

Fischbach LAND COMPANY



Fischbach Land Company
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Lake Clinch 17.85 +/- Acres, Frostproof, FL
Owner Financing Available! RV Park, Residential Development, Family Compound
FischbachLandCompany.com/LakeClinchLand

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This beautiful 17.85-acre lakefront property is currently zoned RL-1 (1 home per acre) and adjoins L/R (Leisure Recreation) land use, which allows for RV Parks, giving this site potential for a prime waterfront RV park. This gorgeous land boasts 450' of shoreline on beautiful Lake Clinch, a 1,219-acre pristine, freshwater, sand bottom recreational lake located in Frostproof, FL. There is public water & sewer across the road and it is about 1/8th mile from Hwy 27 with two public golf courses nearby. This almost 18-acre parcel is fully fenced & has a well & electricity. Elevated at rear of the property with a gentle slope toward the water for lake views. Mature oaks & pines scattered over the property, with well drained soils. Conveniently located to Hwy 27 and just 60 minutes to Disney & both coasts.

County: Polk

Property Type: Residential Development Land, Recreation, Estate

Sale Price: \$650,000 - **Owner Financing Available!**

Size/Acreage: 17.85 +/- Acres

Lot Dimensions: 388 – 400 feet x 2,071 feet

Price per Acre: \$36,414.56

Property Address: 0 US Highway 630 W, Frostproof, FL 33843

Nearest Intersection: Hwy 630 W & Fort Meade Road

Road Frontage:

- 388 +/- feet on Hwy 630W
- 1,257 +/- feet on Fort Meade Road

Water Frontage: 450 +/- feet on Lake Clinch

Water By: Well on site, Polk County water main on south side of Fort Meade Road

Sewer By: Polk County force main on south side of Fort Meade Road

Electric By: Duke Energy

Soil Types: Predominately Archbold, Smyrna & Ona

Grass Types: Bahia mix

Fencing: Barbed wire full perimeter

Zoning: RL-1X

STR: 31-31-28

Parcel IDs: 28-31-31-000000-044060 & 28-31-31-000000-044020

Property Taxes: \$34.18 (2021) - Greenbelt

Property Uses: RV Park, Residential Development, Recreation,
Family compound



Opportunity for 10-15 RV Units per Acre
This Gorgeous Land Boasts 450 Feet Of Shoreline On Beautiful Lake Clinch





Land Use Map

Property Adjoins L/R Land Use to the South

RV Parks Permitted in L/R with a Density of 10-15 Units Per Acre

Polk County Utilities on Fort Meade Road

Property Adjoins Several RV Accommodating Parks: Lily Lake Golf Resort, Whispering Pines, Lakemont Ridge Home & RV Park



**Conveniently Located To Hwy 27
And Just 60 Minutes To Disney & Both Coasts**



Directions to Property From US 27N

- Turn East onto Fort Meade Rd / County Hwy 630A
- Travel 0.6 miles, property will be on the North side of the road
- Look for sign