

Broken Arrow Ranch

3182 Indian Ridge Pl, Lakeland, Florida 33810

David Hitchcock, ALC
863-557-0082
davidh@saundersrealestate.com

Nick Dabbelt
937-903-1489
nick@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$3,000,000

Offering Summary

Acreage:	60.41 Acres
Price / Acre:	\$49,661
State:	Florida
City:	Lakeland
County:	Polk
Property Type:	Ranches and Pastureland, Acreage and Estates, Equestrian, Hunting and Recreational Land

Property Overview

Introducing Broken Arrow Ranch—a rare opportunity to own an exceptional ranch property in North Lakeland featuring 60 acres of pristine pasture, recreational land, and two natural springs.

The primary residence spans 2,736± square feet and offers 3 bedrooms and 2 full bathrooms. Recent upgrades include a beautifully renovated kitchen and primary bathroom, saltwater pool with hot tub, and both front and back screened porches. Additional features include reinforced covered parking, a “she-shed,” and a whole-house generator supported by 700 gallons of propane storage—capable of powering the home for multiple weeks in the event of a long-term power outage.

The property also includes a 2019 manufactured home, ideal as a guest residence or income-producing rental. This home offers 2,002 ± square feet, 3 bedrooms, 2 bathrooms, covered parking, a back deck, and children's playset. The primary bathroom features dual vanities, a soaking tub, and a walk-in shower.

An additional single-wide manufactured home provides flexibility as an office or guest house, featuring a recently renovated interior and a new A/C unit. Other improvements include: a large equipment barn, diesel fueling station with two 500-gallon tanks, multiple covered parking areas, storage sheds, and an open stable.

With RL-1 and RL-2 Zoning/Future Land Use classifications, the property holds attractive potential for future residential development, making it an excellent candidate for both current enjoyment and long-term investment.

Broken Arrow Ranch combines comfort, functionality, and rural lifestyle appeal—perfect for recreation, livestock, or country living with income potential.

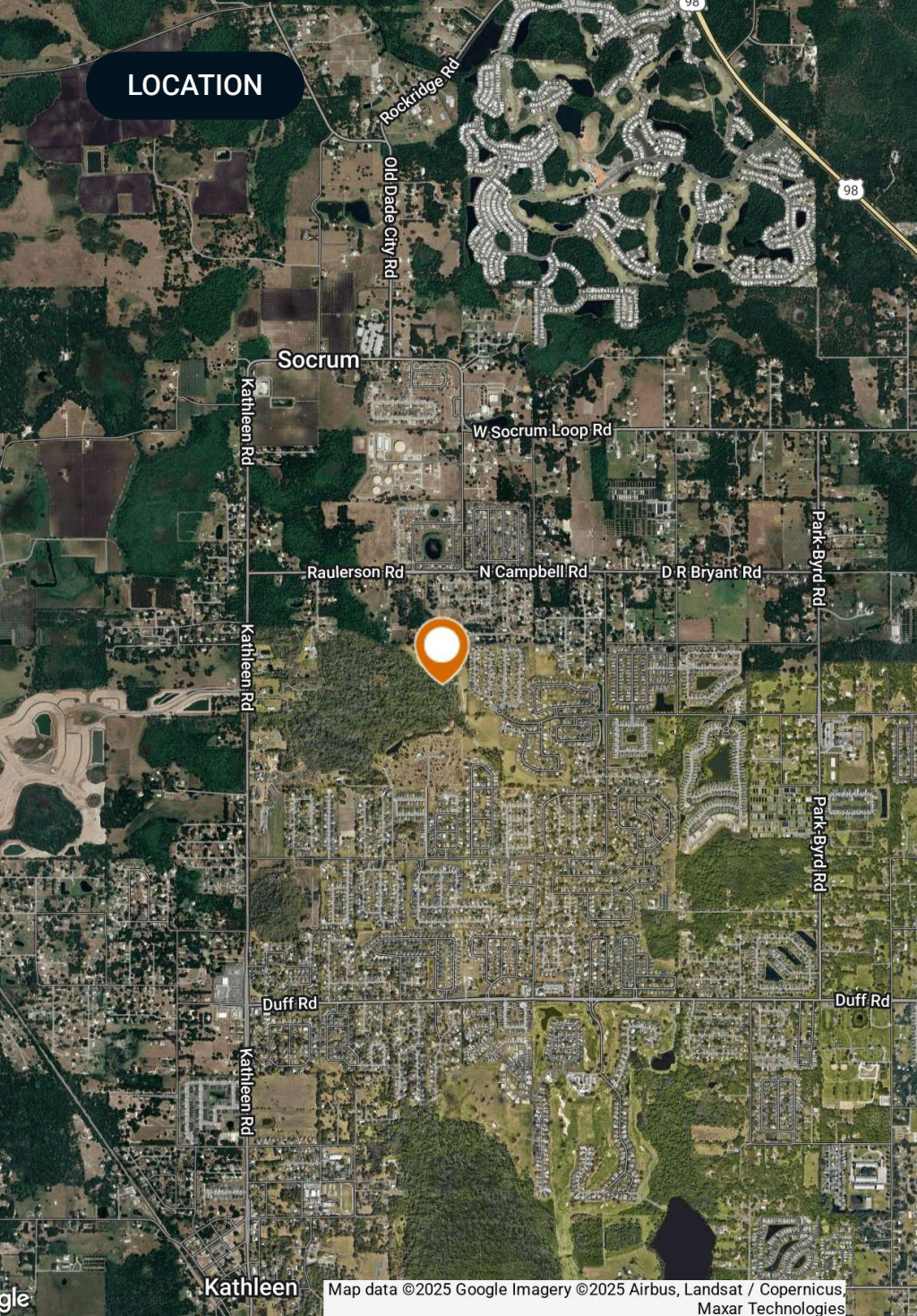
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	36.07/24.34 • Sparr Sand • Hontoon Muck • Apopka Fine Sand • Kendrick Fine Sand
Soil Types:	
Taxes & Tax Year:	\$5,213 / 2024
Zoning / FLU:	RL-1 and RL-2
Lake Frontage / Water Features:	Two Natural Springs on Property
Water Source & Utilities:	Well, Septic Tank, Electricity and Propane
Fencing:	Yes
Grass Types:	Bahia

LOCATION



Location & Driving Directions

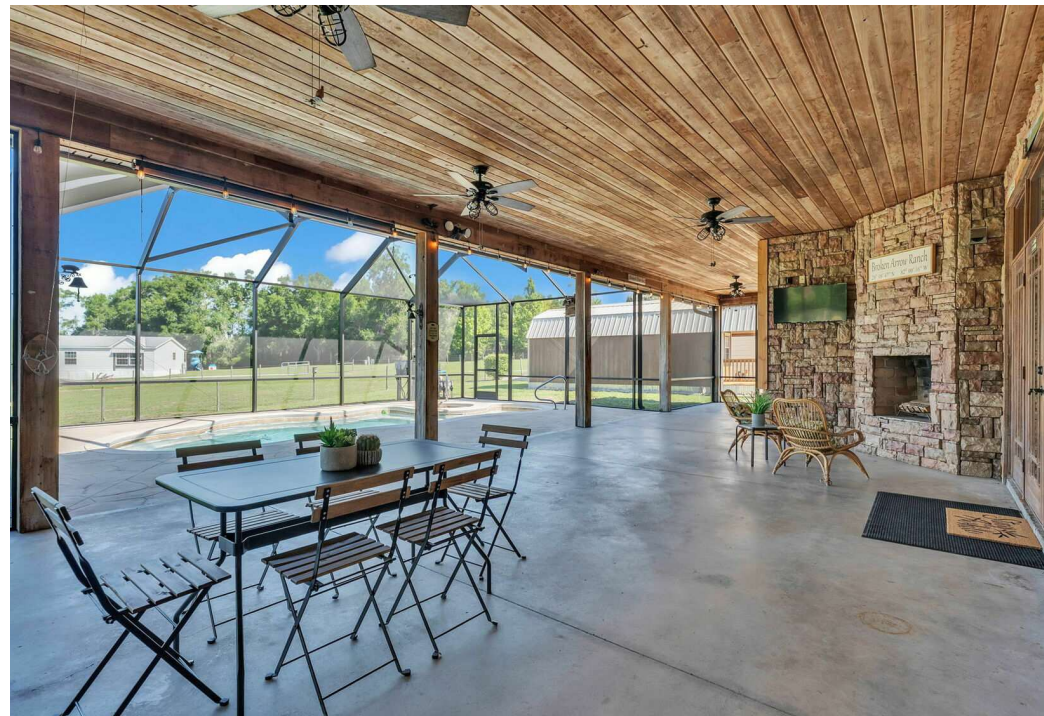
Parcel: 232709000000012020

GPS: 28.1533278, -82.01216079999999

Driving
Directions: Contact Nick Dabbelt

Showing
Instructions: Contact Nick Dabbelt

PRIMARY RESIDENCE



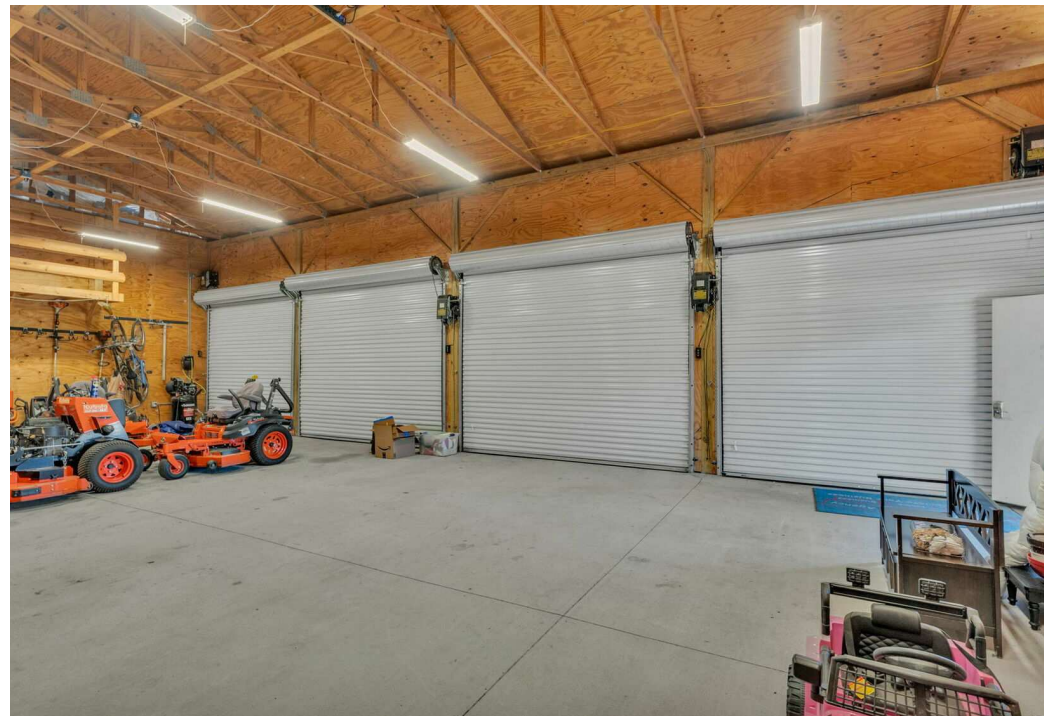
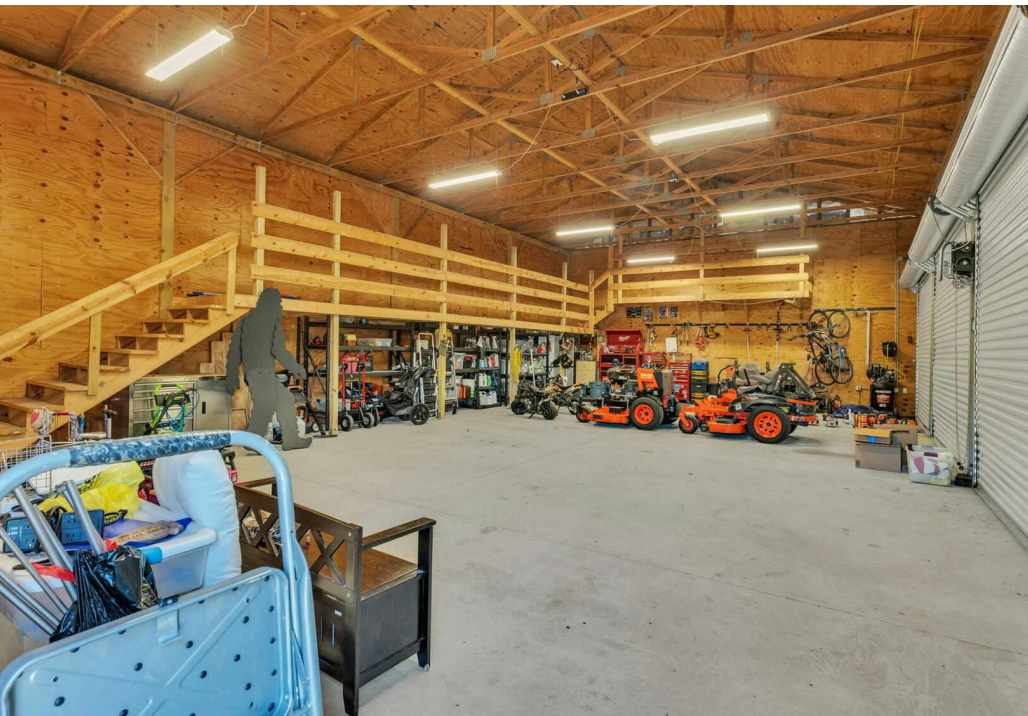
GUEST HOUSE



OFFICE



EQUIPMENT BARN



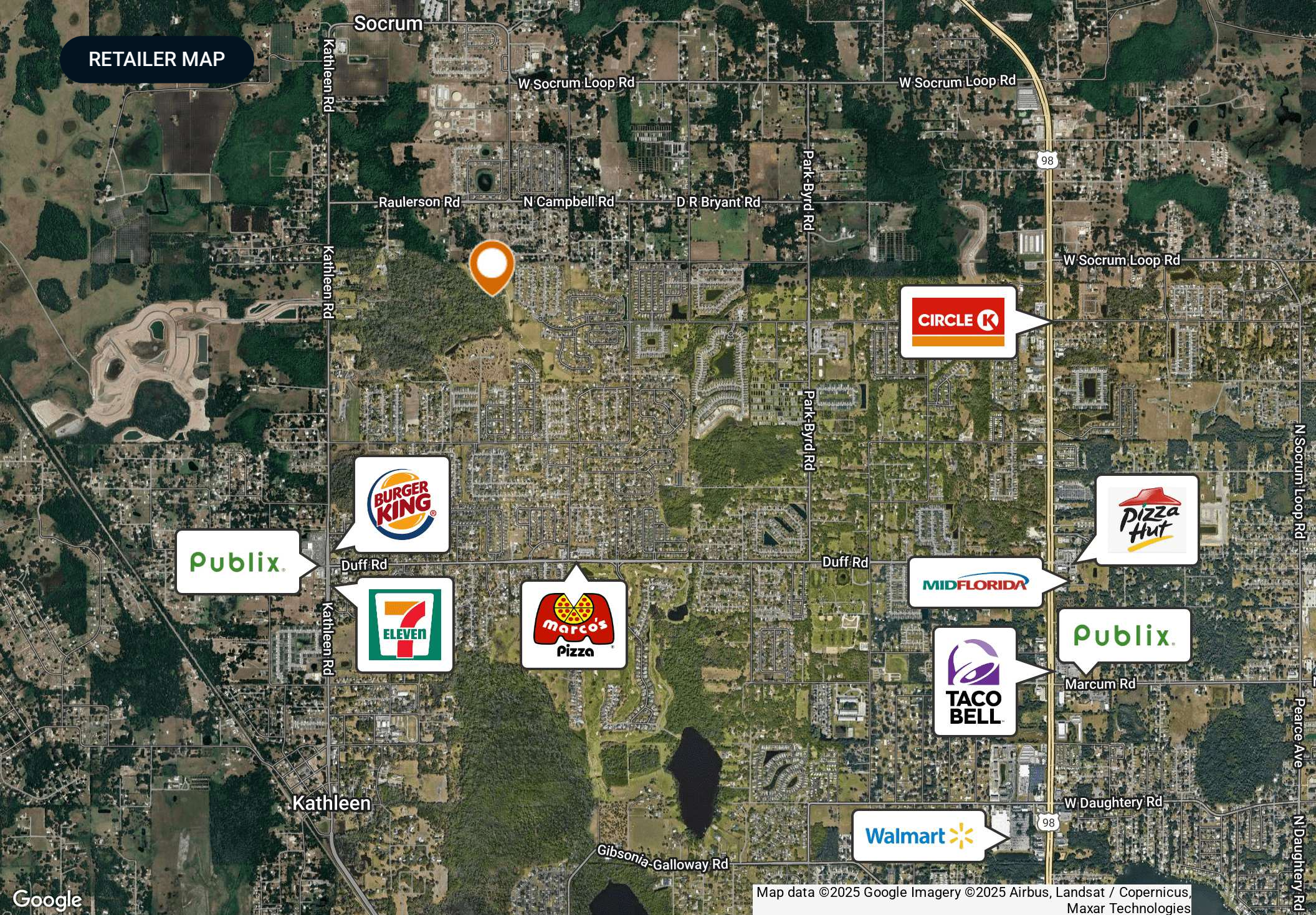
IMPROVEMENTS



AERIALS



RETAILER MAP

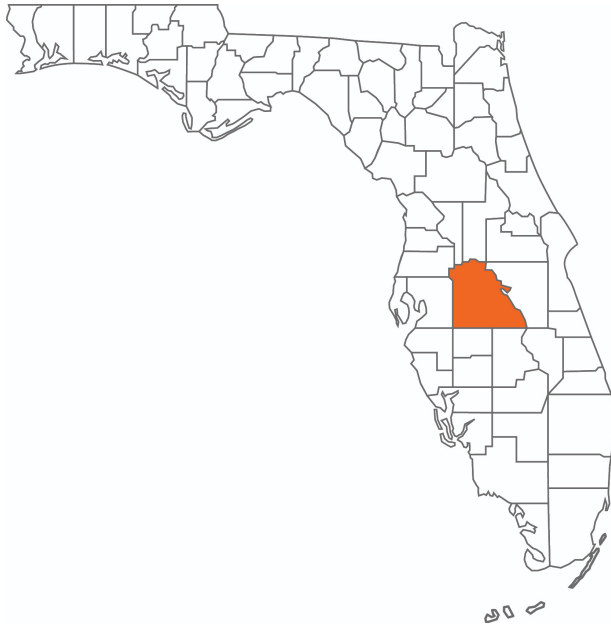


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Polk County

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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