

LAKE WALES EQUESTRIAN ESTATE

843 TIGER LAKE RD
LAKE WALES, FL 33898

Keat Waldron, ALC
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Property Overview



OFFERING SUMMARY

Acreage:	**29 Acres**
Sale Price:	**$1,200,000**
City:	Lake Wales
County:	Polk
Property Type:	Land: Equestrian, Land Investment, Ranch
Video:	View Here

PROPERTY OVERVIEW

Nestled on an expansive 29+/- acre canvas of natural Florida beauty, this Ranchette style compound comes with a 2,283 sq ft main residence, multiple large barns and sheds, a gated entrance and paved driveway, along with numerous other amenities that make this one of the most turnkey family retreats in all of Polk County. Given the central location, it is a quick 1 hour drive to Vero Beach and the east coast, a 2 hour drive to West Palm beach and south Florida, and a 1.5 hour drive to Orlando or Tampa

The home itself boasts 3 bedrooms and 2 bathrooms along with bonus rooms that offer flexibility for various uses. The master suite is complemented with a vast walk-in closet adorned with custom shelving along with amenities like a jetted tub, separate shower, and double vanity. The home is also wired for a surround sound system and features a tankless water heater for fast hot water. The kitchen is equipped with newer appliances, granite countertops, and oversized wood cabinets. Other features of the home include dormer windows, a full house generator, water purifier, and a large laundry room with ample storage space. One of the rooms is currently utilized as a home office, providing comfort and flexibility to work from home while enjoying the occasional view of wild turkey or deer in the front yard.

Outside, discover a paradise for outdoor enthusiasts with large oak trees scattered generously throughout the premises amidst well maintained pastures. A large covered carport, numerous sheds, RV hookup, and a 500-gallon diesel tank offer convenience at every turn. Meanwhile, the expansive grounds boasts a round pen and multiple barns, making it ideal for horse boarding, training, or simply enjoying the tranquility of country living. The 5,500 sq ft pole barn comes complete with a tack room/feed area, along with a large air conditioned room that serves as a great area to lounge around and enjoy time with friends and family. Additionally, there is a 4 stall barn with its own feed shed to further compliment this meticulously crafted country estate.

If desired, the property is currently parceled in such a way that one could sell off numerous tracts with ease to either recoup some of their investment, or deed a portion of the land to a family member.

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Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	• Equestrian • Hunting & Recreation Properties • Land Investment • Ranch
Uplands / Wetlands:	100% uplands
Taxes & Tax Year:	2023 Total Taxes: $3,144.02
Zoning / FLU:	Agricultural/Residential Rural (A/RR)
Water Source & Utilities:	Electric on site, 4 inch well and septic
Road Frontage:	580+/- feet on Tiger Lake Road
Nearest Point of Interest:	Westgate River Ranch Resort & Rodeo, Kissimmee Chain of Lakes, Camp Mack, State Parks, 1 hour from the East Coast.
Fencing:	Perimeter and Cross-fencing throughout. (7 separate pastures)
Structures & Year Built:	• Main Residence: 2283 SQ Ft (Heated) and built in 2002 • Pole Barn: 1152 SQ FT and built in 2018 • Pole Barn: 5500 SQ FT and built in 2003 • Multiple sheds • carport • electric entrance gate and paved driveway

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Additional Photos







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Location



LOCATION & DRIVING DIRECTIONS

Parcel:	29-30-11-992500-000030 29-30-11-992500-000040 29-30-11-992500-000070 29-30-11-992500-000081 29-30-11-000000-042180 29-30-11-000000-042200 29-30-11-000000-042110 29-30-11-000000-042140 29-30-11-000000-042090 29-30-11-000000-042160
GPS:	27.8812671, -81.3898377



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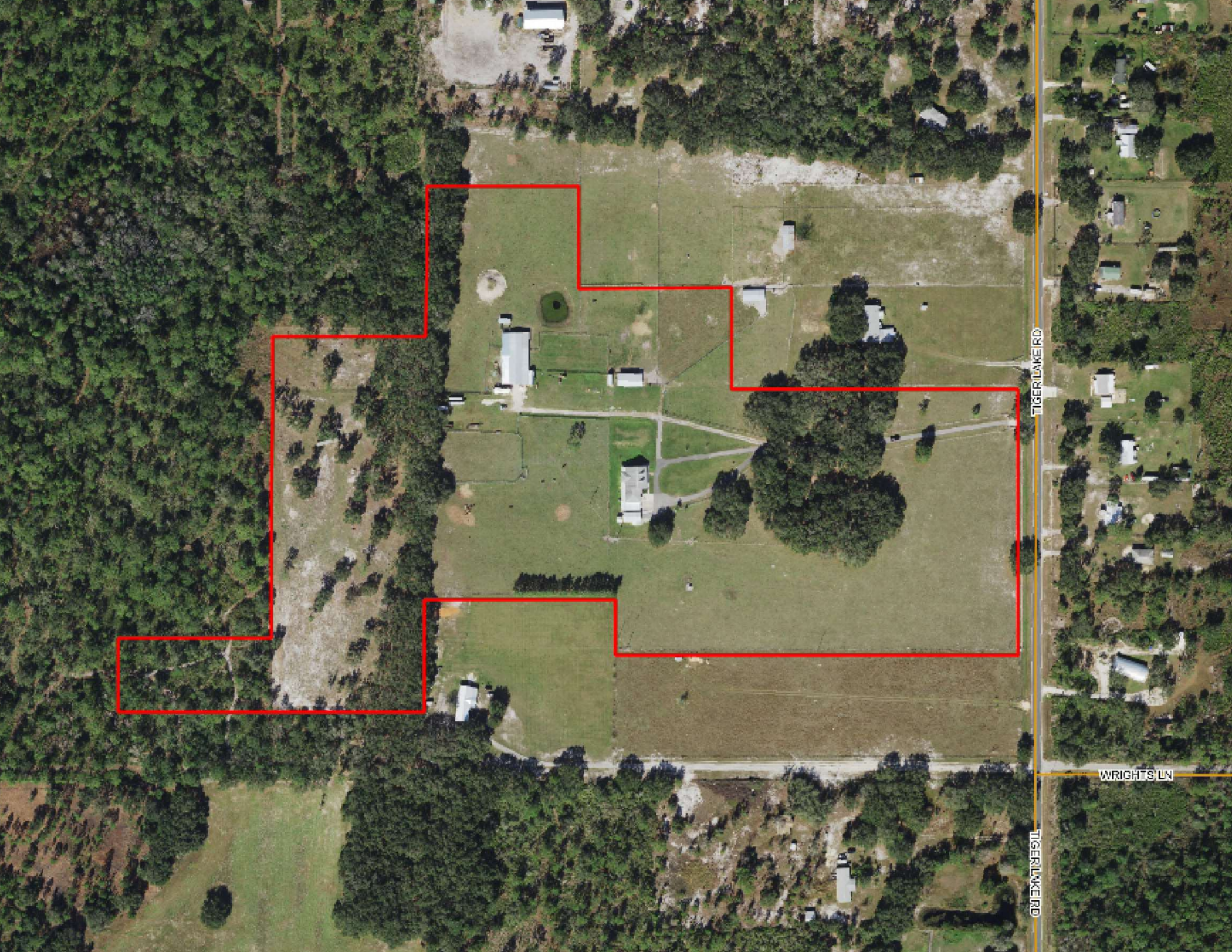
TIGER LAKE RD
WRIGHTS LN
TIGER LAKE RD



Main Residence



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COWBOY


I COULD STAY UP
CHOCOLATE
KITCHEN









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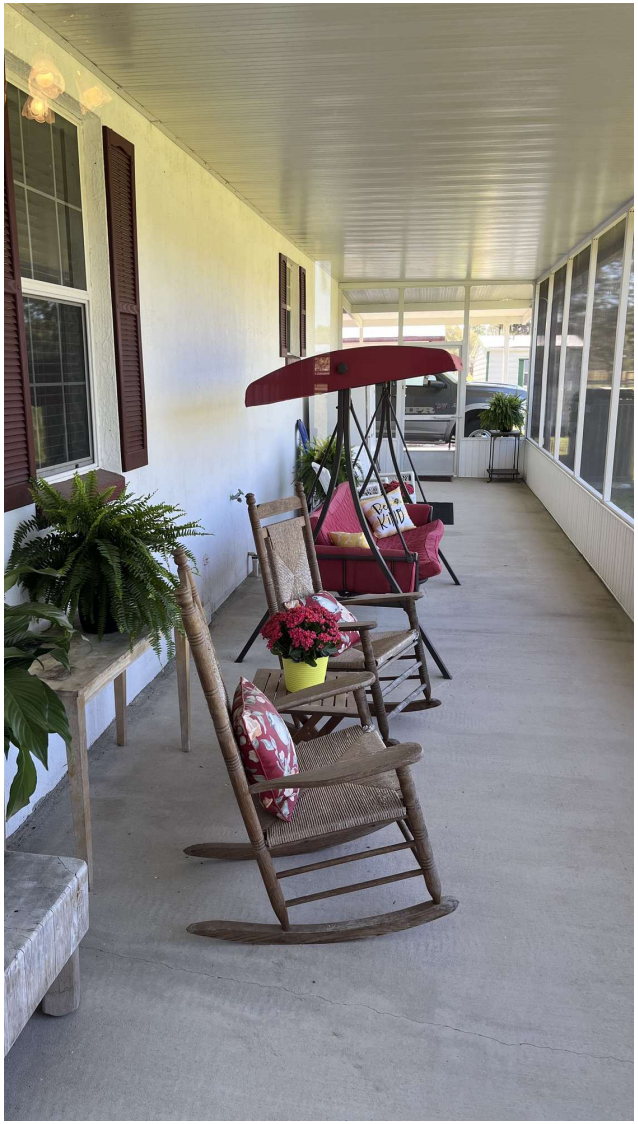





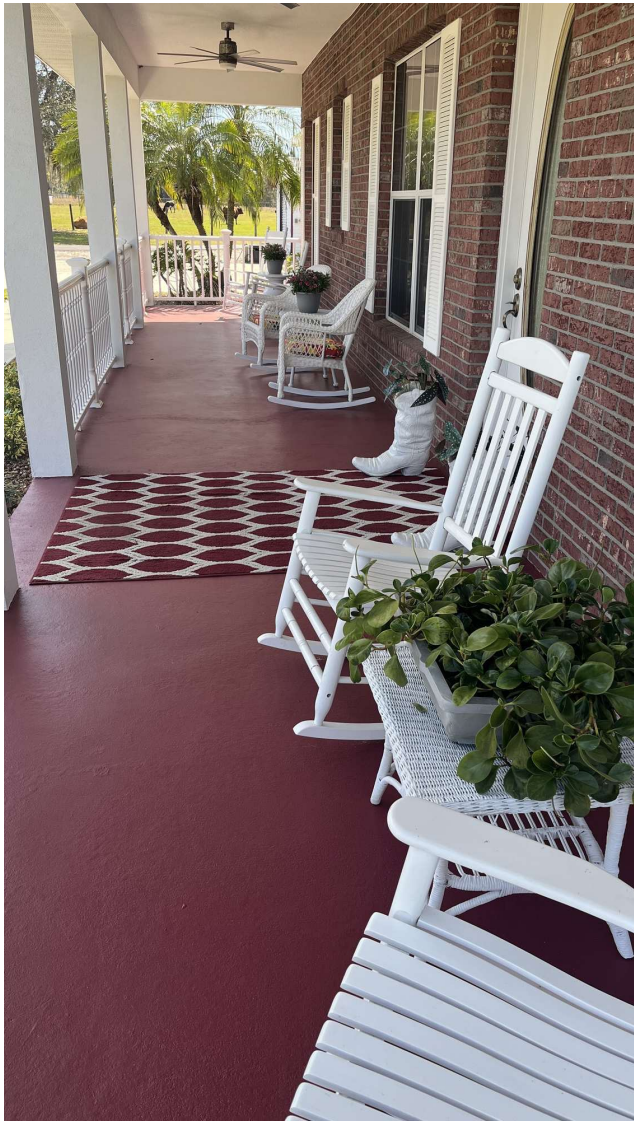

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Additional Structures









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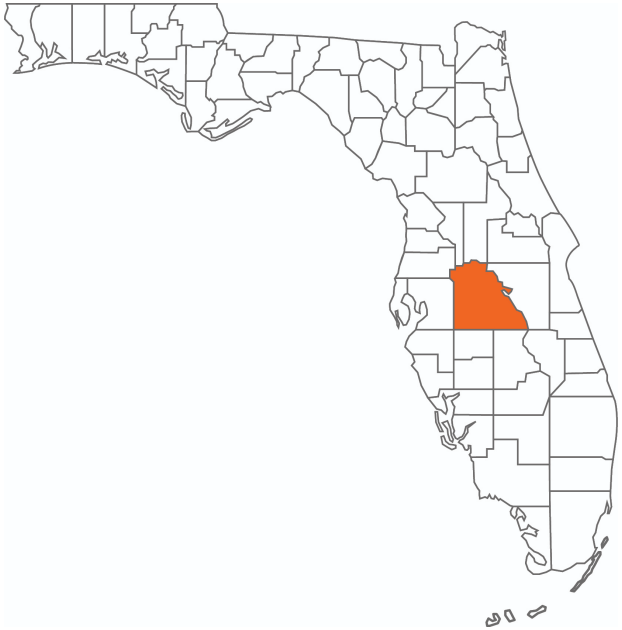
County





POLK COUNTY

FLORIDA

Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

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City



LAKE WALES

POLK COUNTY

Founded	1917
Population	16,774 (2023)
Area	14
Website	lakewalesfl.gov
Major Employers	NuCor Steel AdventHealth Florida's Natural Growers Peterson Industries

The city of Lake Wales, Florida was officially incorporated in April 1917. The city developed quickly when in 1925, the Atlantic Coast Line Railroad constructed a new railway connecting Haines City to Everglades City. With the development of this line, a new depot was opened in Lake Wales.

Located west of Lake Kissimmee and east of Tampa, the city of Lake Wales is part of the Lakeland–Winter Haven Metropolitan Statistical Area of Central Florida. The city is geographically located near the center of Florida's peninsula, right on the Lake Wales Ridge upland area. Currently, 9 million people live within 100 miles of the city.

The city of Lake Wales serves as an excellent location for commercial real estate. Featuring tenants like Kegel, Merlin Entertainment, TruGreen, and AT&T, the Lake Wales Commerce and Technology Park is on the busy U.S. Route 27 just south of the city. Bok Tower Gardens is a nearby national historic landmark featuring a 205 foot carillon tower atop one of Florida's highest points.

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