

ALMBURG ROAD 35 ACRES

DUNDEE, FL | POLK COUNTY

35 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 35 ± acres

Sale Price: \$480,000 - Up to 50% owner financing

Price per Acre: \$13,714

County: Polk

Site Address: Almburg Road, Dundee, FL 33838

Nearest Intersection: Almburg Road & Steward Road

Road Frontage: 1,320 ± ft on Almburg Road &
1,320 ± ft on Steward Road

Nearest Points of Interest: Downtown Dundee is
2.5 miles northwest

Uplands/Wetlands: 100% uplands

Irrigation/Wells: 10-inch well with a diesel power
unit, green jets all run at one time

Zoning/FLU: LDR - Dundee

Land use allows up to three units per acre

Taxes: \$1,176 for 2016

Almburg Road 35 Acres is a quick commute to Downtown Dundee. The property includes frontage on both Almburg and Steward roads and it contains Valencia, Murcott, and Fall-Glo. There is potential for land development allowing up to three units per acre.



Potential for Land Development
Possible Owner Financing!

LOCATION & DRIVING DIRECTIONS

Parcel IDs: 272835000000023010

GPS Location: 81.58637, 28.00111

Driving Directions:

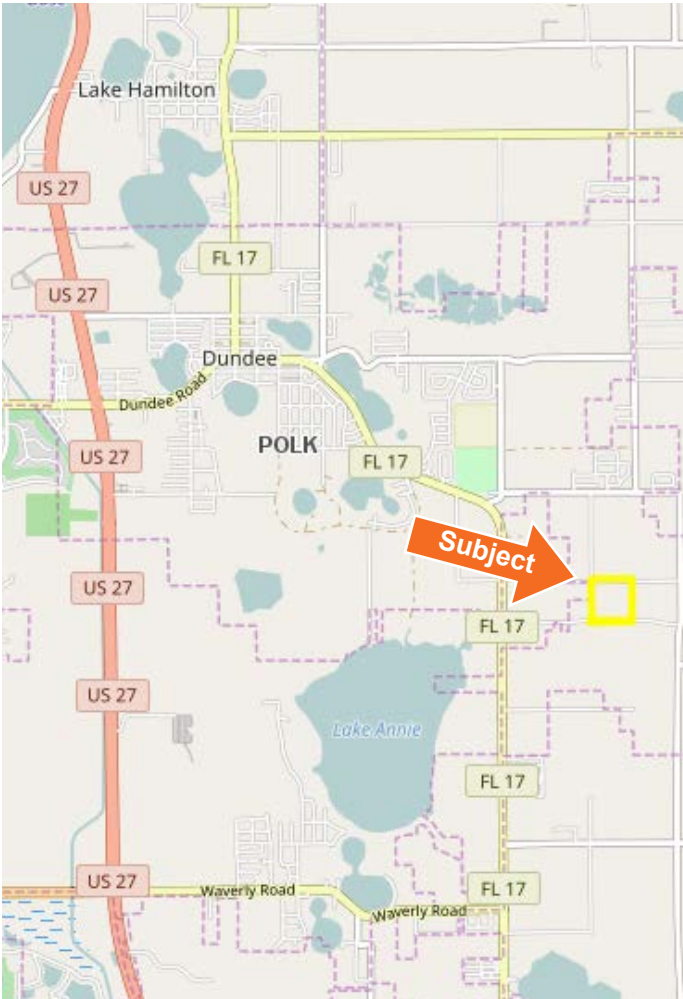
- Head south on Hwy 17 to Almburg Road.
- Turn east and go ½ mile.
- Property is at the corner of Almburg Road and Steward Road.

Showing Instructions: Contact the listing agent, Richard Dempsey (863.774.3548), to learn more or schedule a showing time.

35 ± Acres
Property Contains:

- 24 ± Acres of Valencia
- 7 ± Acres of Murcott
- 4 ± Acres of FallGlo

With 2 Years Remaining
on the Contract





114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

35 ± Acres • Orange Grove with Potential for Land Development
Land Use Allows Up To 3 Units Per Acre • Possible Owner Financing
Quick Commute To Downtown Dundee

Visit SVNsaunders.com & Search For: Almburg Road

Richard Dempsey, ALC 863.774.3548 | r.dempsey@svn.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
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transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
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