

# LAKE BUFFUM LAKEFRONT

*FT MEADE, FL | POLK COUNTY*

25 ± & 34.44 ± ACRES





## SPECIFICATIONS & FEATURES

**Acreage:** 25 ± & 34.44 ± acres

**Sale Price:**

- \$295,000 (25 ± AC)
- \$345,000 (34.44 ± AC)

**Price per Acre:**

- \$11,800 (25 ± AC)
- \$10,017 (34.44 ± AC)

**Lot Inventory:** 2

**County:** Polk

**Site Address:** O Garrard Rd, Fort Meade, FL 33841

**Lake Frontage:** 800 ± ft total (400 ± ft each) Lake Buffum is a total of 1,366 ± acres

**Road Frontage:** On Garrard Rd

- 625 FT (25 ± AC)
- 430 FT (34.44 ± AC)

**Uplands/Wetlands:** Mostly Uplands with 1.24 ± acres Wetlands running along the lake shore of both lots

**Zoning/FLU:** AR

**Potential Recreational Uses:** Fishing, Gardening, Small farm and Orchard Land

**Water Source & Utilities:** Well & Septic

**Nearest Intersection:** North Lake Buffum Rd and East Lake Buffum Rd

**Nearest Points of Interest:** Lego Land, Bok Tower, Lake Wales Golf and Country Club Freshwater Fishing & Boating

**Taxes:** \$49.06 (2018)

## Beautiful Lakefront Homesite Opportunity!

Lake Buffum Lakefront offers 2 Lakefront homesites. Each location comes with a view on the Beautifully Elevated North Shores of the 1,366 ± acre Lake Buffum in Polk County.



## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 26-31-01-000000-21010, 42020, 31050

**GPS Location:** 27.804465, -81.677297

**Driving Direction:**

- From US Hwy 27, take Alturas Babson Park Cutoff to Lake Buffum Rd
- Go South 1.7 miles to North Lake Buffum Rd
- Go West 2 miles to Garrard Rd
- Take a left onto Garrard Rd and go 2/10 of a mile and the property is on the left

**Showing Instructions:** By Appointment Only

Just Over an Hour From Orlando and Tampa!





114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**25 ± AC & 34.44 ± AC • Beautiful Lakefront Property!**  
Lake view on the beautifully elevated North Shores of Lake Buffum

[SREland.com/LakeBuffumLakefront2](http://SREland.com/LakeBuffumLakefront2)

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