I-4 RANCH AND LAKES

HAINES CITY, FL | POLK COUNTY

536.18 ± ACRES TOTAL
This property is located 45 minutes west of Orlando and is about a 30-minute drive to Disney with quick access to I-4 from the east or west. The intersection of US 27 and I-4 is roughly 2.5 nautical miles and about a 12 mile drive to the northeast. The intersection of I-4 and CR 557 is about 3 nautical miles and roughly a 5-mile drive to the west.

Property lines for this ranch bisect two large man-made lakes. Two other lakes are fully within the boundaries of the tract. Depths of some of the lakes exceed 50’ and provide world-class fishing. Currently, the owner is installing fish attractors that will help facilitate great fishing from the shore. The property has over three miles of shoreline. Two separate docks and two ramp areas allow access to two of the lakes. One of the docks was built to accommodate wheelchair access to pontoon boats. The ramps have been stabilized and will allow easy launching and retrieval of boats. A large white sand beach has been installed on the shore of the southern lake.

The ranch is currently an active cattle operation and the entire tract has been fenced and cross fenced. A 36’ x 36’ two-bedroom, 2 bath ranch office/cabin is located near the shore of the south lake. The office/cabin has a 10’ x 36’ front porch that overlooks the lake and a 16’ x 36’ screened porch on the rear. A large equipment barn has been constructed next to the office/cabin and is currently used for equipment storage. A 30,000 watt Broad Crown diesel-powered generator supplies electricity to the barn and ranch office/cabin. Estimates for running power to the site are approximately $40,000. Water is supplied by a 4” well with an electric power unit. The ranch office/cabin also has a septic tank.

Game populations include deer, turkey, hogs, dove, and quail. Numerous other types of wildlife also call the ranch home.
SPECIFICATIONS & FEATURES

Acreage: 536.18 ± acres
Sale Price: $3,700,000
Price per Acre: $6,900
Address: Kuder Ranch Road, Haines City, FL 33844
County: Polk
Road Frontage: 50 ft on Kuder Ranch Rd
Predominant Soil Types: Candler, Pamona, Placid
Uplands/Wetlands: 70% uplands
Grass Types: Bahia
Irrigation/Wells: 4' well and lakes
Game Populations: Deer, turkey, hogs, dove, quail and ducks
Zoning/FLU: Conservation CORE
Structures: Ranch office 2015, barn 2011
Taxes: $2,138.97 (in 2018)
Fencing: Barbed Wire
Recreational Uses: Hunting, fishing, camping and all types of water sports
Land Cover: Grass and native woods
Subject property is adjacent to 6,900 acres of state owned land with limited hunting!
LOCATION & DRIVING DIRECTIONS

Parcel IDs: 262702000000031020; 262702000000031010; 262626000000013010; 262623000000023010; 262635000000032020; 262635000000032010; 262627000000011010

GPS Location: -81.68933, 28.19230

Driving Directions:
• From I-4 and SR 557 go south 1 miles to Polk City Road
• Turn left, go 4 miles to Kuder Road
• Turn left, easement begins at the end of the road.

Showing Instructions: Contact the listing agent to schedule a viewing time

45 minutes west of Orlando and just a 30 minute drive to Disney!
Subject property is adjacent to 6,900 acres of state owned land with limited hunting!
Lakes potentially provide enough room for sea plane landings!
Two-bedroom, 2 bath ranch office/cabin located near the shore of the south lake
536.18 ± Acres • Clear deep lake with world class fishing!
Ranch office, also serving as a 2 bedroom 2 bath cabin.
Located 45 minutes west of Orlando and just a 30 minute drive to Disney!

SREland.com/i4Ranch
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