



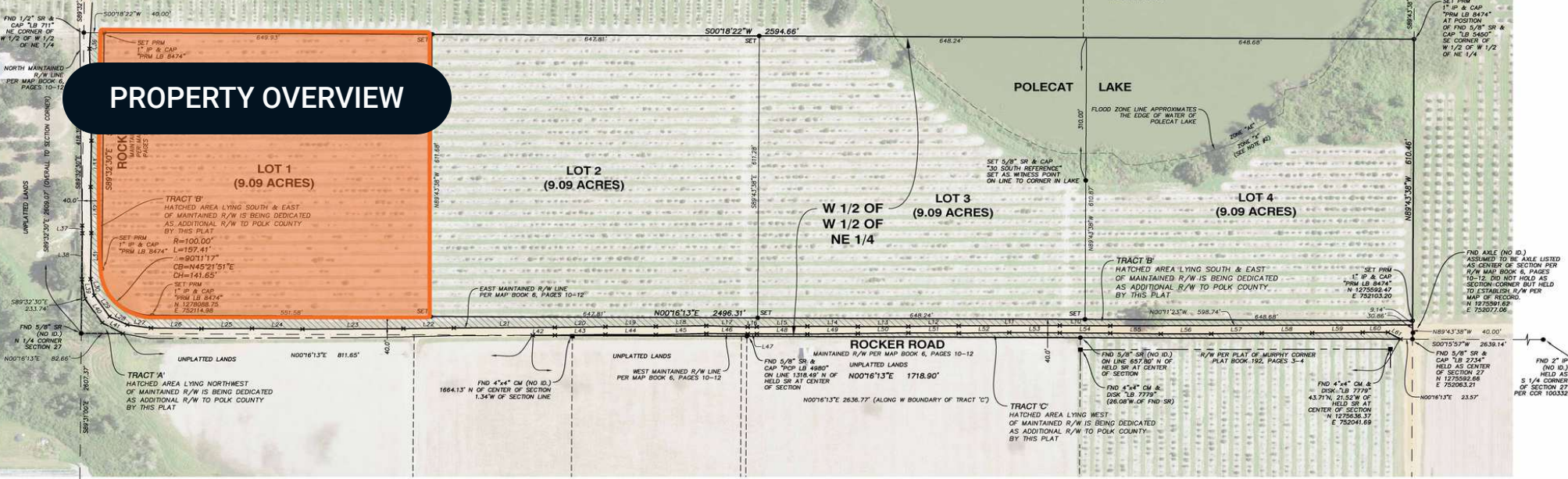
ROCKER ROAD ESTATES LOT 1

Rocker Road, Bartow, FL 33830

Richard Dempsey, ALC, CIPS
Senior Advisor
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PROPERTY OVERVIEW



LEGEND:
FND FOUND

Line Table			Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L10	N0°22'59"E	100.00'	L23	N0°18'23"W	200.00'	L36	S86°51'08"E	34.86'	L49	S0°45'46"E	100.00'
L11	N0°11'23"W	200.00'	L24	N0°50'22"E	100.02'	L37	S89°11'37"W	16.52'	L50	S0°45'46"E	100.00'

RIGHT OF WAY DEDICATION TRACTS:
 TRACT 'A' - 2,882 SQUARE FEET (0.07 ACRE)
 TRACT 'B' - 64,662.5 SQUARE FEET (1.48 ACRES)
 TRACT 'C' - 13,373 SQUARE FEET (0.31 ACRES)

Sale Price	\$265,000
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OFFERING SUMMARY	
Acreage:	9.09 Acres
Price / Acre:	\$29,153
City:	Bartow
County:	Polk
Property Type:	Acreage & Homesite
Video:	View Here

PROPERTY OVERVIEW

Rocker Road Estates Lot 1 is 9.09 acres and is one of four home lots. This property is a former citrus grove ready to be cleared for pasture or a home site. Located in Central Florida, the property is an hour and ten minutes to Disney, an hour to Tampa, and 30 minutes to LEGOLAND. The Bartow Regional Medical Center is 20 minutes away, Advent Health in Lake Wales is 20 minutes, and the Winter Haven Hospital is 30 minutes away. The property has 1,060 feet of road frontage on Rocker Road, which runs along the property's north and west sides. The property slopes to the west and south and has no wetlands. This 9.09 Acre lot would make the perfect homesite to build a custom home in Central Florida.

LOCATION



LOCATION & DRIVING DIRECTIONS

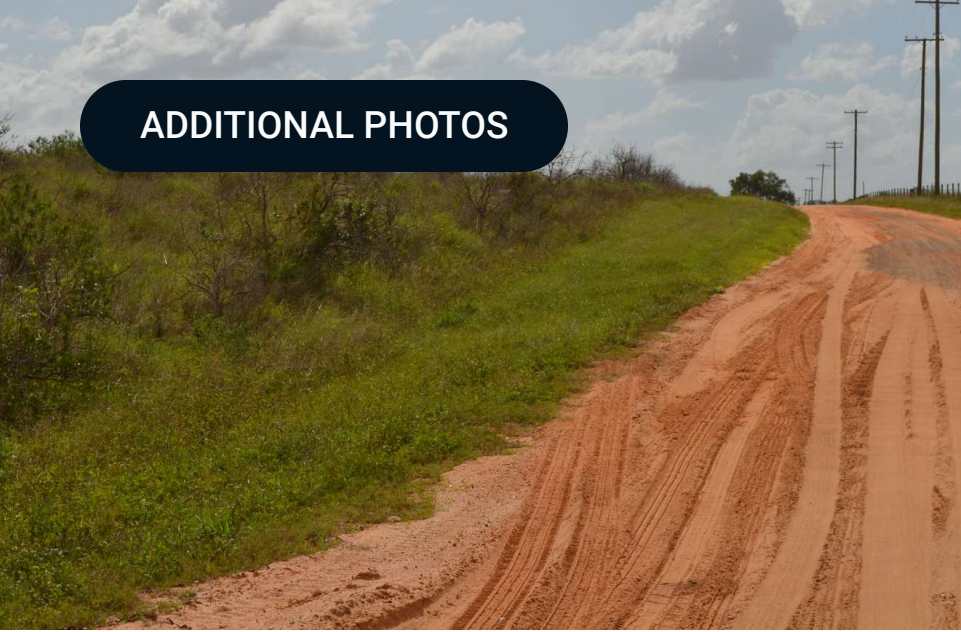
Parcel:	Net Yet assigned
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GPS:	27.8488078, -81.7024143
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Driving Directions:	From Bartow – go east on Hwy 60 to 80 Foot Road and turn right; Go to Alturas Babson Park Cutoff Road; Turn Left; Go to Murphy Road and
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LOCATION MAP

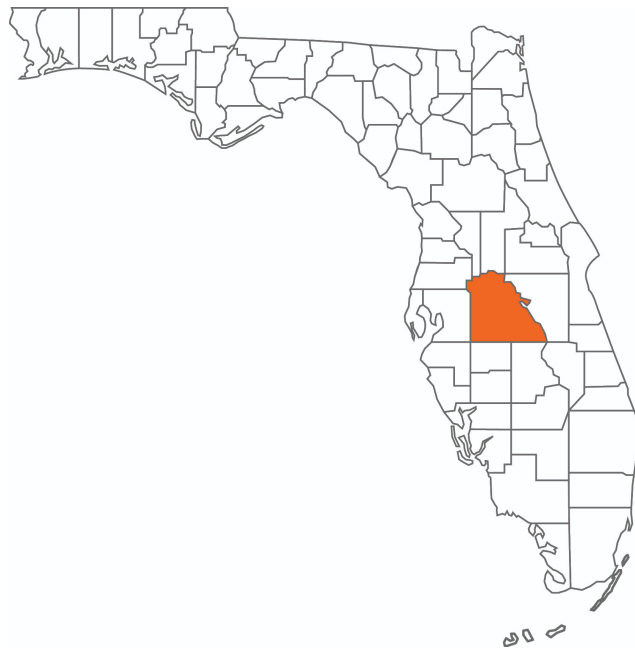
ADDITIONAL PHOTOS



COUNTY



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.

ADVISOR BIO 1



RICHARD DEMPSEY, ALC, CIPS

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PROFESSIONAL BACKGROUND

Richard's real estate career began in 1984 as an appraiser for the Polk County Property Appraiser's Office. Later, he was a state certified general appraiser with an agricultural lender for thirteen years, appraising a wide variety of properties.

His experience includes a wide variety of property types, from small residential tracts to up to 25,000-acre groves as well as various types of commercial properties all over the state. Having sales and appraisal experience throughout Florida. Richard is knowledgeable about the diverse aspects of today's real estate market.

Richard has served as the President of Lakeland Realtors® (LR) in 2010 and 2020. He served as the 2012 Florida Realtors® District 10 Vice President and served in that role again in 2021. Richard was inducted into the Florida Realtors® Honor Society in 2013 and he will serve as the National Association of Realtors® (NAR) liaison Federal Political Coordinator for U.S. Congressman Scott Franklin. He previously served in that role for U.S. Congressman Dennis Ross.

He was voted the Commercial Realtor® of the Year in 2017 and Realtor® of the Year in 2011 by Lakeland Realtors®. Richard has also served on numerous LR committees. In 2017, he served as the Vice-Chair of the Building Committee, helping to oversee the construction of the award winning, state-of-the art new location of Lakeland Realtors®.

In addition to his service to Lakeland Realtors® and Florida Realtors®, he has served on the corporate Coldwell Banker Commercial technology council. Richard is proud to be a Lakeland native.

Richard specializes in:

- Agricultural Land
- Ranchland
- Citrus Groves
- Large-Acreage Tracts
- Hunting/Recreational Tracts
- Commercial/Development Land



For more information visit SVNsaunders.com

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