



# ROCKRIDGE RANCH

15415 Rockridge Rd, Polk City, FL 33868

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## PROPERTY OVERVIEW



**Sale Price**

**\$3,500,000**

### PROPERTY OVERVIEW

Embrace the allure of country living with this expansive 150-acre ranch, offering a charming 3200 square foot home with 5 bedrooms and 3 baths. The property is an ideal haven for cattle raising and farming, featuring vast open spaces and fertile land. With its spacious layout and picturesque surroundings, this ranch is a dream come true for those seeking a peaceful and productive rural lifestyle. Whether you're an experienced farmer or simply yearning for the tranquility of countryside living, this property promises the perfect blend of comfort and opportunity.

### OFFERING SUMMARY

<b>Acreage:</b>	150 Acres
<b>Price / Acre:</b>	\$23,333
<b>City:</b>	Polk City
<b>County:</b>	Polk
<b>Property Type:</b>	Equestrian, Farms & Nurseries Properties, Ranch



## SPECIFICATIONS & FEATURES

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<b>Land Types:</b>	<ul style="list-style-type: none"> <li>• Equestrian</li> <li>• Farms &amp; Nurseries Properties</li> <li>• Hunting &amp; Recreation Properties</li> <li>• Ranch</li> </ul>
<b>Uplands / Wetlands:</b>	93/57
<b>Soil Types:</b>	<ul style="list-style-type: none"> <li>• Primarily Pomona Fine Sand</li> <li>• Florida Mucky Fine sand</li> </ul>
<b>Taxes &amp; Tax Year:</b>	\$3,213 2024
<b>Zoning / FLU:</b>	A/RR
<b>Water Source &amp; Utilities:</b>	Well/Septic
<b>Road Frontage:</b>	860' on Rockridge Road
<b>Nearest Point of Interest:</b>	Orlando, Tampa, Lakeland
<b>Fencing:</b>	Perimeter/Cross-fenced, Barbed wire/electric
<b>Current Use:</b>	Residence/Cattle grazing/Show cattle business
<b>Grass Types:</b>	Bahia
<b>Potential Recreational / Alt Uses:</b>	Hunting, Equestrian, Farming, Timber, Agri-tourism
<b>Land Cover:</b>	Improved Pasture, Woods/Cypress

<b>Structures &amp; Year Built:</b>	3200' s.f. single family residence. 5 bedrooms/3 baths built 2008.
<b>Main Infrastructure:</b>	100' x 50' all metal barn with office and stalls and equipment storage
<b>Game Populations Information:</b>	Deer, Turkey

## LOCATION



## LOCATION & DRIVING DIRECTIONS

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**Parcel:** 242530000000021070  
242530000000012030

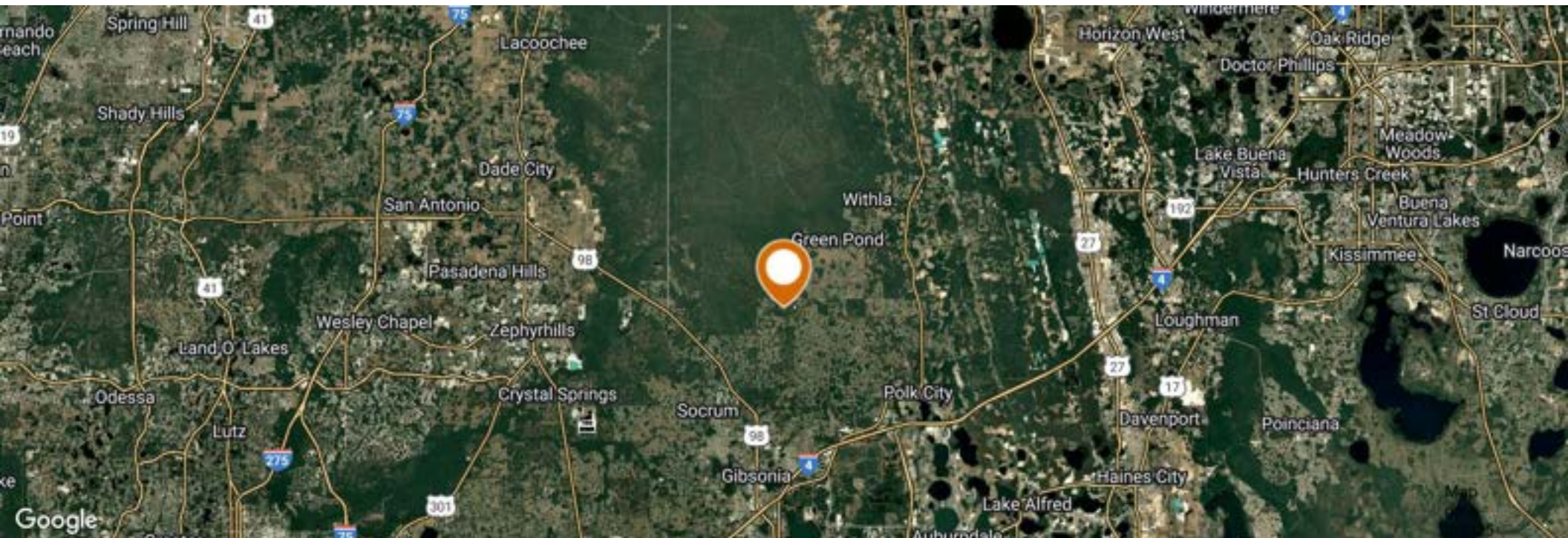
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**GPS:** 28.279728, -81.9486079

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### Driving Directions:

- From intersection of Rockridge Road & US 98 head northeast on Rockridge Road 7 miles
- Property is on your left.



RESIDENCE PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





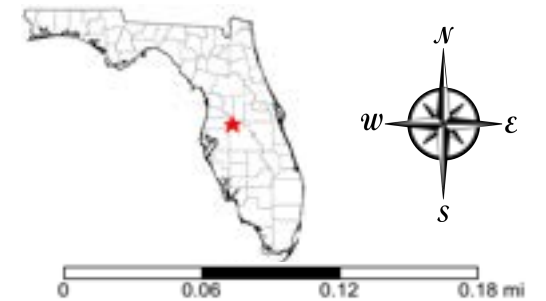
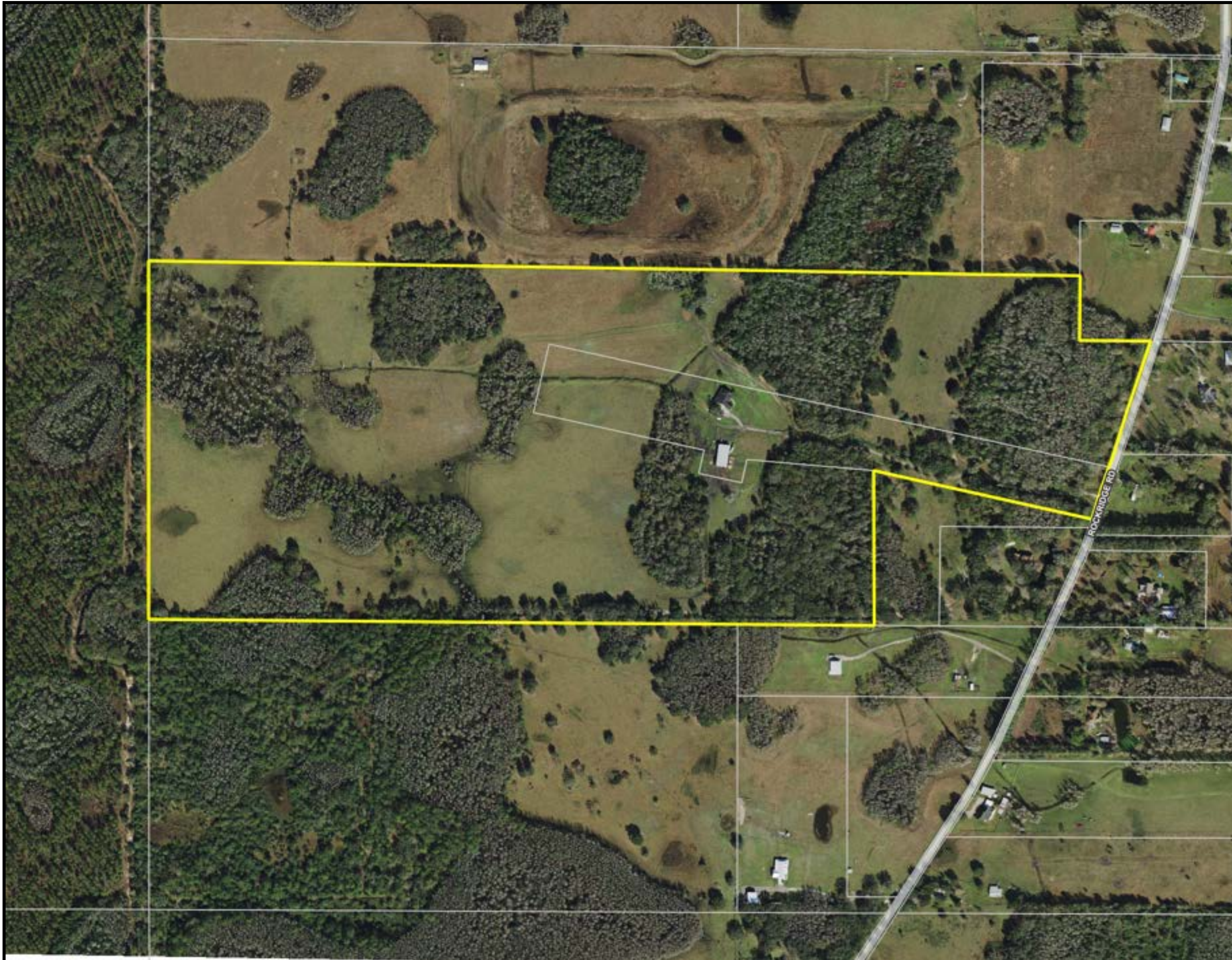


BARN PHOTOS


























# Rockridge Ranch Aerial

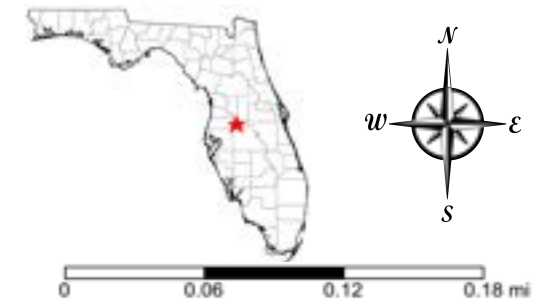
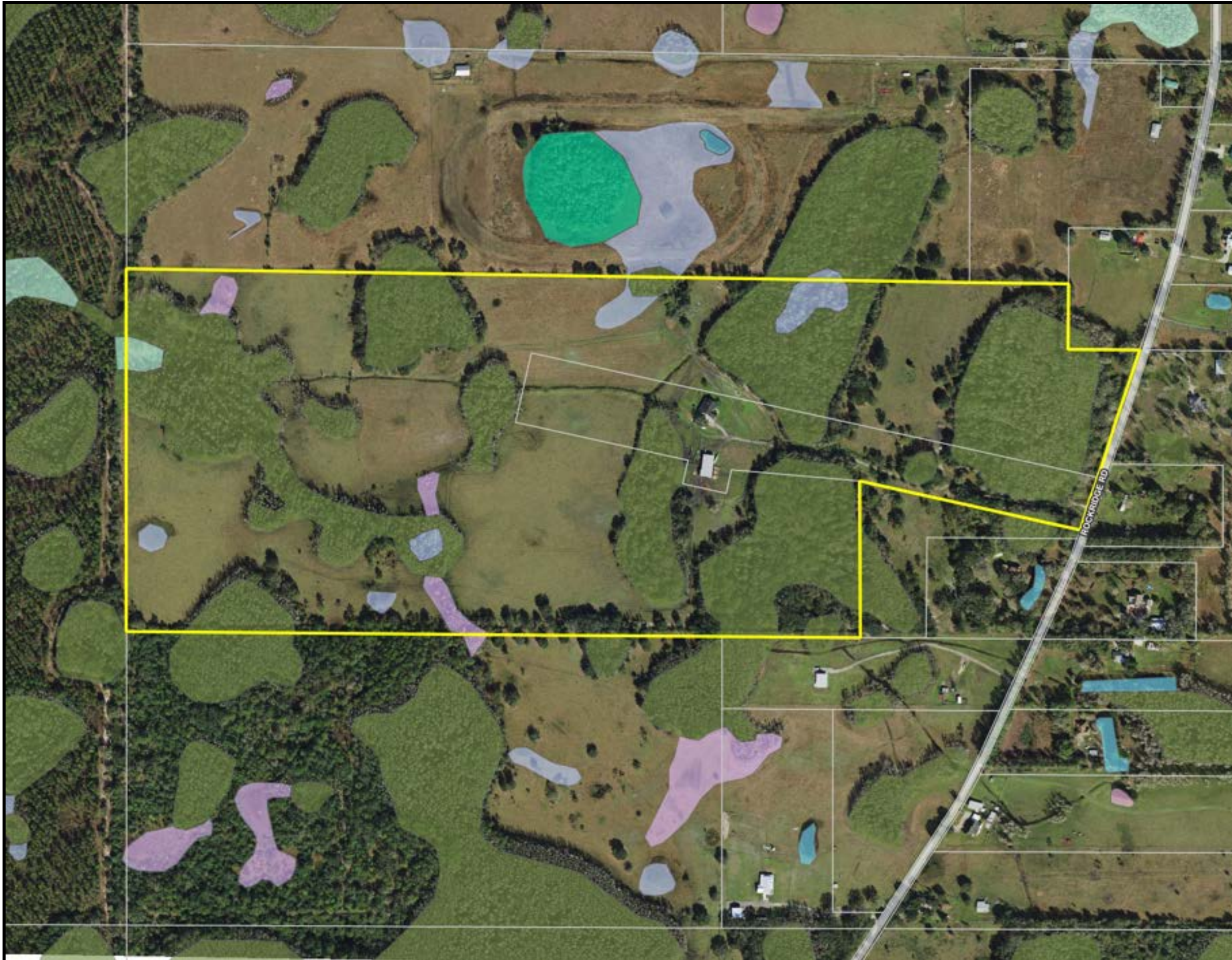
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines



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# Rockridge Ranch Wetlands

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines
-  Water
-  Wetland Hardwoods
-  Bay Swamps
-  Mangrove Swamps
-  Shrub Swamps
-  Bottomland Hardwood Forest
-  Mixed Wetland Hardwoods
-  Wetlands Coniferous Forest
-  Cypress
-  Pond Pine
-  Wetlands Forested Mixed
-  Freshwater Marshes
-  Saltwater Marshes
-  Wet Prairies
-  Emergent Aquatic Vegetation
-  Mixed Scrub-Shrub Wetlands
-  Non-Vegetated Wetlands



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For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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