



Vero Beach
1.5 ± Hours

Avon Park
10 ± Miles



292 WATER HOLE ROAD

292 WATER HOLE ROAD
FROSTPROOF, FL 33843

R. Todd Dantzler, CCIM
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Water Hole Rd



Property Overview



Sale Price

\$804,000

PROPERTY OVERVIEW

292 Water Hole Road is approximately 67 ± acres bordered by a citrus grove and the state-owned and managed Lake Wales Ridge State Forest. The property has two permitted wells on site - 12" and 16". The 16" well is powered by diesel and the 12" well has been switched to electric. On the southeastern corner of the property is a small 12 ± acre stand of old oak trees that provides excellent habitat for wildlife. The property is centrally located and close to many Florida attractions.

OFFERING SUMMARY

Acreage:	67 ± Acres
Price / Acre:	\$12,000
City:	Frostproof
County:	Polk
Property Type:	Acreage, Ranch & Rec
Video:	View Here

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Citrus• Ranch
Uplands / Wetlands:	67 ± Acres Uplands
Soil Types:	Candler
Taxes & Tax Year:	\$3739 for 2021
Zoning / FLU:	ARR
Lake Frontage / Water Features:	None
Water Source & Utilities:	Well and Septic
Road Frontage:	400 ± Feet
Nearest Point of Interest:	Lake Wales Ridge State Forest adjoins the subject. This allows for good wildlife traffic.
Fencing:	Barbed Wire, Chain Link
Current Use:	Bull Calf Operation
Potential Recreational / Alt Uses:	Family Compound, Weekend Retreat, Horse Farm
Structures & Year Built:	N/A

Location



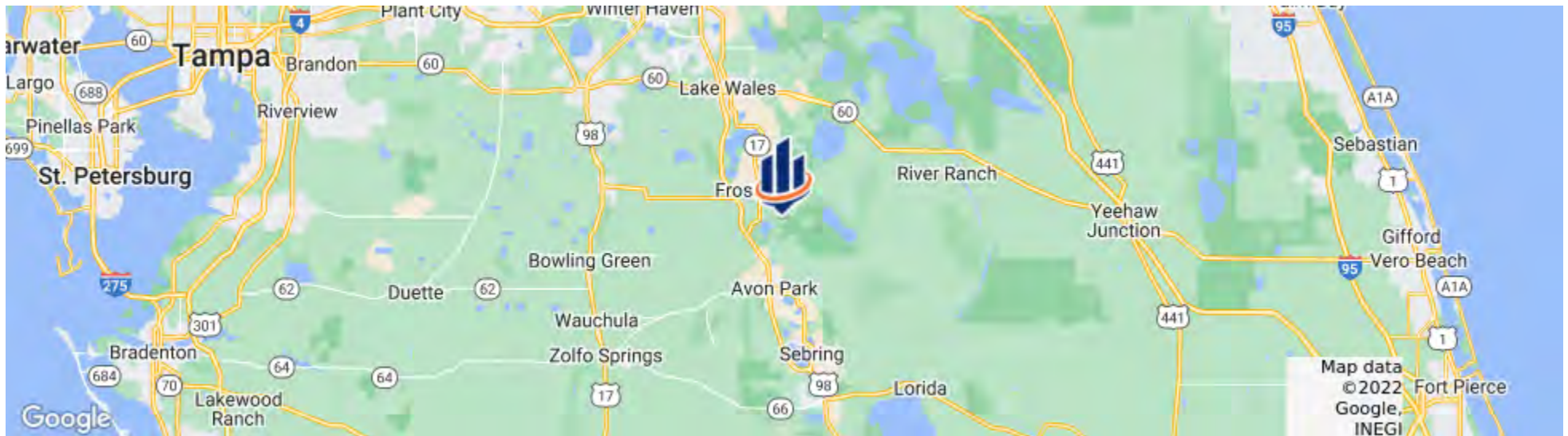
LOCATION & DRIVING DIRECTIONS

Parcel: 28-32-14-000000-012020

GPS: 27.6968255, -81.4892239

Driving Directions: South out of Frostproof on Scenic Highway; East on TS Wilson Road; Then south on Old Avon Park Road, about 1.6 miles; Then left (east) on Water Hole Road to the gate

Showing Instructions: Call Todd Dantzler



Frostproof
10 ± Minutes



Avon Park
Army Airfield
20 ± Miles

600 ± FT

4,000 ± FT

3,500 ± FT

600 ± FT

400 ± FT








1,300 ± FT

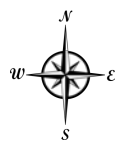
Water Hole Rd










Aerial Map

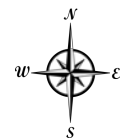
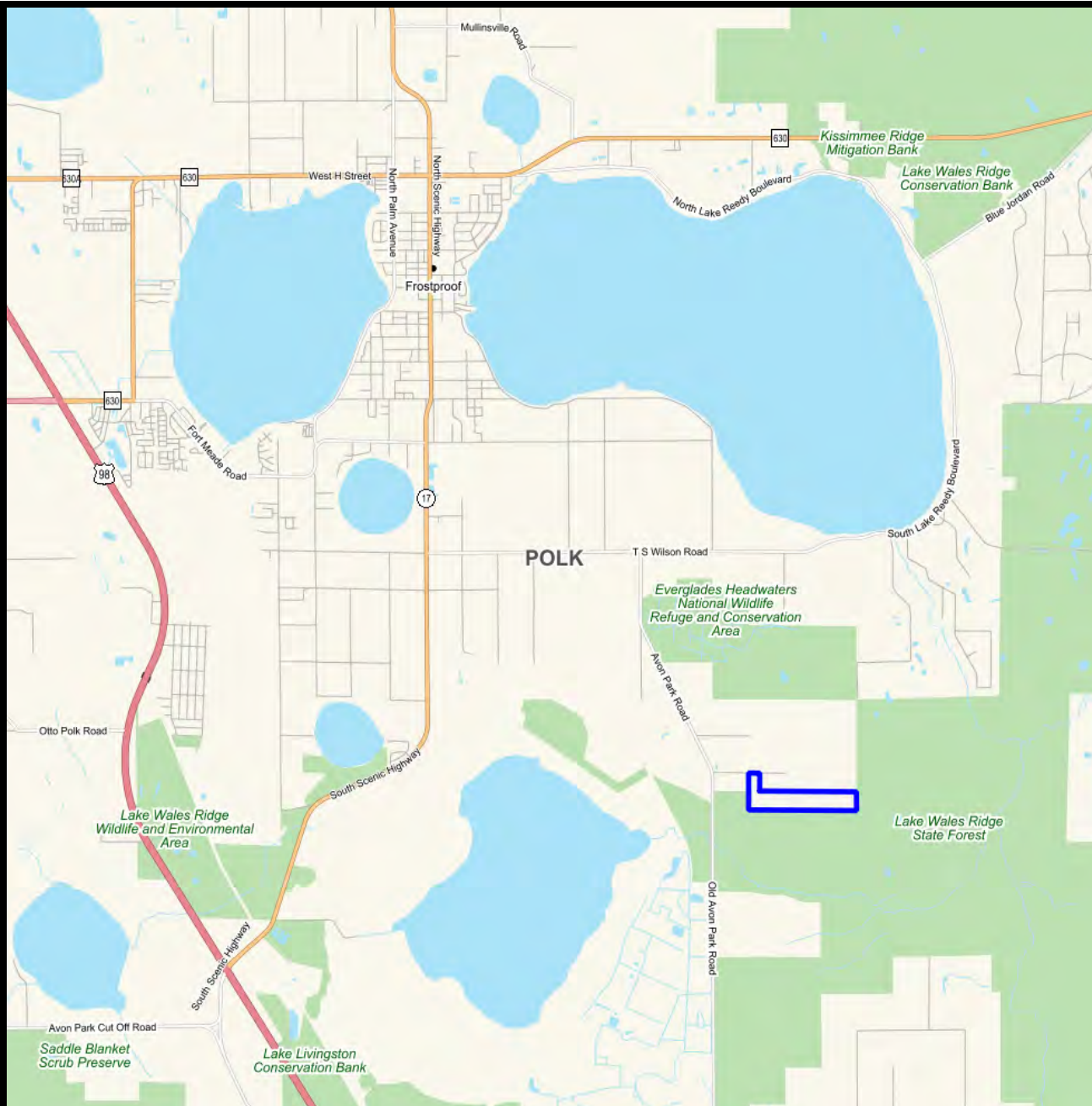
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines



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Vicinity Map

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R. TODD DANTZLER, CCIM

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PROFESSIONAL BACKGROUND

R. Todd Dantzler, CCIM, is a Managing Director and Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. Todd specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing and land development.

Todd has been active in Polk County real estate for over 40 years and is a second-generation real estate leader -- his father having served as a member and Chairman of the Florida Real Estate Commission (FREC) in the early '80s.

Todd was recognized as the 2012 Florida Realtor® of the Year, and in 2000, he was elected president of the Florida Realtors® as the youngest president in the history of Florida Realtors®. He is a current member of the board of directors, past treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, the Polk Transportation Planning Organization and was the Commission liaison to the Central Florida Development Council (CFDC), the economic development arm of the county, and is a past chairman of the CFDC.

In addition, Todd is currently the Chairman of the Winter Haven Hospital/Baycare Board of Trustees. The Winter Haven Hospital is a 529-bed major medical center serving East Polk and Highlands counties and is the largest private employer in East Polk County.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He also was the president of his fraternity, Alpha Tau Omega, where he won the Morton Wolfson Award for the Best Fraternity President at UF in 1981 and the Harry L. Bird Award for best Public Relations Officer.

In addition to real estate, Todd serves as a Senior Consultant with Two Blue Aces, an executive leadership and management development company led by six retired United States Air Force (USAF) General Officers. Todd advises on political and real estate land use issues.



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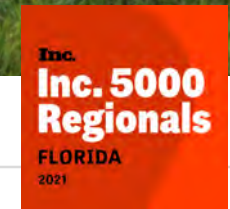
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Most Influential Business Leaders



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Ranked 210 on Inc. 5000 Regional List

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SYN

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GEORGIA

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For more information visit SVNsaunders.com

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