



Auction - 584 Acres in Polk County

Frostproof, Florida 33827

Auction Opens: October 20th at 12:00 PM EST | Closes: October 22nd at 5:00 PM EST

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PROPERTY OVERVIEW

Offering Summary

Acreage:	584 Acres
Price / Acre:	Auction - Offered in 27 Parcels
State:	Florida
City:	Frostproof
County:	Polk
Property Type:	Citrus

Property Overview

A rare opportunity to acquire your piece of this 584± acre offering on the scenic Lake Wales Ridge in Polk County, Florida. Offered at auction in 27 parcels, the portfolio provides flexibility for agricultural operators, investors, land-banking buyers, and those considering the property's potential for future development.

Approximately 469± acres are located just south of Crooked Lake and Babson Park. Widely known as one of the highest points in Polk County, this portion of the property offers rolling elevations and impressive views of surrounding lakes, citrus groves, and the Central Florida countryside.

The remaining 115± acres are situated at Reedy Lake and include five 5± acre waterfront parcels with approximately 1,484 total feet of lake frontage across all five parcels. These tracts offer a distinctive combination of waterfront, privacy, natural beauty, and long-term investment potential.

The property presents several possible ownership strategies, including continued citrus production, land banking, agricultural investment, and potential future development. Established wells serving the citrus groves add value to the agricultural operation. Existing fruit will convey with the sale, including Valencia and Hamlin orange varieties.

With its significant acreage, multiple parcel configurations, elevated terrain, productive groves, and Reedy Lake frontage, this auction represents an uncommon opportunity to acquire land in one of Polk County's most attractive agricultural and lake regions.

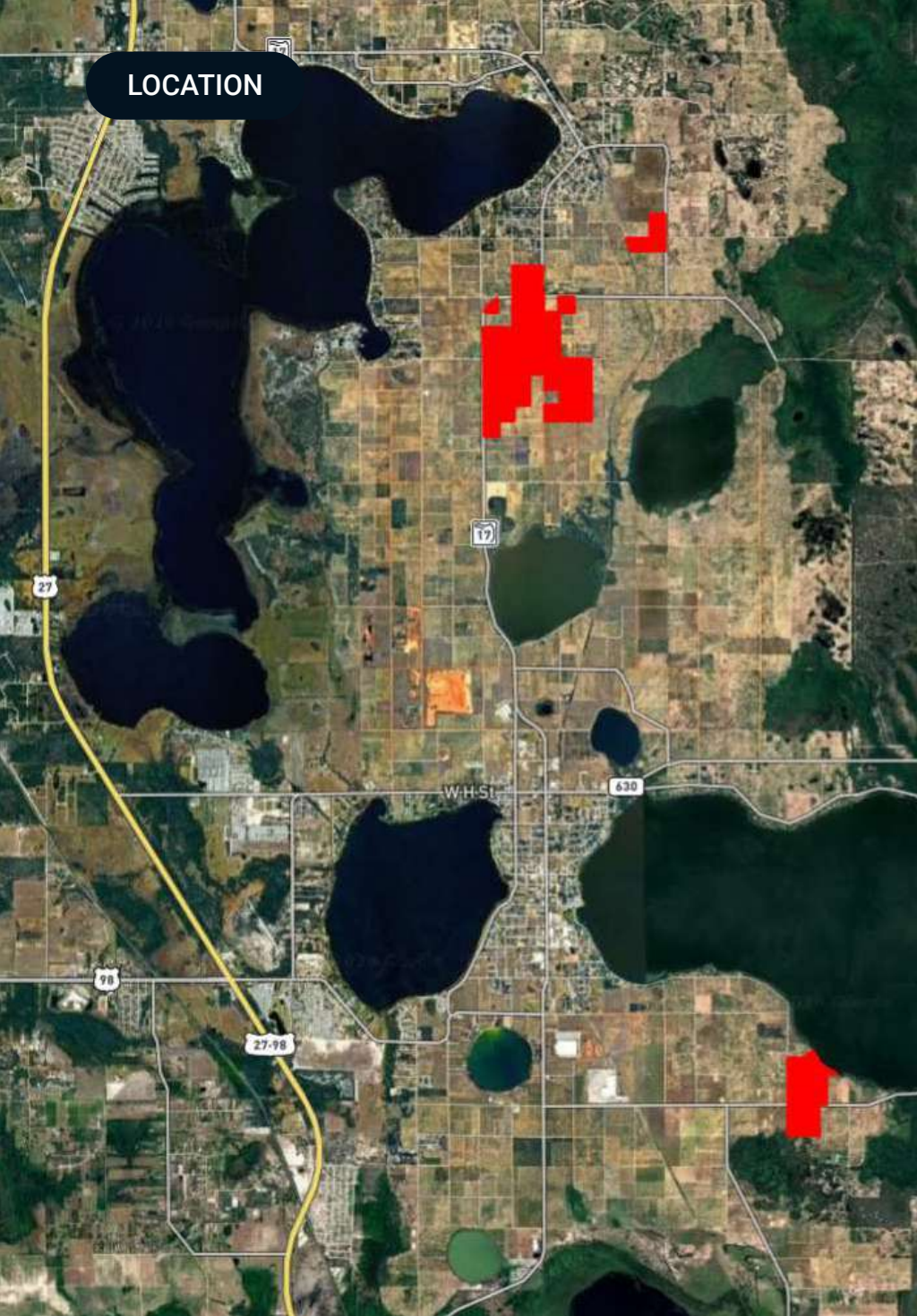


SPECIFICATIONS & FEATURES

Specifications & Features

Uplands / Wetlands:	580 acres / 4 acres
Zoning / FLU:	A/RR
Lake Frontage / Water Features:	1,484 feet of Lake Frontage on Reedy Lake
Current Use:	Citrus Groves

LOCATION



Location & Driving Directions

Parcel: Additional information available - variety; rootstock; irrigation; production; etc. Contact advisor for more details.

GPS: 27.8400819, -81.52672820000001

Driving Directions: Contact Richard Dempsey

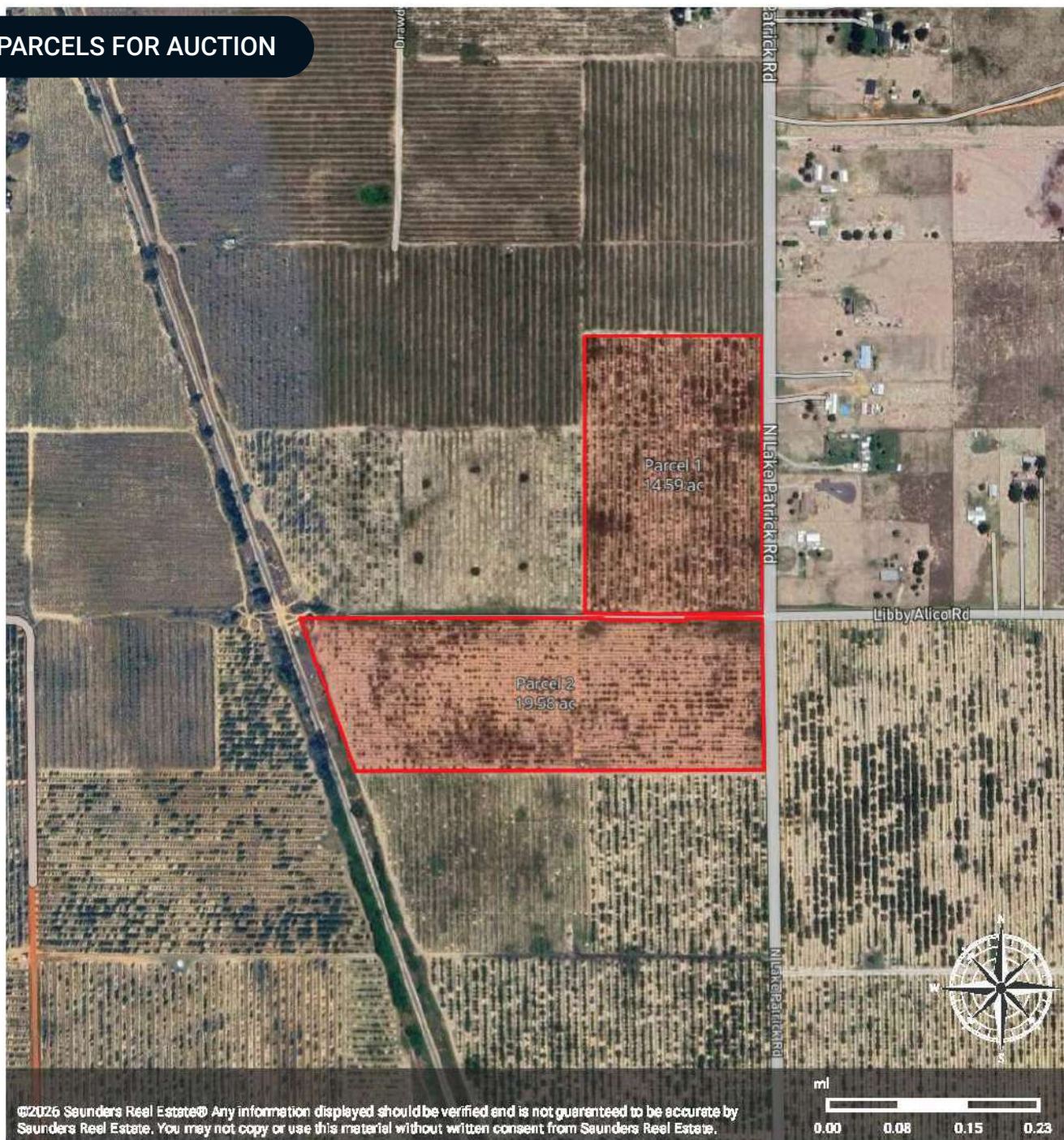
Showing Instructions: Contact Richard Dempsey

PARCELS FOR AUCTION



Parcels for Auction

- Parcel 2
- Parcel 1

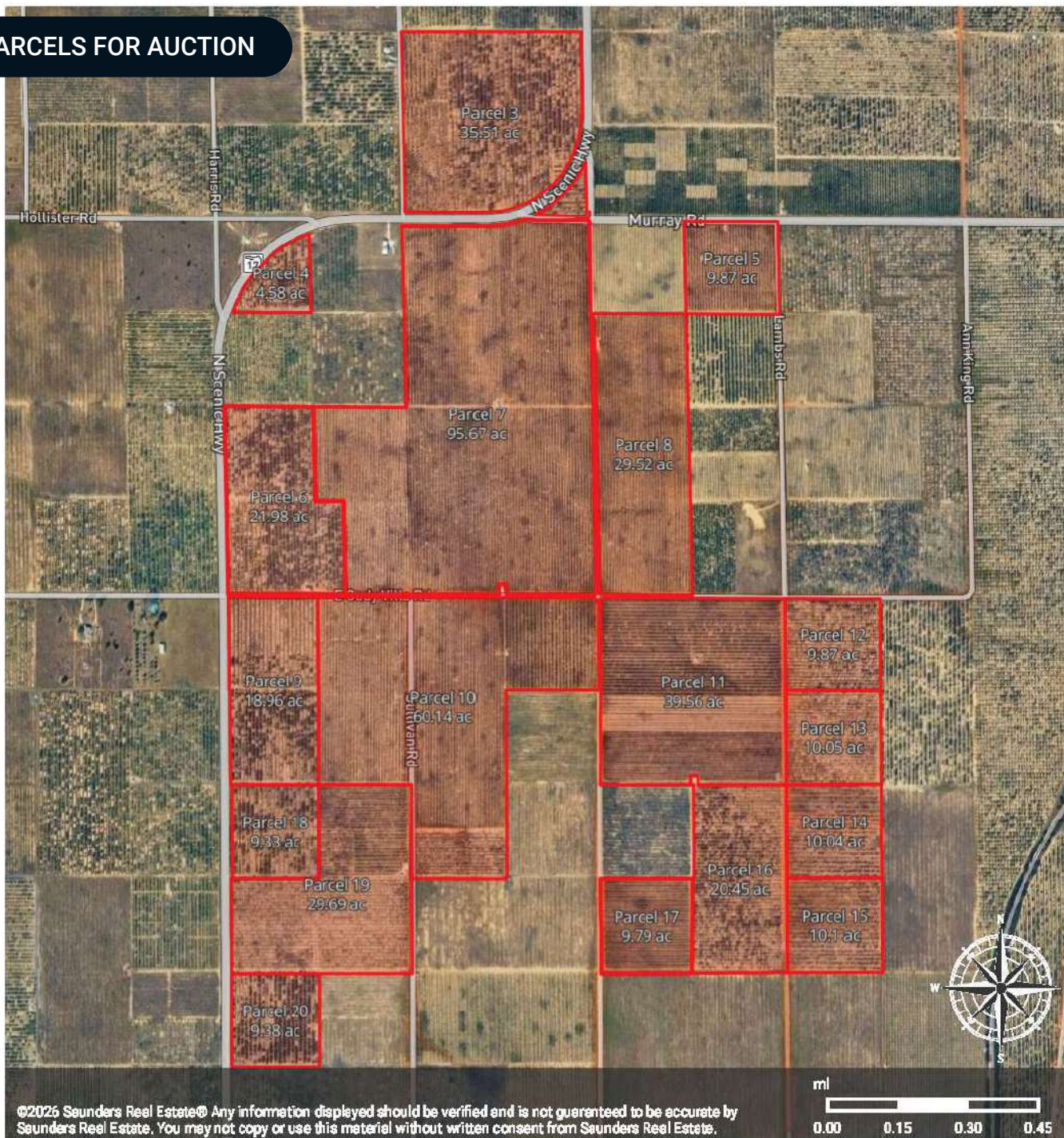


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PARCELS FOR AUCTION

Parcels for Auction

- Parcel 12
- Parcel 10
- Parcel 20
- Parcel 18
- Parcel 7
- Parcel 16
- Parcel 4
- Parcel 3 35.51 ac
- Parcel 8
- Parcel 11
- Parcel 13
- Parcel 6
- Parcel 19
- Parcel 15
- Parcel 9
- Parcel 14
- Parcel 5
- Parcel 17



PARCELS FOR AUCTION



Parcels for Auction

- Parcel 22 - 5.17 ac
- Parcel 21 - 5.14 ac
- Parcel 24 - 5.02 ac
- Parcel 23 - 5 ac
- Parcel 26
- Parcel 25 - 5.71 ac
- Parcel 27





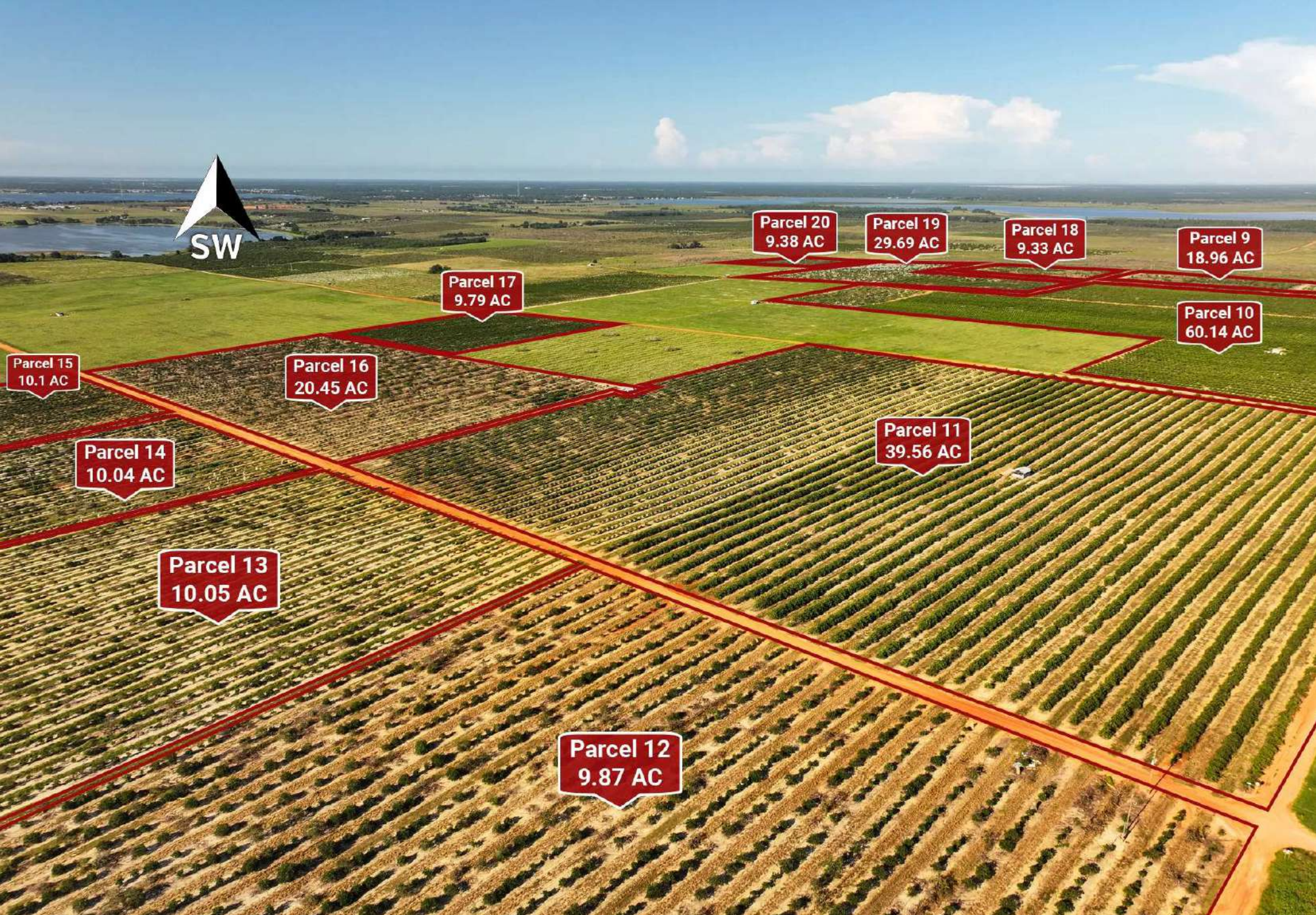
Parcel 5
9.87 AC

Parcel 8
29.52 AC

Parcel 7
95.67 AC

Parcel 3
35.51 AC

N Scenic Hwy
17





Parcel 27
39.31 AC

Parcel 26
49.81 AC

Parcel 25
5.71 AC

Parcel 24
5.02 AC

Parcel 23
5 AC

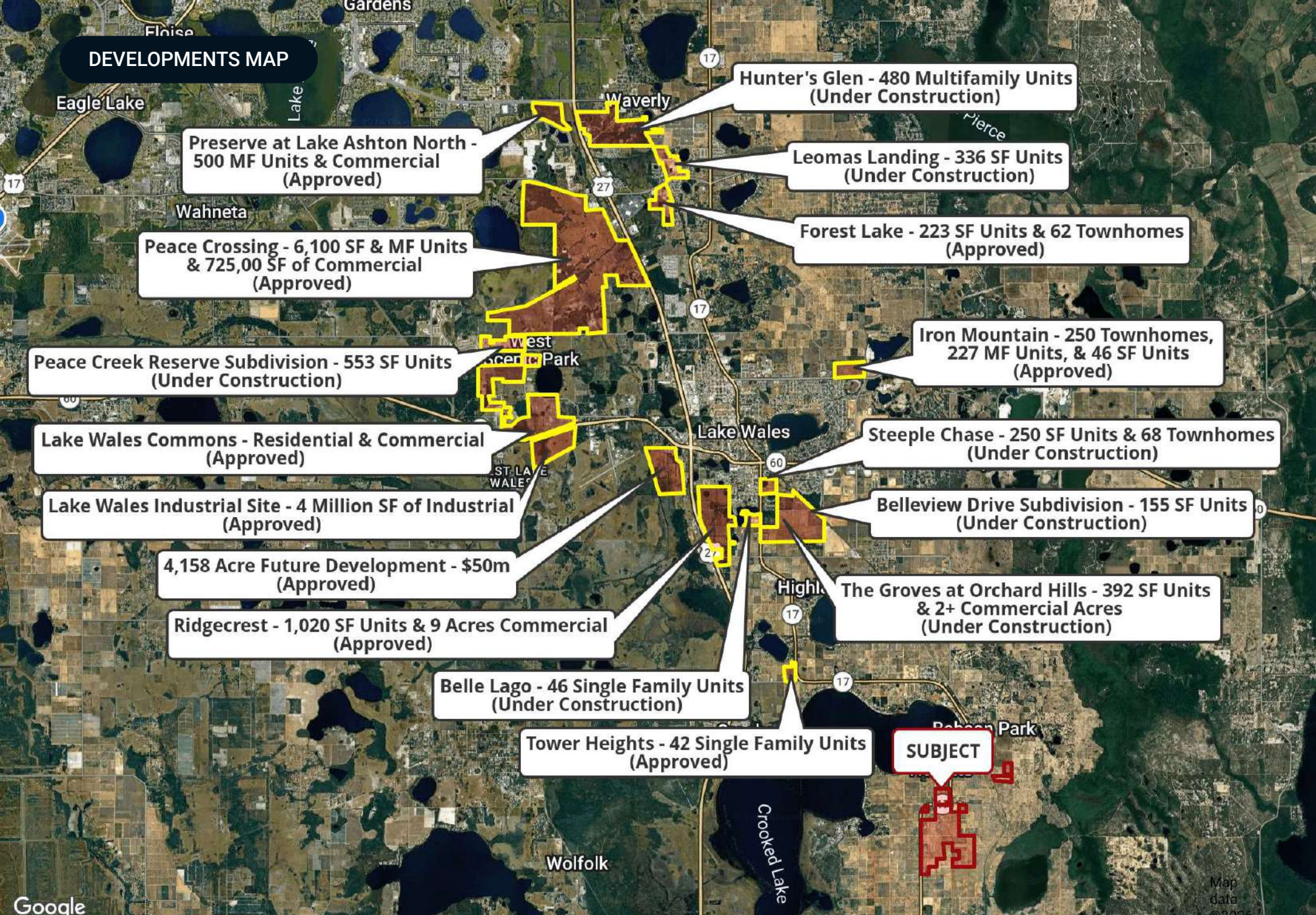
Parcel 22
5.17 AC

Parcel 21
5.14 AC

ADDITIONAL PHOTOS



DEVELOPMENTS MAP



Auction Date & Time

- October 20th - 22nd , 2026
- Bidding Opens October 20th at 12:00 PM Eastern Time
- Bidding Closes October 22nd at 5:00 PM Eastern Time
- [auctions.saundersrealestate.com](https://www.auctions.saundersrealestate.com)
- Buyers' Premium: 10% of the purchase price.
- Brokerage Participation Available - Contact Advisor or Auctioneer for participation guidelines.
- Auctioneer: Spencer Smith - AU5614

Method of Sale

This auction is open to the public and will be offered as 27 individual parcels, in combination, or in its entirety. Bidding will be conducted by individual parcels and by combination of parcels; final award of the property will be made using whichever method- individual parcel bids, combination bids, or a bid for the property as a whole, produces the highest total return to the Seller.

Bidder Registration & Agency

All bidders must register with Saunders Auctions prior to bidding. Each bidder must satisfy identification and pre-qualification requirements to the Auction Company's satisfaction, including proof of financial ability if requested. The Auction Company reserves the right to deny registration to any bidder if there is a question as to the person's credentials, intent, or fitness to bid. By registering, online bidders consent to receiving calls, emails, or text messages related to the auction. Saunders Auctions, Saunders Real Estate, and its representatives are exclusive agents of the Seller. No agency relationship exists between the Auction company and any bidder or buyer unless otherwise disclosed.

Terms of Possession & Warranty

Possession of each parcel will be delivered upon successful closing of the property.

All real estate and improvements are sold on an "As-Is, Where-Is, With All Faults" basis. Neither the Seller nor the Auction Company makes any warranties or representations, expressed or implied, as to fitness for a particular use, access, utilities, zoning, or permits, environment, structural, or physical condition, nor water quality, quantity, or drainage. Prospective bidders are encouraged to inspect the property prior to bidding and rely solely on their own due diligence.

Contract & Down Payment

Immediately following the conclusion of the auction, the successful bidder(s) will be required to execute a Real Estate Purchase and Sale Agreement as prepared by the Seller's attorney or agent and deliver a non-refundable earnest money payment in the amount of 10% of the total contract price within 24 hours of contract signing.

Title and Closing

Seller shall provide marketable title and a title insurance policy in the amount of the purchase price, subject to standard and usual exceptions. The Buyer is responsible for the cost of any additional title insurance endorsements or lender-required policies. Closing shall occur on or before November 23rd, 2026 unless otherwise stated. The balance of the purchase price will be payable at closing.



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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