



# Carter Ranch Polk County Acreage and Home

10790 Jim Edwards Rd, Haines City, Florida 33844

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## PROPERTY OVERVIEW



### Sale Price

**\$1,200,000**

### Offering Summary

<b>Acreage:</b>	<b>33± Acres</b>
<b>Price / Acre:</b>	\$36,364
<b>State:</b>	Florida
<b>City:</b>	Haines City
<b>County:</b>	Polk
<b>Property Type:</b>	Land Investment

### Property Overview

Polk County Acreage and Home is 33± acres located in Haines City. This particular part of Polk County is experiencing growth pushing in from several different directions. However, the property still feels very much secluded and is located on a rural fringe.

There is a 2,612± sq ft home with additional agricultural structures on site. The horse barn is roughly 2,160 +/- sq ft and the equipment barn is approximately 2,184± sq ft. The remaining land that surrounds the home is improved pasture with scattered live oaks and pines throughout. The property is entirely uplands with the exception of a small pond on the north end that flows back towards nearby Lake Marion. This property could serve as a secluded homesite for years while land values in this area continue to appreciate in the meantime.

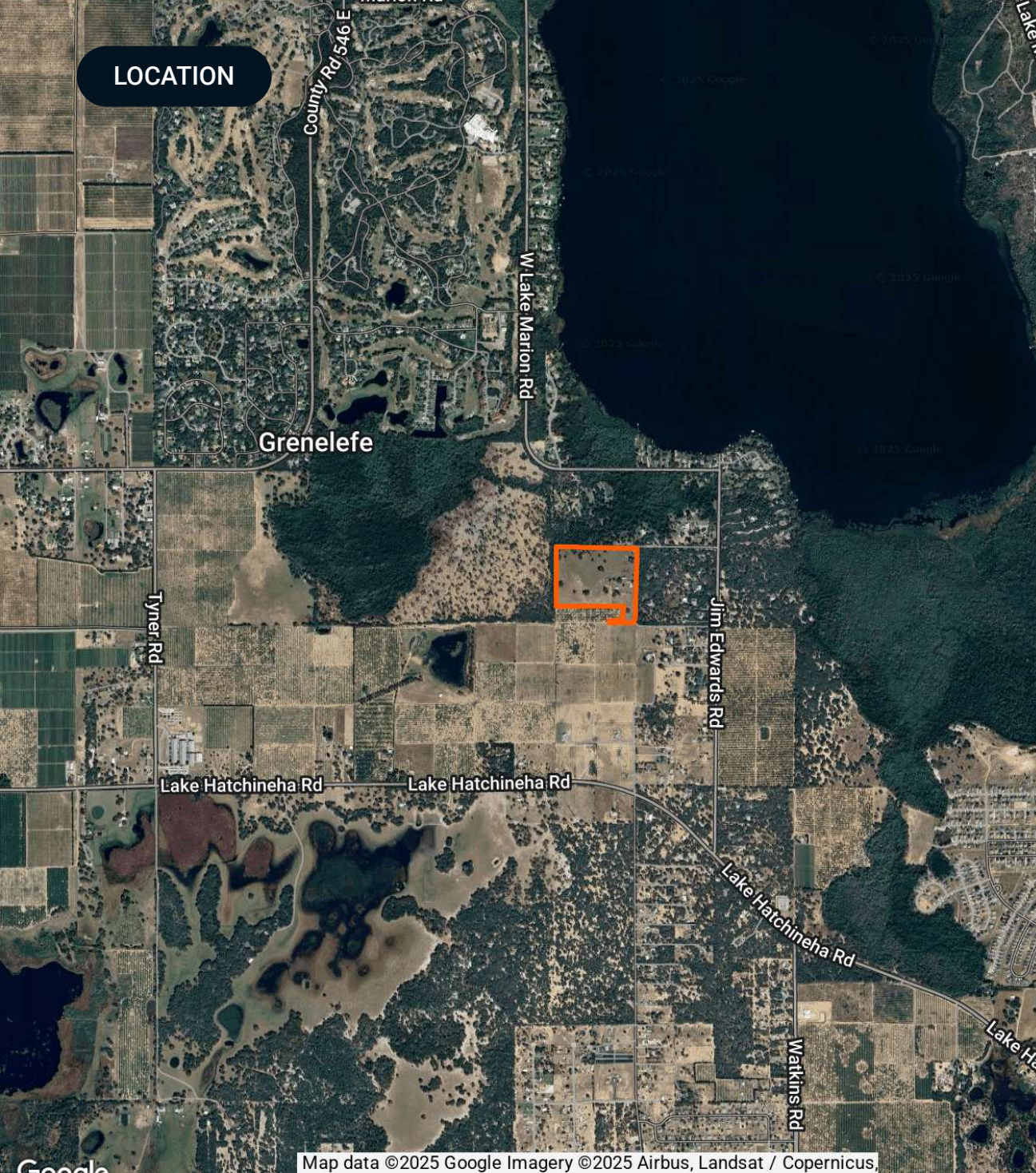
## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Land Types:</b>	Land Investment
<b>Taxes &amp; Tax Year:</b>	2024- \$2,648.17
<b>Zoning / FLU:</b>	A/RR
<b>Fencing:</b>	Barbed wire fence
<b>Current Use:</b>	homesite and cattle
<b>Grass Types:</b>	bahia and native type grasses
<b>Potential Recreational / Alt Uses:</b>	homesite, get-away, cattle, hunting, recreation
<b>Structures &amp; Year Built:</b>	3812 +/- sq. ft. home (under roof) 2612+/- (of which is living area) originally built in 1984. The remainder of the home was added on in 1997.

## LOCATION



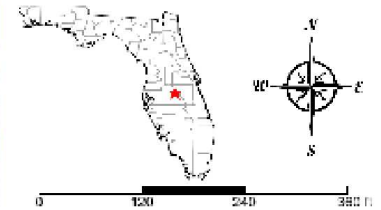
## Location & Driving Directions

Parcel:	multiple
GPS:	28.0503696, -81.5377685
Driving Directions:	Contact agents for driving directions
Showing Instructions:	Please contact listing agents to set up a time to see the property.

# AERIAL MAP



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



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DRONE PHOTOS



DRONE PHOTOS





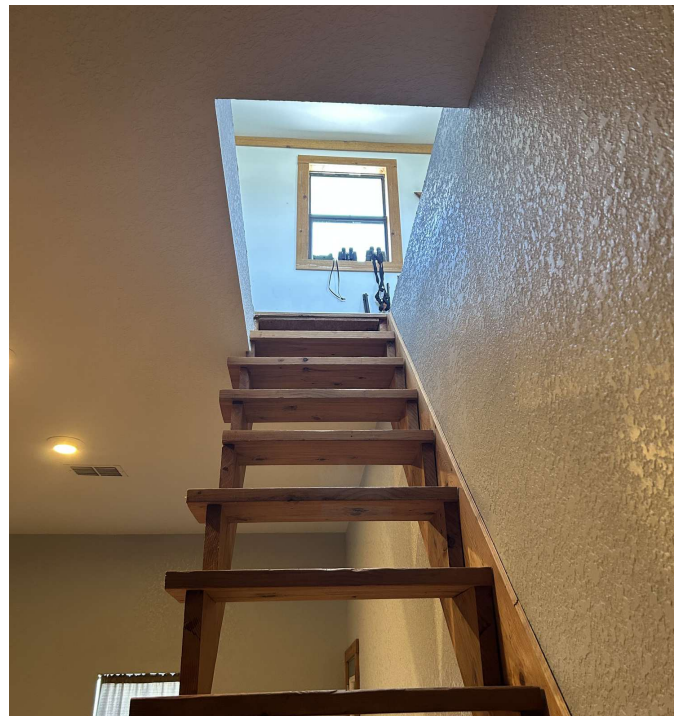


ADDITIONAL PHOTOS

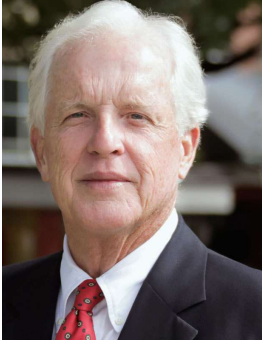


INTERIOR PHOTOS





## ADVISOR BIOGRAPHY



### Glenn Folsom

Senior Advisor

glenn@saundersrealestate.com

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## Professional Background

Glenn Folsom is a Senior Advisor at Saunders Real Estate.

Glenn is a licensed real estate associate, who specializes in improved commercial and industrial properties, investment properties, and buyer representation.

As President of Folsom Construction, Glenn was responsible for the management of corporate marketing and new business development. He was involved in determining the financial viability of the business, appropriate selection of new work, and interaction between design disciplines and owners.

Glenn has more than 36 years' experience in the construction industry, providing design and construction services, site selection, site acquisition, and project financing.

A graduate from the University of Florida, Glenn obtained a Bachelor of Science degree in Business Administration, majoring in Real Estate and Urban Development. He is also a member of The Rotary Club of Lakeland South.

Glenn is a Lakeland, Florida native where he currently resides with his wife, children, and grandchildren.

Glenn specializes in:

- Improved Commercial and Industrial Properties
- Investment Properties
- Buyer Representation

## ADVISOR BIOGRAPHY



### Zeb Griffin, ALC

Senior Advisor

zeb@saundersrealestate.com

Direct: **877-518-5263 x379** | Cell: **352-630-7547**

## Professional Background

Zeb Griffin is a Senior Advisor at Saunders Real Estate.

Zeb believes that to best serve our clients, we must first comprehensively understand the land and all operations that take place on it.

Growing up, Zeb was actively involved in his family's cow/calf operation on leased and family land in both Lake and Sumter Counties. He holds a Bachelor of Science degree in Diversified Agriculture with a minor in Ag Business from Abraham Baldwin Agricultural College (ABAC). During his years at college, Zeb worked at a hay and cattle operation and a chemical and fertilizer company in South Georgia. At ABAC, he was very active and held leadership positions in Alpha Gamma Rho professional agricultural fraternity and regularly attended the Collegiate Cattleman's Association. Zeb also did summer internships on commercial and purebred cattle operations back home in Florida during his summers in college.

In his time at Saunders Real Estate, Zeb has successfully transacted thousands of acres. The bulk of that acreage has been hunting, agricultural, and ranch land with roughly half of which being encumbered by various types of conservation easements. Many of these transactions also included cattle and equipment. Zeb understands that each parcel is unique and enjoys working through challenges to ultimately accomplish his clients' goals. Zeb has advised and walked private landowners through access issues, outstanding mineral rights, discrepancies with adjoining landowners, and conservation easements in order to accomplish their objectives.

On the contrary, Zeb has also represented governmental entities on land dealings as well. Zeb has done numerous deals for SWFWMD (Southwest Florida Water Management District) All of the transactions involved placing surplus district held parcels back in the hands of private individuals. All of these transactions had conservation easements recorded simultaneously with the closing of the property. These transactions have many moving parts and unique timelines. Zeb has successfully been able to bridge the gap between the private and public sector to be able to get these deals done.

In 2022, Zeb received his "ALC" or Accredited Land Consultant designation. This designation requires individuals to have a land portfolio of \$10 million or more in sales volume. The designation holders are also required to take 56 hours of land related courses. He looks forward to using this education to further assist his clients in their land needs.

Zeb is a native Floridian who has a passion for the wildlife, agriculture, and native landscapes of old Florida. At a young age, he had a deep reverence for land and land ownership instilled in him. He feels this has carried over to his professional career. Zeb's family has had a history of land ownership and other real estate investments. He understands the generational sweat equity that is often put into these farms, ranches, and investments. He also understands the emotional and sentimental value that owners can have for their land. When representing a landowner, Zeb strives to treat the property and the deal as if it was his own.



For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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