



Peace River Legacy Ranch East

Homeland-Garfield Road, Fort Meade, Florida 33841

Keat Waldron, ALC
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PROPERTY OVERVIEW



Sale Price

\$10,000,000

Offering Summary

Acreage:	1,693 Acres
Price / Acre:	\$5,907
State:	Florida
City:	Fort Meade
County:	Polk
Property Type:	Ranches and Pastureland, Hunting and Recreational Land

Property Overview

Spanning across 1,693± acres, Peace River Legacy Ranch East is one of the largest available land offerings in Central Florida. Currently supporting an approximate 350-400-head cattle operation, the property is equipped with cross-fenced pastures, cow pens, a commodity barn, and an equipment pole barn—creating a functional setup with room to expand.

The ranch has been actively managed through regular prescribed burning, strengthening both grazing conditions and wildlife habitat. Water is well-distributed across the property, with two wells servicing multiple pastures and a network of ponds providing reliable supply for livestock. Electrical service is already in place, extending approximately one mile into the interior and supporting ongoing operations as well as future improvements.

With over 1,000 feet of paved county road frontage, the property offers strong access in a region seeing continued growth. Located approximately 30 minutes from Lakeland and Lake Wales, 1 hour 20 minutes to Orlando, 1 hour 10 minutes to Tampa, and just over 3 hours to Miami, the ranch is well situated for both operational and long-term investment-minded buyers.

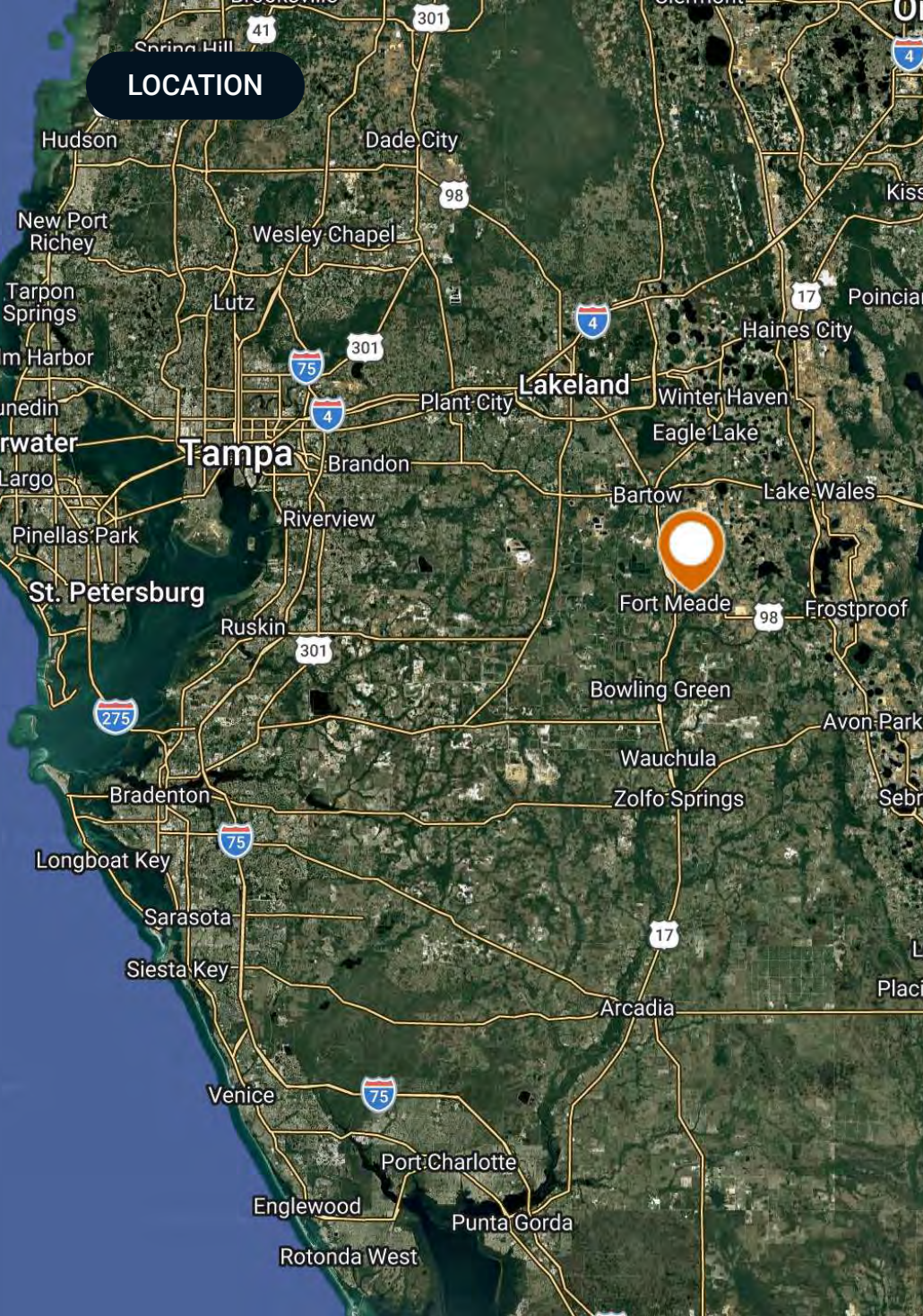
Positioned just a half mile from the Heritage Peace River Landing and Mosaic's Peace River Park, the property benefits from proximity to the Peace River corridor—known for its recreational appeal and natural beauty. The area supports a strong wildlife population, including deer, Osceola turkey, quail, and hogs, making it equally suited for recreational use.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	1,385+/- acres of Uplands and 308+/- acres of Wetlands
Soil Types:	Predominantly Hydraquents Clayey soil. Also known as "clay settling areas." This is the common soil type for reclaimed mine land property.
Taxes & Tax Year:	2025 Taxes: \$3,745.24
Zoning / FLU:	A/RR (Agricultural Residential Rural)
Water Source & Utilities:	Two wells, and Power runs approximately 1 mile onto the interior of the Ranch.
Road Frontage:	1,115 ft on Homeland Garfield Rd (640)
Nearest Point of Interest:	Bartow - 15 minutes Lakeland & Lake Wales - 30 minutes Orlando - 1 hour 20 minutes Tampa - 1 hour 10 minutes Sarasota - 1 hour 30 minutes Vero Beach - 1 hour 40 minutes Fort Myers - 2 hours Miami - 3 hours
Fencing:	Perimeter and cross fencing throughout.
Current Use:	Cattle Ranch.
Grass Types:	Native range grasses.



Location & Driving Directions

Parcel: 253101000000033010
253112000000011010
253113000000011010
263118000000013010
263118000000023010
263107000000023010
263118000000011040

GPS: 27.8207848, -81.77749999999999

- Driving Directions:
- From Bartow FL - travel south on HWY 17 for 5.5 miles
 - Turn left (east) onto Homeland Garfield Road (CR 640)
 - In 2.7 miles, the property entrance will be on your right (south side of the road)

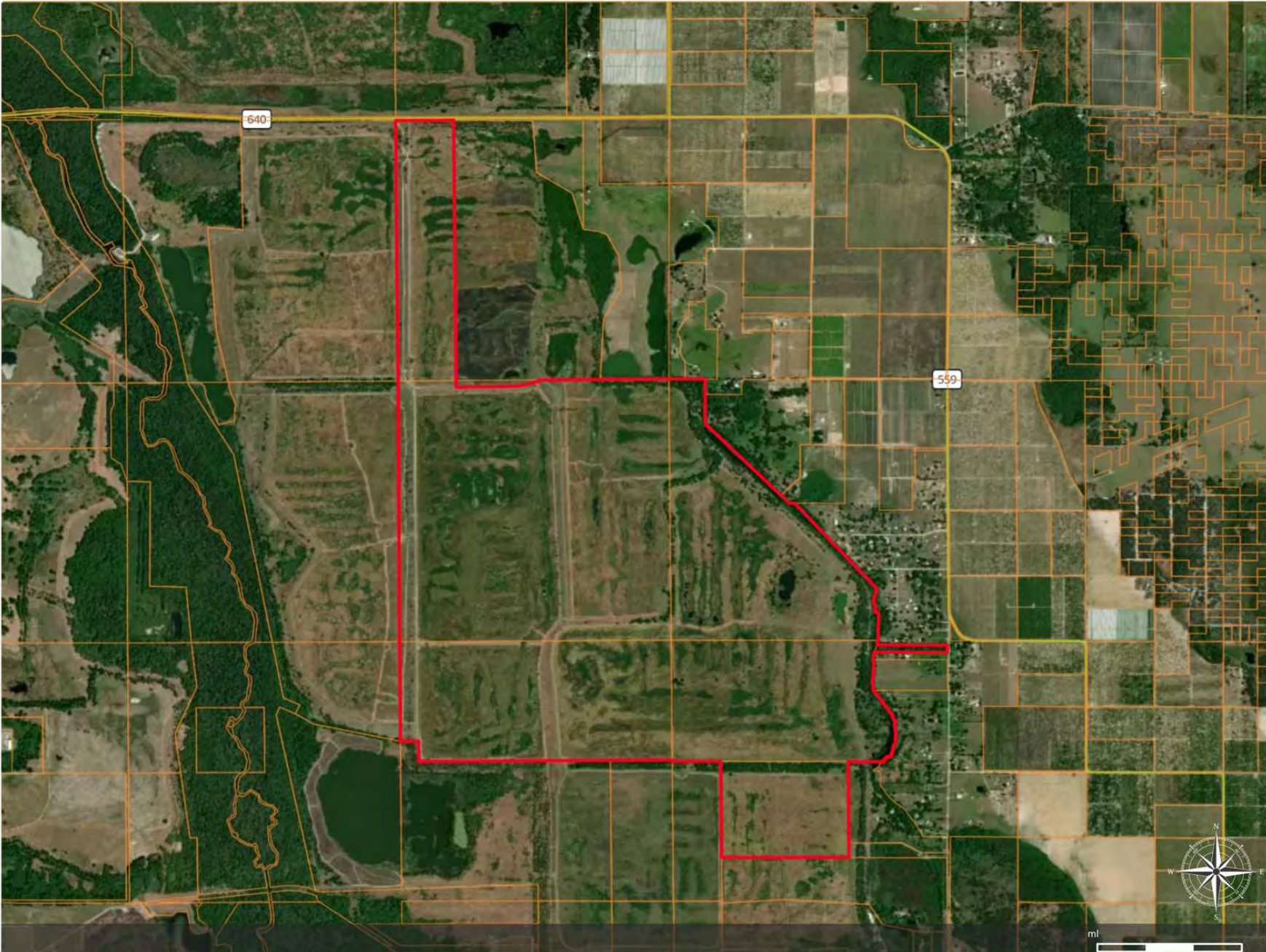
Showing Instructions: Contact listing agent, Keat Waldron, ALC, for showing instructions.

AERIAL MAP



Peace River Tract B

- Polygon
- Parcel
- County Roads
- State Roads
- Highways



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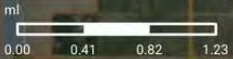
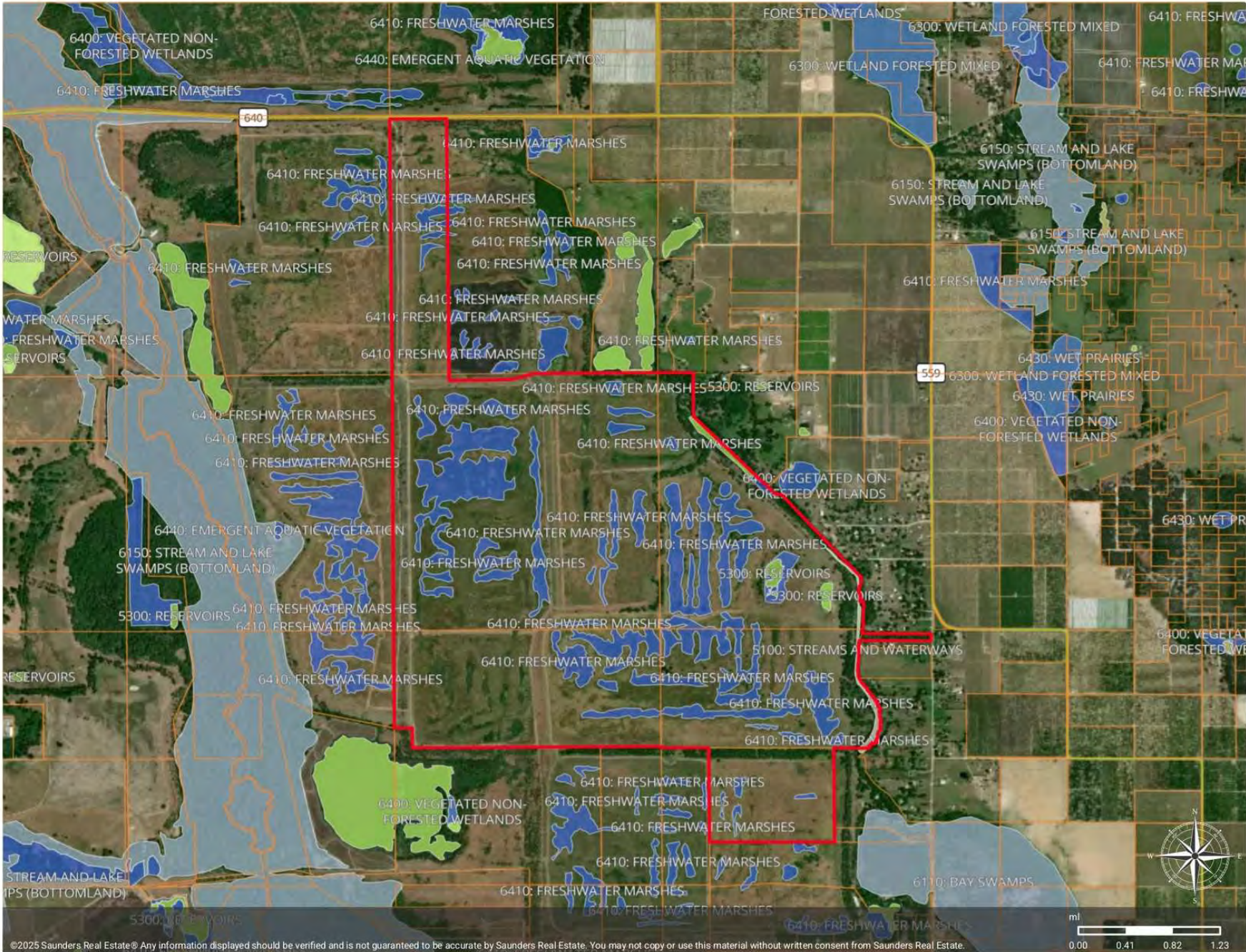
WETLANDS



Wetlands 2023

- ▭ Polygon
- ▭ Parcel
- ▭ County Roads
- ▭ State Roads
- ▬ Highways
- ▭ Wetlands 2023: Vegetated Non-Forested Wetlands
- ▭ Wetlands 2023: Reservoirs
- ▭ Wetlands 2023: Streams and Waterways

CODE	DESCRIPTION	ACRES
6400	Vegetated Non-Forested Wetlands	291.96
5300	Reservoirs	9.60
5100	Streams and Waterways	6.34
TOTAL UPLAND		1,385.26
TOTAL WETLAND		307.91
TOTAL		1,693.17



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AERIAL



ADDITIONAL PHOTOS



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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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