

NORTH LAKELAND ACREAGE

LAKE LAND, FL | POLK COUNTY

6.01 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 6.01 ± acres

Sale Price: \$75,000

Price per Acre: \$12,479

Site Address: 11637 US Hwy 98 N, Lakeland, FL 33809

County: Polk

Road Frontage: 765 ± FT on Hwy 98 and 1,069 ± FT on Perkle Road

Predominant Soil Types: Pomona fine sand

Uplands/Wetlands: 50/50

Grass Types: Bahia, native

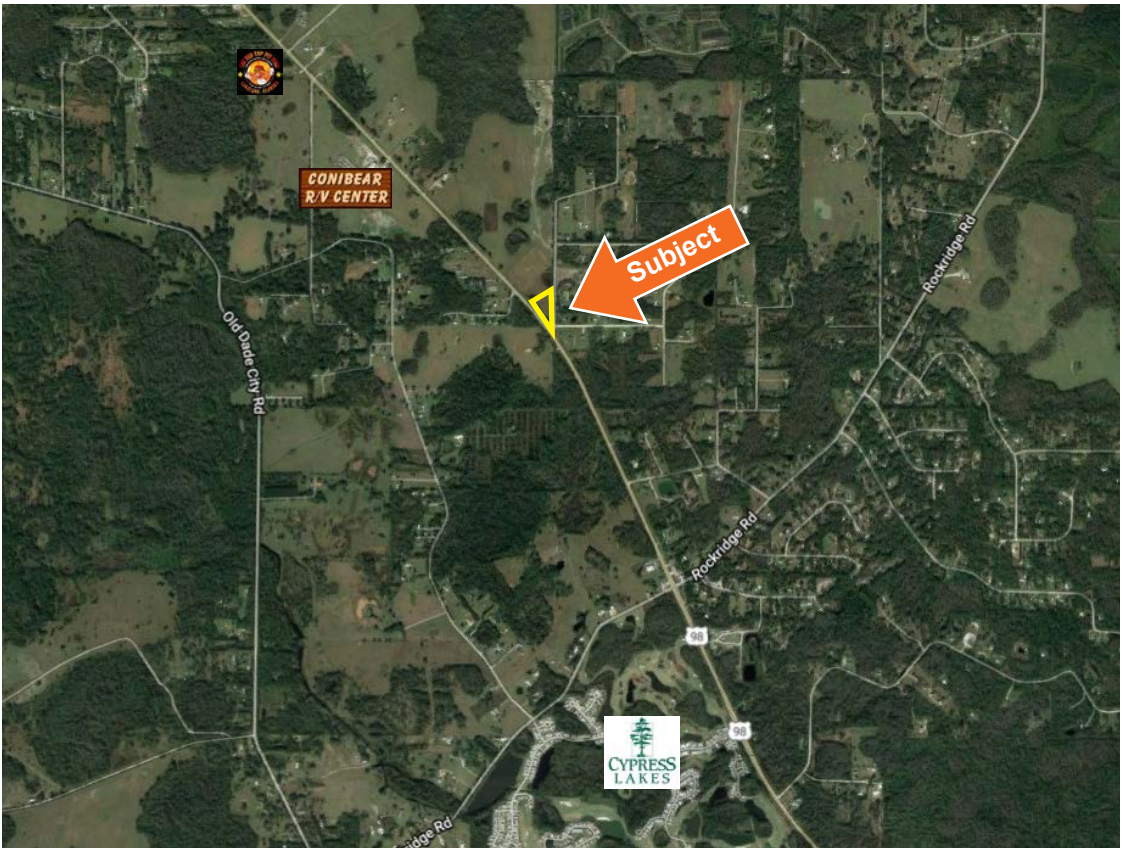
Taxes: \$556 for 2019

Zoning: A/RRX

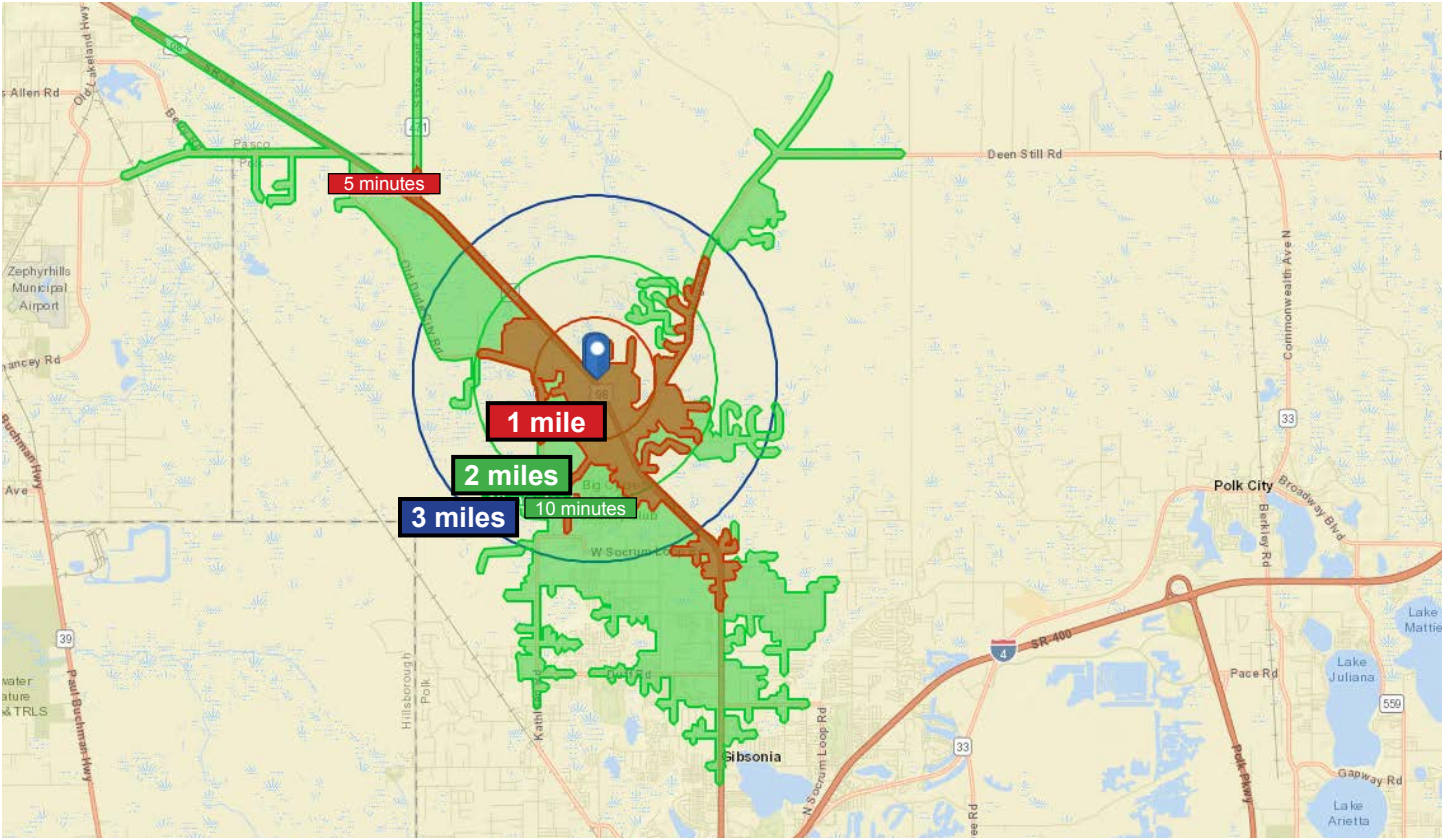
Fencing: Barbed wire

North Lakeland Acreage is a corner property ideal for a rural homesite, ranchette, ornamental nursery, or small farm. This property comes with plenty of highway frontage convenient for traveling north or south. Situated north of the 55+ community Cypress Lakes and south of Conibear RV Center and the popular barbecue restaurant, Red Top Pit Stop. With 765 ± FT of frontage on the busy Highway 98, there are many opportunities to develop something special in this area.





Situated just north of the 55+ community Cypress Lakes and south of Conibear RV Center and the popular barbecue restaurant, Red Top Pit Stop.



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 232621000000022070

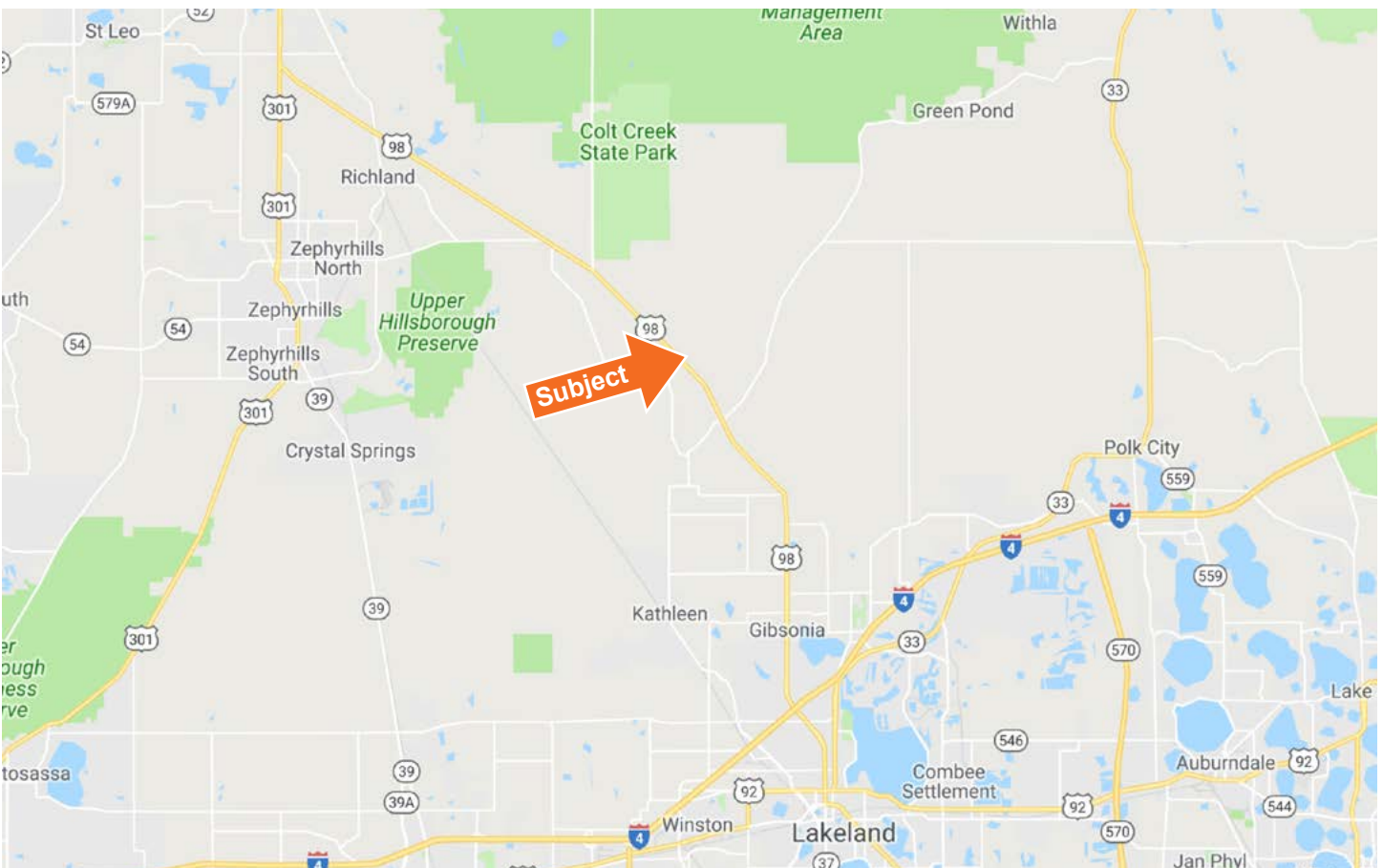
GPS Location: 28.206110, -82.007330

Driving Directions from Lakeland:

- Go north on Hwy 98.
- Head 0.8 miles north of Rockridge Road.
- Property is on right, located on the corner of Hwy 98 and Perkle Road.

Showing Instructions: Contact Advisor Jim Allen, 863.738.3636, to learn more or schedule a showing.

765 ± FT Road Frontage on Hwy 98 and 1,069 ± FT on Perkle Road









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

6.01 ± acres • Great site for a small ranchette or rural homesite
765 ± FT of road frontage on Hwy 98 and 1,069 ± FT on Perkle Road

Visit SVNsaunders.com & Search For: **North Lakeland**

Jim Allen 863.738.3636 | james.allen@svn.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
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the Saunders Real Estate Forestry Group, the Saunders team of land professionals offers 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.

