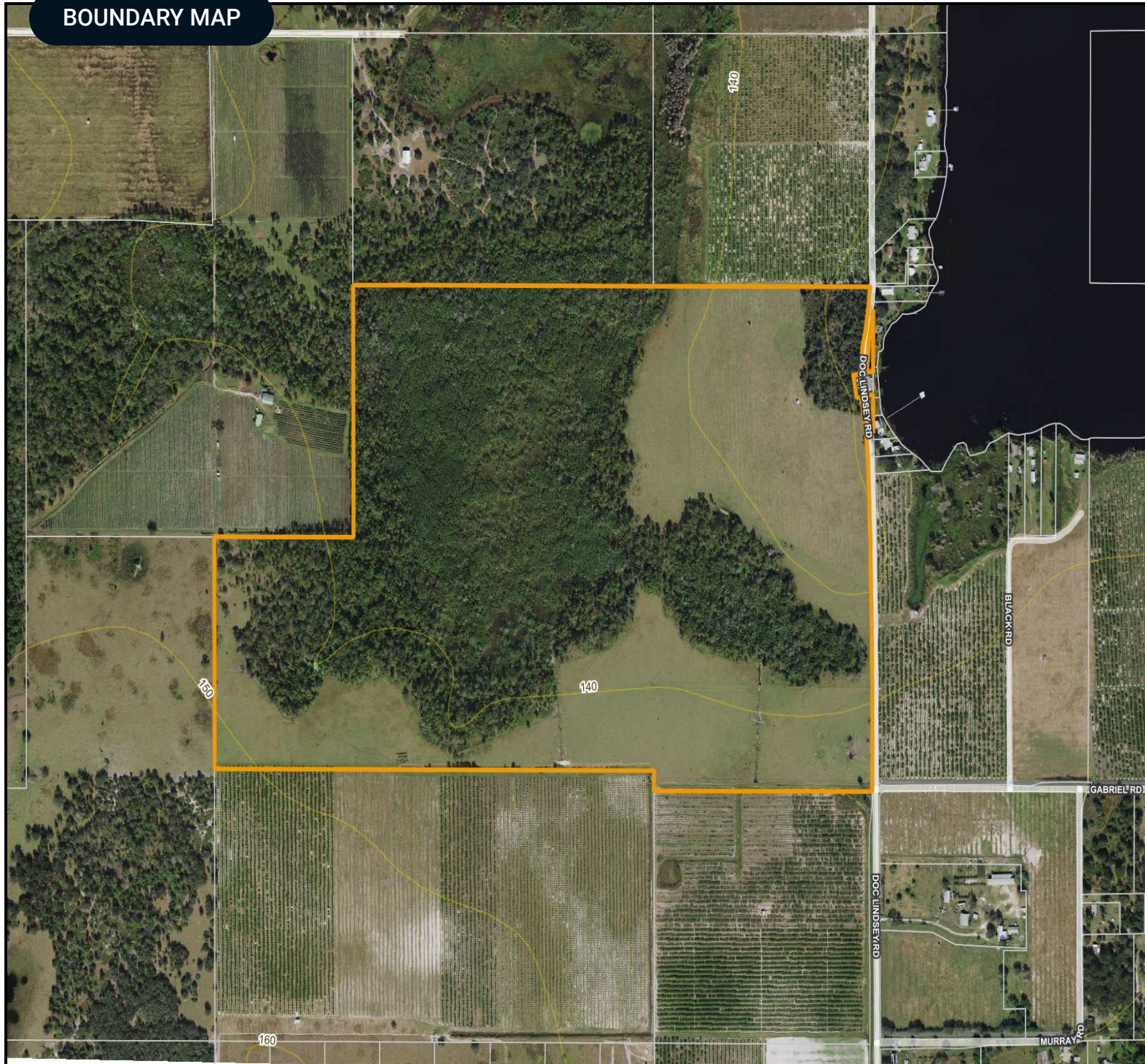


## Specifications & Features

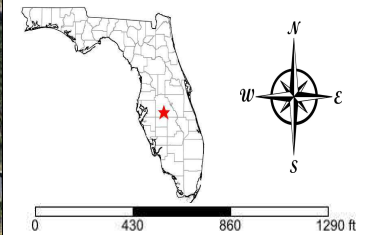
	<ul style="list-style-type: none"><li>• Conservation Easement</li></ul>
Land Types:	<ul style="list-style-type: none"><li>• Ranch</li><li>• Waterfront</li></ul>
Uplands / Wetlands:	126.4 acres of uplands, 85 acres of wetlands
Soil Types:	Hontoon Muck Smyrna and Felda Fine Sands Samsula Muck Millhopper Fine Sand Immokalee Sand Placid and Myakka Fine Sands Tavares Fine Sand Sparr Fine Sand Duette Fine Sand
Taxes & Tax Year:	\$573.18 (2024)
Lake Frontage / Water Features:	Very limited lake front on Lake Buffum
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
Current Use:	Ranch and Recreation
Grass Types:	Bahia and other native grasses
Potential Recreational / Alt Uses:	Hunt turkey, hogs, deer, dove and many other game animals ATV riding Camping
Land Cover:	Improved pastures with mature wetland and upland tree species
Game Populations Information:	Large turkey population with deer and hogs as well



# BOUNDARY MAP

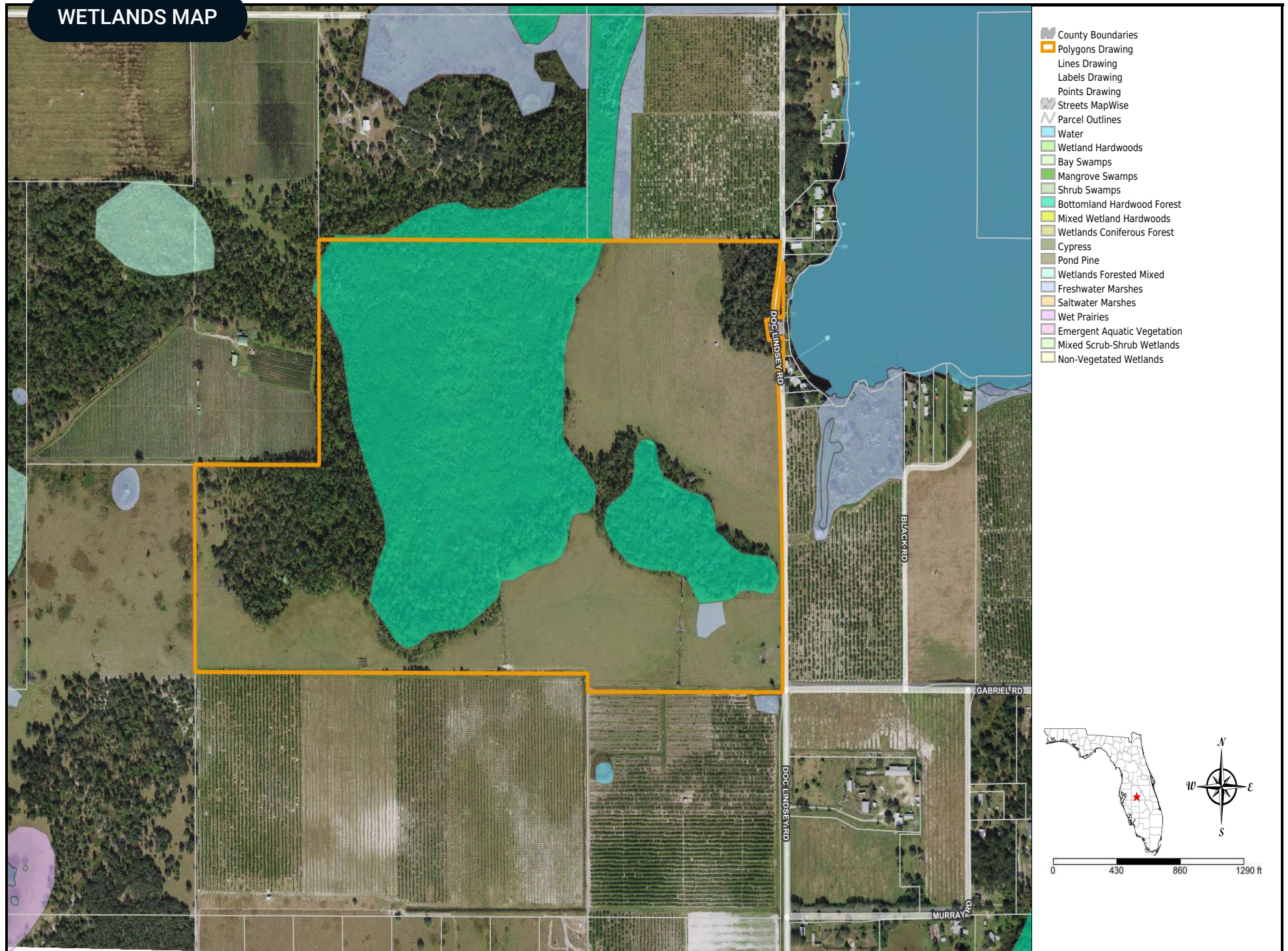


- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Five Foot Contours
- Five Foot Contours2





# WETLANDS MAP





## LOCATION



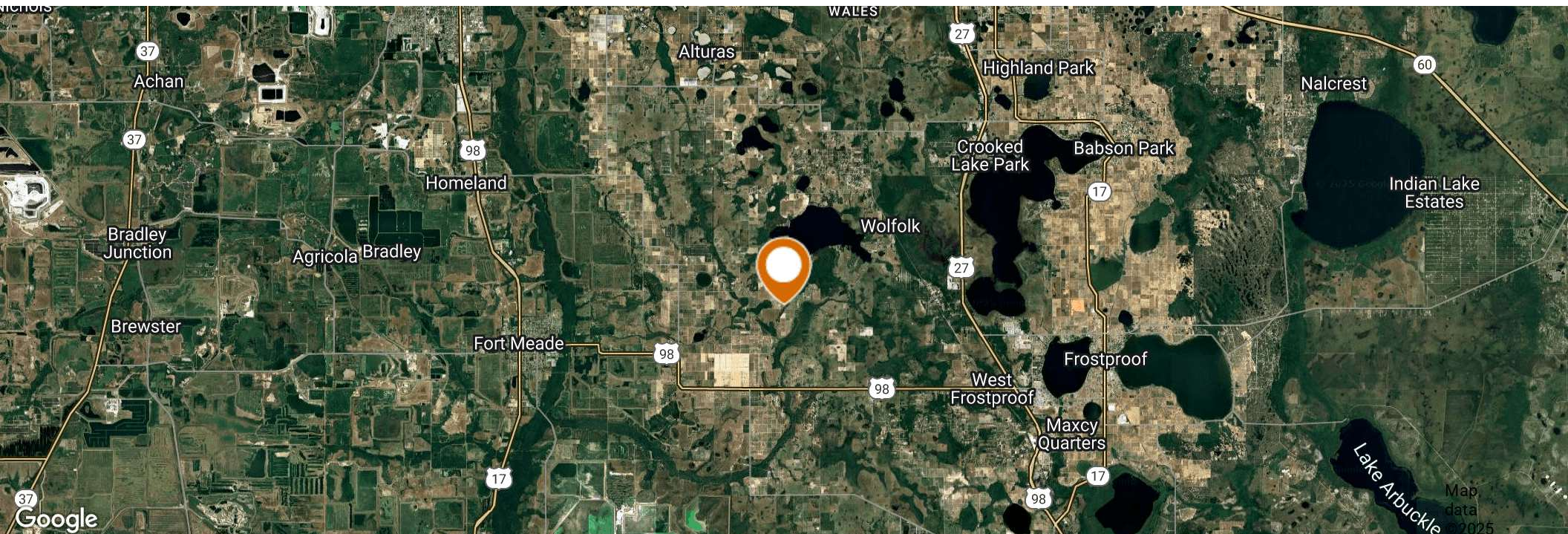
## Location & Driving Directions

Parcel: 26-31-14-000000-012010

GPS: 27.7816442, -81.6795146

### Driving Directions:

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  
Drive east on Lake Buffum  
Road South for 1 mile  
Turn north on Doc Lindsey  
Road for 1/2 mile  
Property is on the west  
side of Doc Lindsey Road









ADDITIONAL PHOTOS

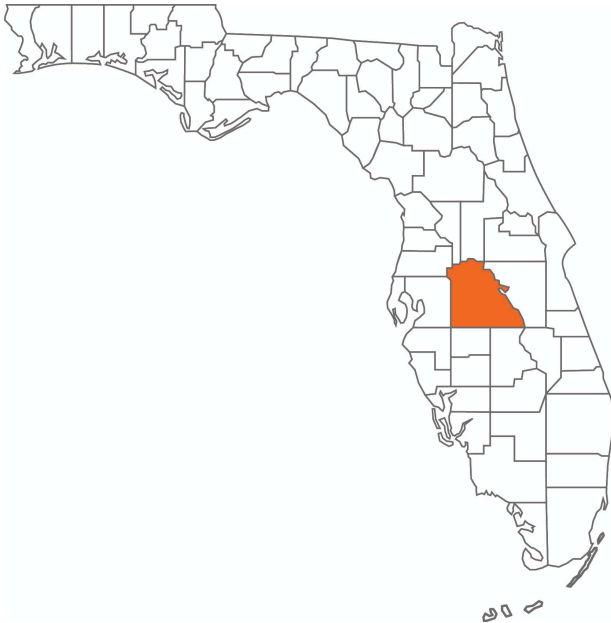






COUNTY

## Polk County FLORIDA



<b>Founded</b>	1861	<b>Density</b>	386.5 (2019)
<b>County Seat</b>	Bartow	<b>Population</b>	775,084 (2023)
<b>Area</b>	1,875 sq. mi.	<b>Website</b>	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.





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