



**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER

20± AC KISSIMMEE RIVER PROPERTY NEXT TO HISTORIC CAMP MACK

CAMP MACK RD. LAKE WALES, FL 33898



PRICE: \$975,000

PROPERTY DETAILS

- Parcel IDs: 292912000000014030
292912000000014010
292912000000023060
292912000000023050
292912000000023040
292912000000023030

- Size: $\pm$ 20.83 acres
- Zoning: A/RR
- Utilities: Electric

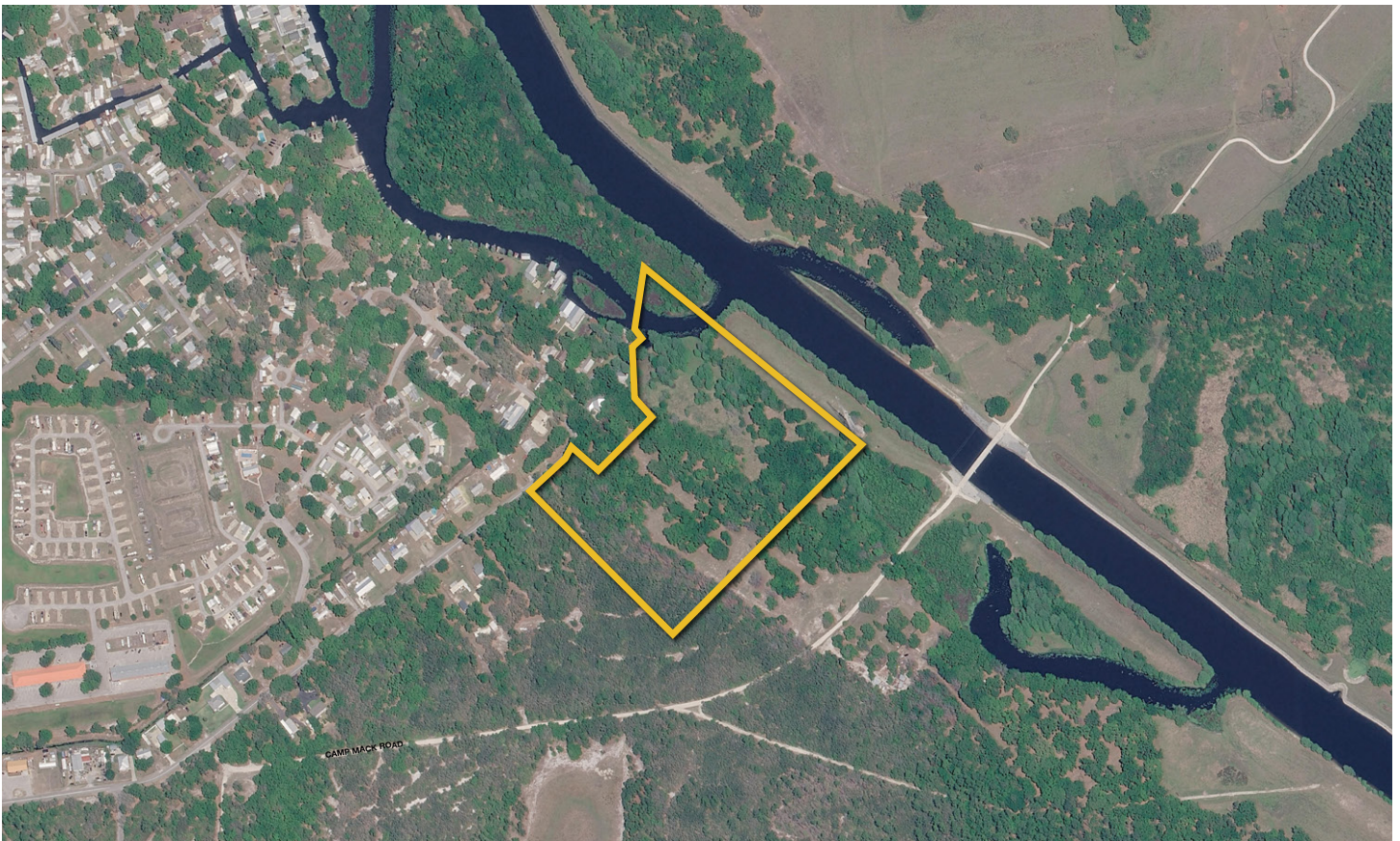
PRICE: \$975,000

PROPERTY HIGHLIGHTS

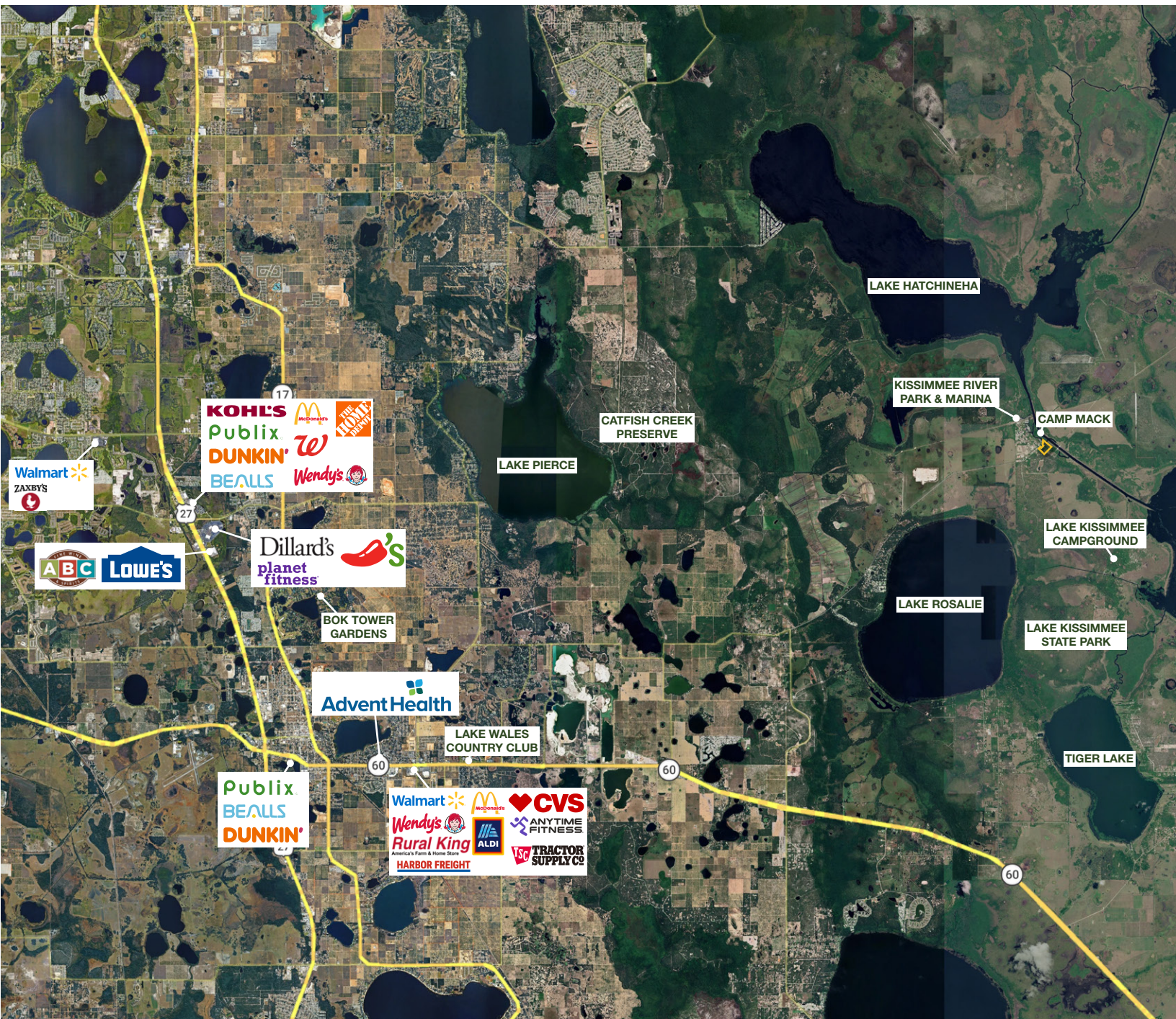
This is a rare chance to own $\pm$ 20.83 acres of Old Florida on the Kissimmee River, right next door to Camp Mack, one of Central Florida's best-known fish camps. The property sits where the river links Lake Hatchineha to the north with Lake Kissimmee to the south. That puts you at the doorstep of the Kissimmee Chain of Lakes, with some of the best bass fishing, boating and wildlife viewing in the state. It is about an hour from Orlando and a short drive to Lake Wales.

The land is heavily wooded with native hammock and oak. It offers privacy and room to spread out, just minutes from the marina, boat ramp, store and restaurant at Camp Mack. Lake Kissimmee State Park is nearby, with miles of hiking, biking and equestrian trails.

The property is zoned A/RR (Agricultural/Residential-Rural) in unincorporated Polk County. That zoning allows single-family homes at one unit per five acres, so the tract could support a private family compound, a few rural estate homesites, or an agricultural or recreational retreat.



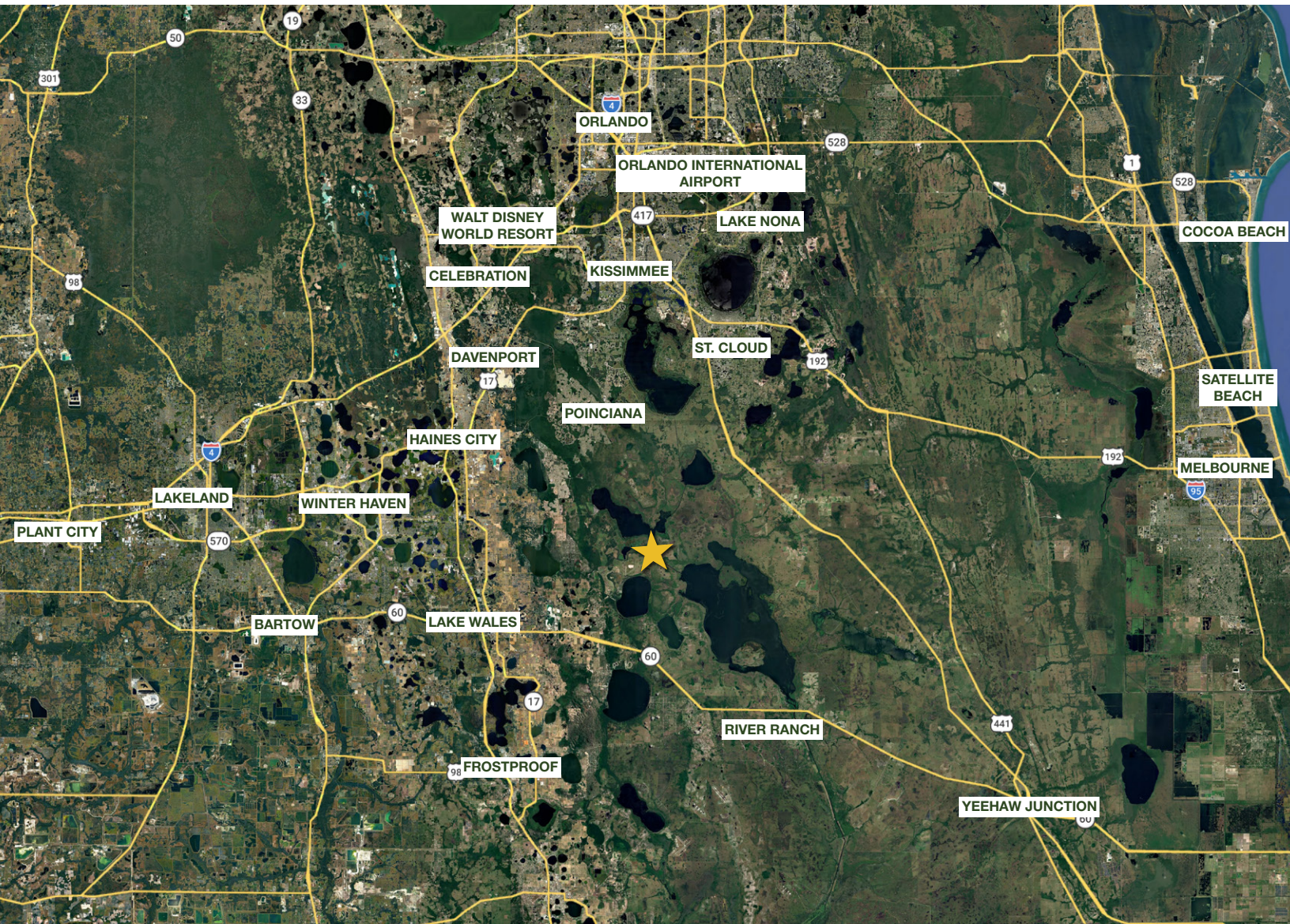
GEOGRAPHICAL DETAILS



DEMOGRAPHICS

LOCALE	POPULATION	MEDIAN HH INCOME	MEDIAN HOME VALUE
Lake Wales	16,785	\$56,347	\$239,300
Polk County	790,694	\$65,978	\$266,500

REGIONAL MAP



DRIVE TIMES

1. Lake Wales: 20 min
2. Bartow: 45 min
3. Haines City: 45 min
4. Davenport: 50 min
5. Lakeland: 1 hr
6. Walt Disney World Resort: 1 hr 15 min
7. St. Cloud: 1 hr 30 min
8. Orlando International Airport: 1 hr 40 min
9. Orlando: 1 hr 40 min
10. Melbourne: 1 hr 50 min

