



TURNKEY CATTLE OPERATION

Peace River Legacy Ranch

2,545 ± Acres • Polk County, Florida • Ample Road Frontage • Conservation Easement Potential • Recreational Opportunities



Keat Waldron, ALC

Senior Advisor

863-214-3410

keat@saundersrealestate.com





Peace River Legacy Ranch

Stretching across 2,545± acres in the heart of Central Florida, Peace River Legacy Ranch is a property where size, location, and opportunity come together. Designed as a working cattle operation with roughly 400 head, the ranch is set up for growth with cross-fenced pastures, well-placed lanes, cow pens, a large commodity barn, and an equipment pole barn. Years of thoughtful land management, including frequent prescribed burning, have allowed the property to prosper, improving both grazing potential and wildlife habitat. Two wells help supply multiple pastures, while strategically located ponds throughout the ranch provide reliable water for cattle operations. Electricity already extends approximately one mile into the interior of the property, supporting future operational needs.

Accessibility is a major advantage here. The ranch offers 4,100 feet of paved county road frontage and is ideally situated just 30 minutes from Lakeland & Lake Wales, 1 hour 20 minutes from Orlando, 1 hour 10 minutes from Tampa, and just over 3 hours from Miami.

Peace River Legacy Ranch also holds conservation value. The property is a potential candidate for a conservation easement, offering both long-term protection of the land and financial benefits for future ownership. It borders a conservation area along the Peace River, sits adjacent to the Heritage Peace River Landing boat ramp, and is just a half mile from the Mosaic Peace River Park, providing direct access to recreation, boating, fishing, and one of Florida's most scenic waterways. Combined with abundant wildlife — including deer, Osceola turkeys, quail, and hogs — the ranch offers great hunting and recreational opportunities, showcasing the ecological corridor found in this part of the state.

Peace River Legacy Ranch stands as a rare generational opportunity — a working cattle ranch with considerable conservation value and a Central Florida location that is seldom available on the open market.





Specifications & Features

Acres: 2,545 ± acres

Price: \$14,950,000

Price Per Acre: \$5,874

Uplands & Wetlands: 2,098 acres of uplands and 447 acres of wetlands

Zoning: Agricultural Residential Rural (A/RR)

Lake Frontage/Water Features: Multiple cattle ponds throughout

Water Source & Utilities: Two wells, and power runs approximately 1 mile onto the interior of the Ranch

Road Frontage: 4,100 ± feet of frontage on Homeland-Garfield Road (CR 640).

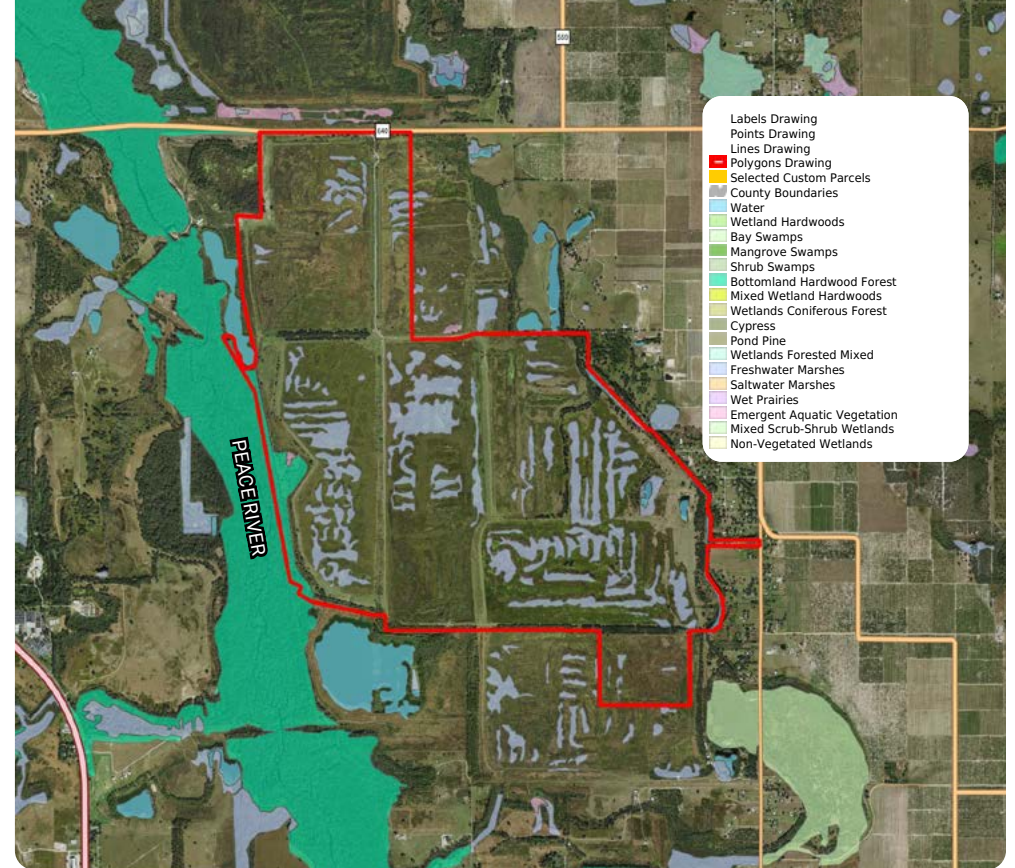
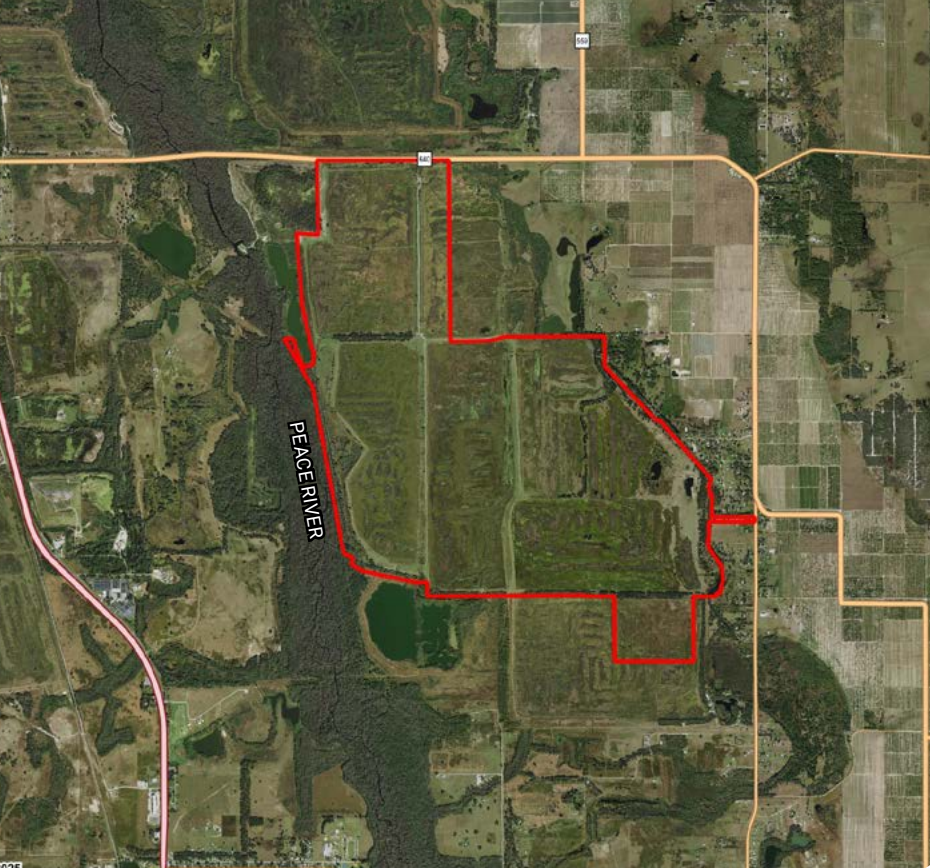
Soil Types: Predominantly Hydraquents, Clayey soil. Also known as “clay settling areas.” This is the common soil type for reclaimed mine land property.

Game Population: Turkey, white-tail deer, and hogs

Fencing: Perimeter and cross fencing throughout

Current Use: Cattle Ranch

Grass Types: Native range grasses

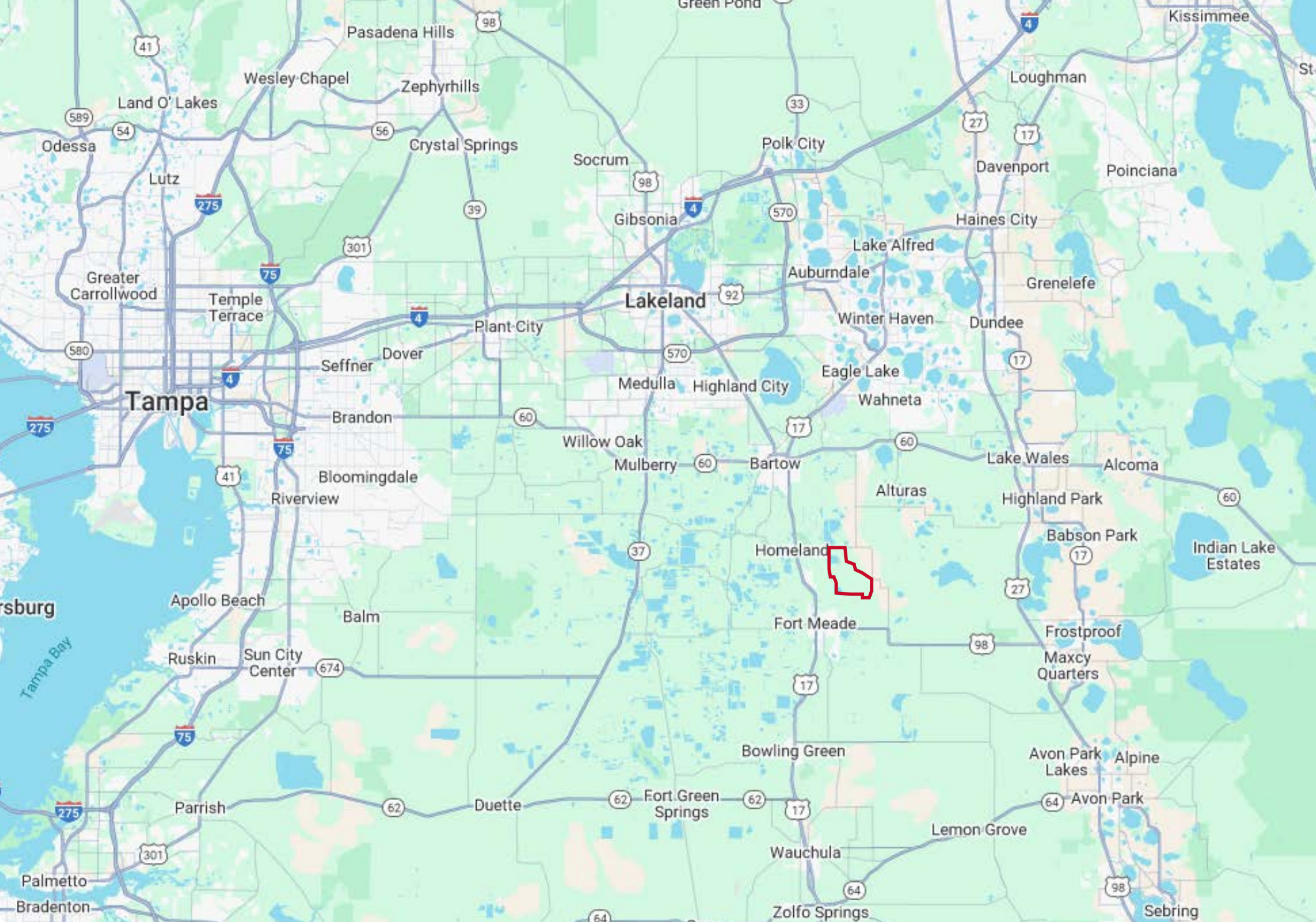


Location & Connectivity

Situated in southern Polk County, the ranch offers a balance of rural seclusion and convenient regional access. It features over 4,000 feet of paved county road frontage, providing easy connectivity to major markets including Lakeland, Orlando, Tampa, and Miami. The location combines privacy with accessibility, making it well-positioned for both operational and lifestyle purposes.

Nearest Points of Interest:

- Bartow - 15 minutes
- Lakeland & Lake Wales - 30 minutes
- Orlando - 1 hour 20 minutes
- Tampa - 1 hour 10 minutes
- Sarasota - 1 hour 30 minutes
- Vero Beach - 1 hour 40 minutes
- Fort Myers - 2 hours
- Miami - 3 hours







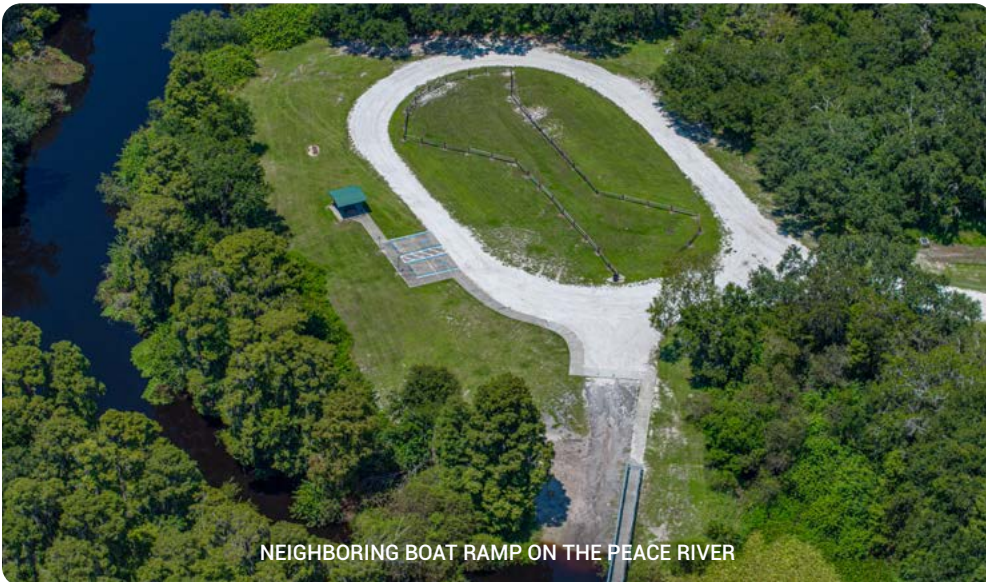












NEIGHBORING BOAT RAMP ON THE PEACE RIVER











Contact the Listing Advisor



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In 2021, Keat was recognized as the youngest Accredited Land Consultant (ALC) in the state of Florida. He has transacted land sales in 12 different counties throughout the central Florida corridor and has experience in selling everything from transitional tracts slated for development to large ranches consisting of thousands of acres. In years past, Keat has closed deals as large as \$40 million and has even achieved the largest sale in a county for a given year during his career.

His expanded case specific knowledge in various markets has made him a vital resource in the transactional process when it comes to buying or selling land, always ensuring that his client's interests are being met.

Keat holds a Bachelor of Science in Food and Resource Economics with a specialization in Agribusiness and Marketing Management, along with a minor in Business Administration from the University of Florida (UF). Upon graduation, Keat worked as a licensed real estate associate and auctioneer for one of the most prominent real estate auction firms in the country. He is a 7th-generation Floridian from Sebring, FL (Highlands County) and grew up with a passion for hunting, fishing, and the outdoors. His family has long ties to Florida land and the agricultural industry, which helped develop his keen interest in the field of real estate over the years.

Keat specializes in:

Large Acreage Ranch Land

Income Producing Agricultural Land

Recreational/Hunting Land

Transitional Development Land



Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.