

# **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](http://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' x 2,071'

**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

**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:** \$52.53(2022) - Greenbelt

**Property Uses:** RV Park, Residential Development, Recreation,

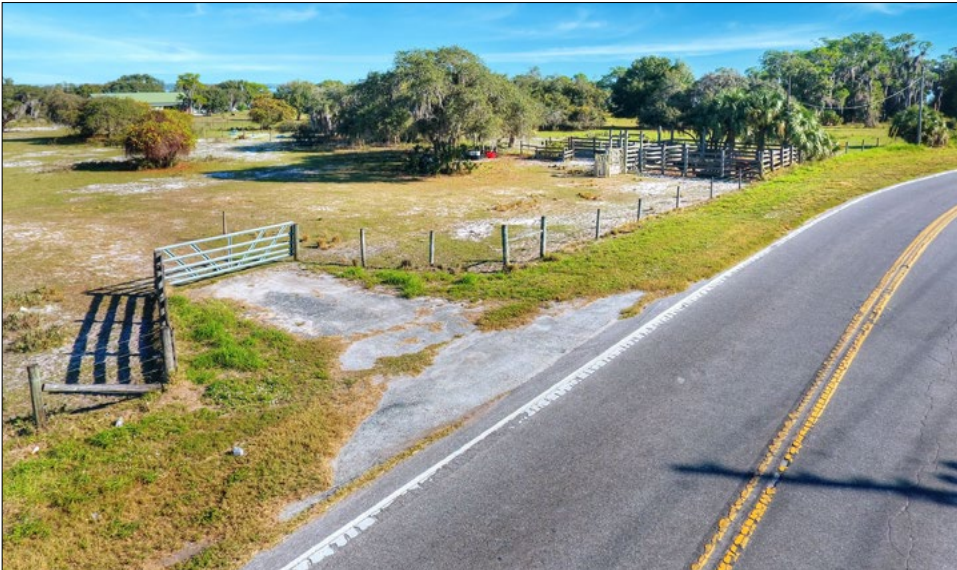
Family compound



## 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