



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



Regal Real Estate Professionals  
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## KUDER RANCH RD (MLS#:O5804612)

PRICE: \$3,700,000

Address#: KUDER RANCH RD

Zip Code: 33844

Style: Ranch

Lot: 23348160

Acreage(acs): 536.00

Waterfront: Yes

County: Polk County

City: Haines City

Type: Vacant Land

Status: Active

## PROPERTY DESCRIPTION

30 mins from Disney and 45 mins from MCO. Access to I-4 is 5 minutes to the west. The property boundary bisects two huge and very deep lakes, and two other lakes are completely within the property lines. There are two docks and ramps that provide access to the lakes, one is wheel chair accessible. A private beach is also on one of the lakes. A ranch office/cabin with 3 bedrooms and two baths was built in 2015 and is wheel chair accessible and overlooks one of the lakes. Amazing wildlife and fishing are available on this active cattle ranch. Game populations include ducks, deer, turkey hogs, quail and many more. Physical access to the property is over a recorded easement that also serves other ownerships. Covenants are recorded that outline the use and maintenance of the easement.

## ADDITIONAL FEATURES

|                    |  |
|--------------------|--|
| Fences:            | Cross Fenced,Wire,Wood                   |
| Utilities:         | electrical nearby, electricity available |
| Water Frontage:    | Y  |
| Total Acreage:     | 500+ Acres                               |
| Zoning:            | RC                                       |
| Road Frontage:     | County Road,Easement,Private Road        |
| Additional Parcel: | 1  |
| Front Footage:     | 100                                      |

## IMAGES

