

LAND FOR SALE

LAKE HATCHINEHA ROAD RESIDENTIAL

9500 LAKE HATCHINEHA
ROAD

Haines City, FL 33884

LISTED BY:

R. TODD DANTZLER, CCIM
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SALE PRICE

\$11,000,000

OFFERING SUMMARY

ACREAGE:	335 Acres
PRICE / ACRE:	\$32,836
CITY:	Haines City
COUNTY:	Polk
PROPERTY TYPE:	Acreage, Acreage & Homesite, Ranch, and Residential Development

PROPERTY OVERVIEW

The Lake Hatchineha Road Residential listing is 335 acres of Old Florida land with gentle hills and solid soils. A good stock of Florida white-tailed deer and Osceola turkey enjoy an easy life amongst the oaks, pines, and natural wetland areas. There are two homes on the property and a working barn along Lake Hatchineha Road.

Village 7 of the massive Poinciana planned community sits across from the property. Port Hatchineha restaurant, boat launch, and campground are located just a couple of minutes to the east. This is the gateway to Lake Hatchineha, Cypress Lake, Lake Kissimmee, and the Kissimmee River.

The land has not been aggressively farmed and can support more livestock if desired. A more intense game management program could also net an increase in the wild game population.

Shopping and the Poinciana Medical Center Hospital is approximately 18 miles to the north in the town center of Poinciana. There are also several Polk County Fire / EMS stations just a few minutes away and in the immediate area..



SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Ranch • Residential Development
UPLANDS / WETLANDS:	163 ± Upland Acres / 174 ± Wetland Acres
SOIL TYPES:	<ul style="list-style-type: none"> • Smyrna • Myakka • Tavares and Ona fine sand • Samsula Muck
TAXES & TAX YEAR:	\$9,375 [2020]
ZONING / FLU:	A/RR Polk County
WATER SOURCE & UTILITIES:	TOHO Water Authority
ROAD FRONTAGE:	1,200 ± FT on Lake Hatchineha Road
NEAREST POINT OF INTEREST:	Port Hatchineha is 3.4 ± miles to the East.
FENCING:	Perimeter barbed wire
CURRENT USE:	Cattle ranch and recreation
STRUCTURES & YEAR BUILT:	<ul style="list-style-type: none"> • Back Guest House - 2046 ± SF LA and 3974 ± SF TA 3/2 built in 1998 • Front Guest House - 1092 ± SF LA and 1870 ± SF TA 3/1 built in 1974 • Barn / Pole Shed - 3550 ± SF built in 1984 and 2006
MAIN INFRASTRUCTURE:	Two homes and one barn.
GAME POPULATIONS INFORMATION:	Deer and turkey populate the land.

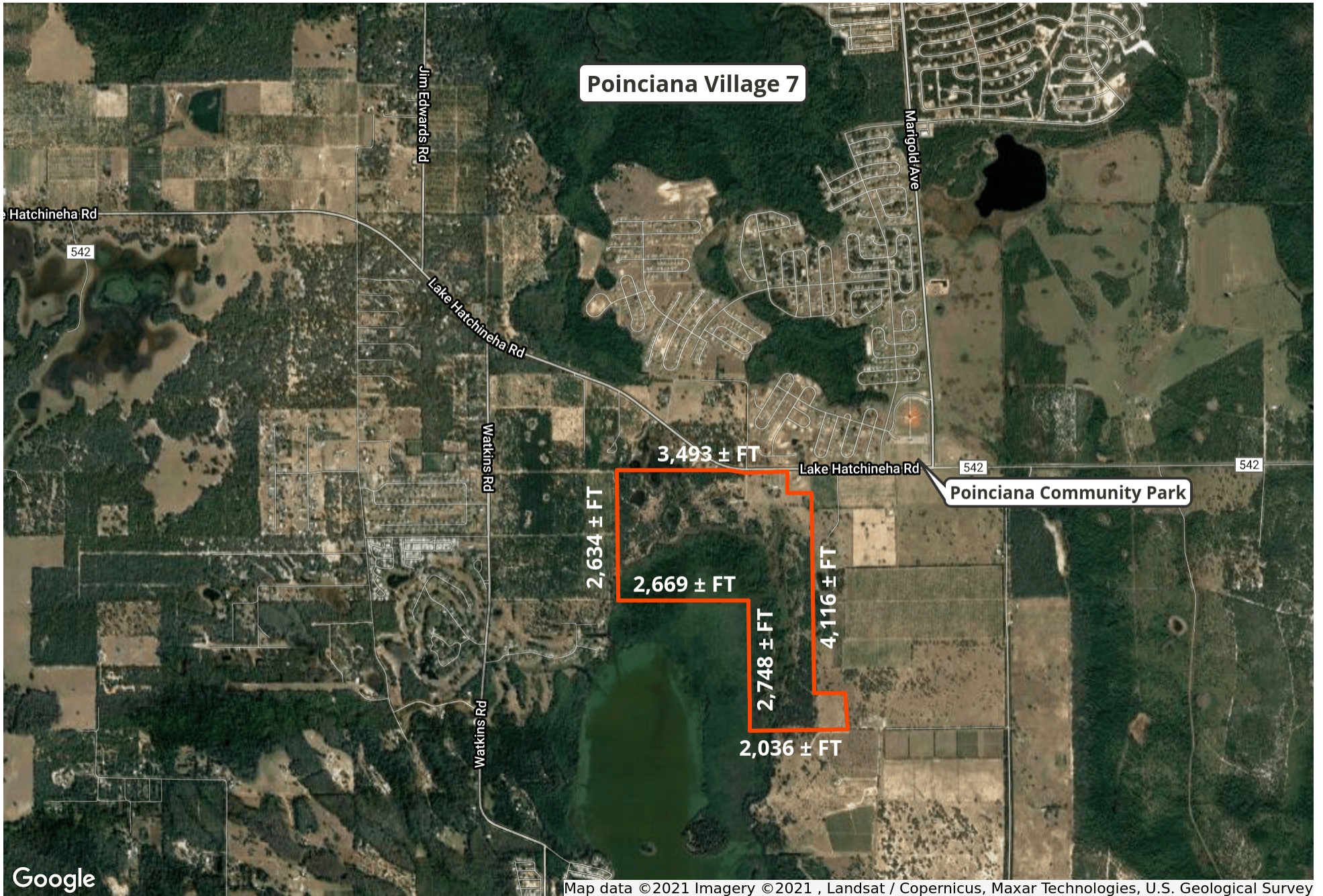


LOCATION & DRIVING DIRECTIONS

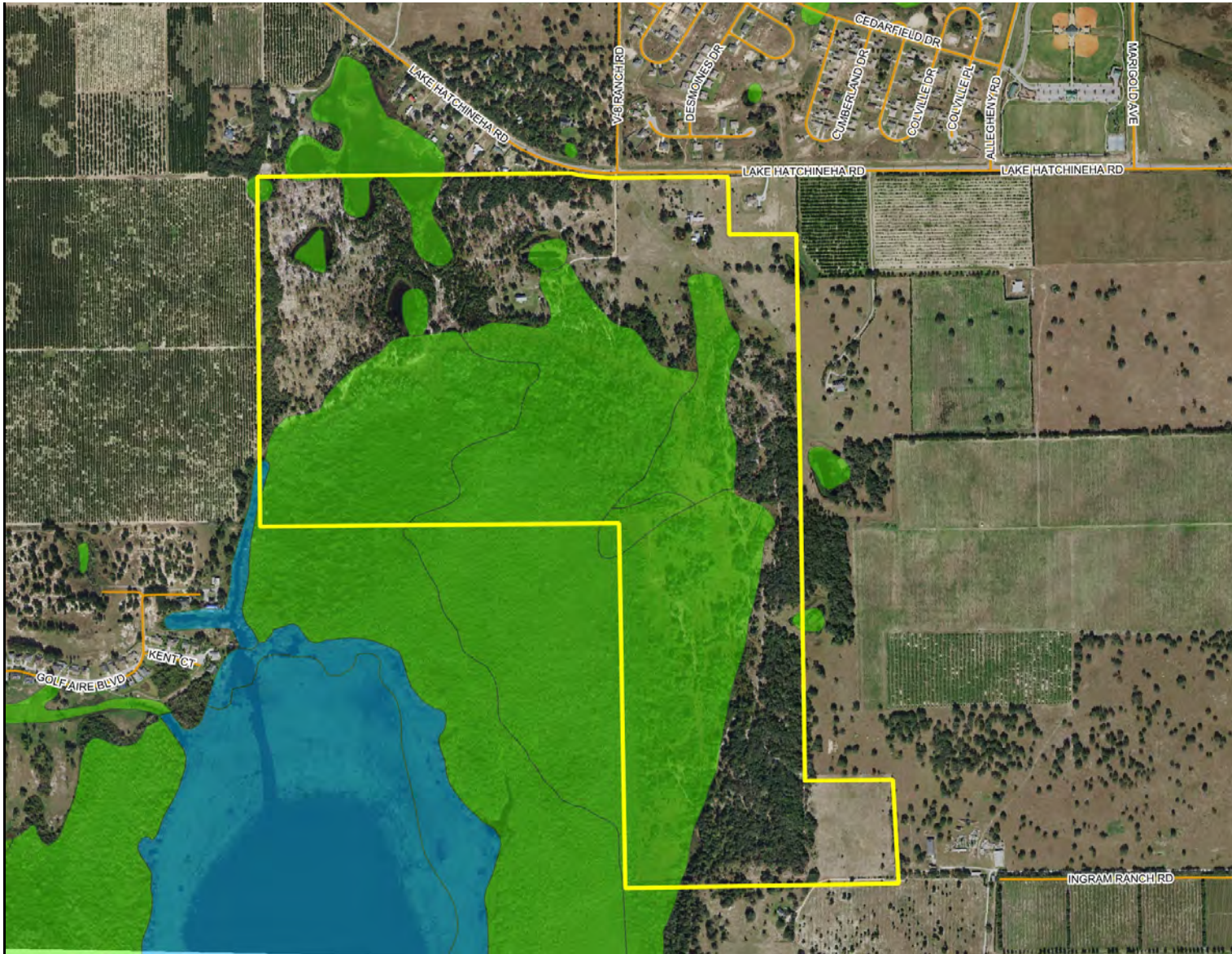
PARCEL:	28-28-27-000000-042010 034000033020 033010 and 28-28-28-000000-012000 011020 011010
GPS:	28.0240344, -81.5148468
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • East on Hatchineha Road out of the City Lake Hamilton for approximately 7.2 miles • The property will be on your right [No sign]
SHOWING INSTRUCTIONS:	Call Todd Dantzler







WETLANDS MAP

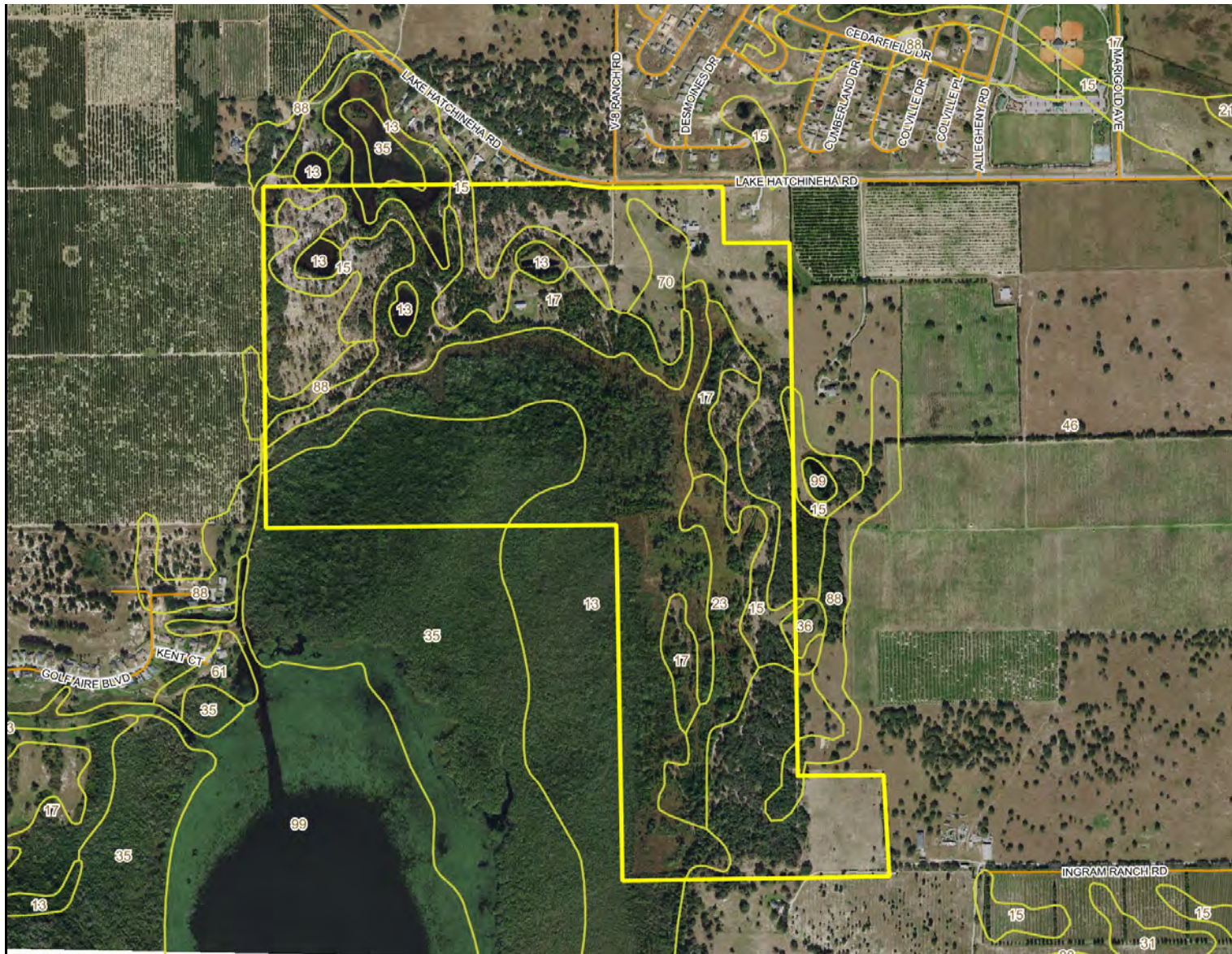


■ County Boundaries
■ Polygons Drawing
— Lines Drawing
— Labels Drawing
● Points Drawing
— Streets MapWise
■ Estuarine
■ Lacustrine
■ Marine
■ Palustrine
■ Riverine

CODE	DESC	ACRES
PFO7B	Freshwater Forested/Shrub Wetland	98.5
PFO6F	Freshwater Forested/Shrub Wetland	44.4
PFO1C	Freshwater Forested/Shrub Wetland	15.6
PEM1F	Freshwater Emergent Wetland	12.7
LIUBHx	Lake	.3
PUBH	Freshwater Pond	.2
TOTAL WETLANDS		171.6
TOTAL UPLANDS		161.3
TOTAL ACRES		333.0

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SOILS MAP



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Soils Boundaries

CODE	DESC	ACRES
13	Samsula Muck	94
46	Astatula Sand, 0 To 5 Percent Slopes	88
17	Smyrna And Myakka Fine Sands	43
35	Hontoon Muck	41
15	Tavares Fine Sand, 0 To 5 Percent Slopes	33
23	Ona Fine Sand	19
70	Duette Fine Sand	8
88	Astatula Sand, 5 To 12 Percent Slopes	6
36	Basinger Mucky Fine Sand, Depressional	1
TOTAL =		332.97053729847 acres

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PROFESSIONAL BACKGROUND

R. Todd Dantzler, CCIM, is a Managing Director & 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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