

# Section 33, Township 30 South, Range 25 East



Subject Area

Austin-Phillip Ln

17

US Highway 17 S US-17 S

17

US-17 S

Old Homeland Rd

Orange St

Oak St

Palm St

2nd St

4th St

Homeland Ave

5th St

8th St

Old Bartow Rd

Homeland Heritage Park

Azalea Ave

Homeland

Homeland Ave

Homeland Cemetery

Peace River Park Pl

Bartow

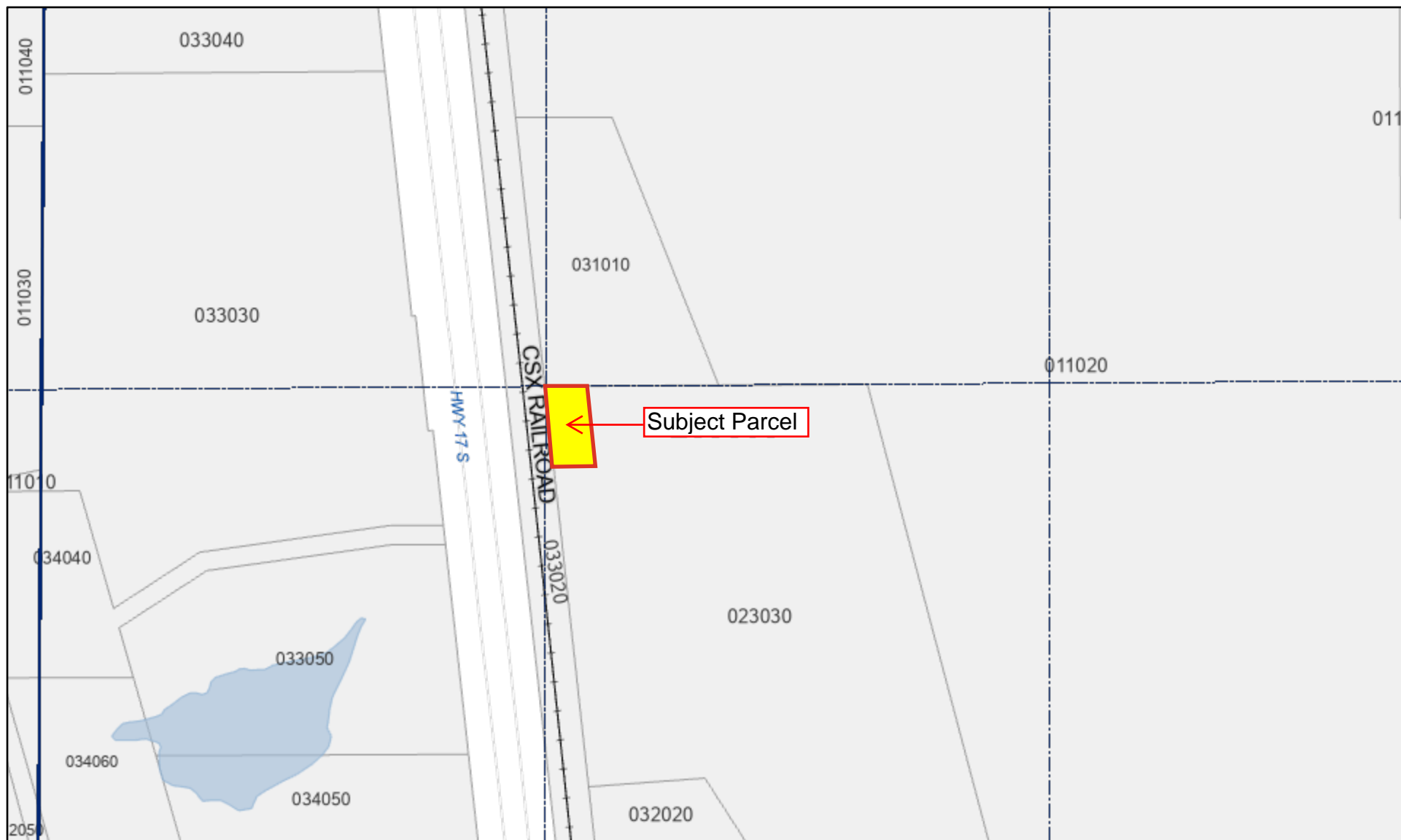
Mosaic Peace River Park

Homeland Garfield Rd

Peace River Park Rd

Peace River

# Section 33, Township 30 South, Range 25 East

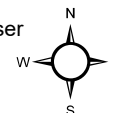


0 195 390 780 Feet

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Polk County Property Appraiser  
Polk County, Florida  
August 1, 2025





*Board of County Commissioners*

Parcel ID Number: 253033-000000-032010

## **LAND PURCHASE AGREEMENT**

**COUNTY OF POLK  
STATE OF FLORIDA**

**THIS AGREEMENT** made and entered into this 31 day of July, 2025, between **TRACEY LEE DELMAR**, whose mailing address is 5200 US Highway 17 South, Bartow, Florida 33830 hereinafter referred to as "Owner", and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 9005, Bartow, Florida 33831-9005, hereinafter referred to as "Purchaser".

### **WITNESSETH**

**WHEREAS**, Owner agrees to sell to County and County agrees to purchase from Owner the land identified as Parcel ID Number 253033-000000-032010 located in Polk County, Florida, as further described in Exhibit "A", together with all improvements, easements, and appurtenances, (collectively, the "Property"), in accordance with the provisions of this Agreement.

**NOW, THEREFORE**, in consideration of the premises and the sum of One Dollar each to the other paid, it is agreed as follows:

- (a) Owner agrees to sell and convey the Property by Warranty Deed, free of liens and encumbrances, unto County, for the sum of \$25,000 (Twenty-Five Thousand Dollars).
- (b) The County payment of \$25,000 for the purchase of the Property together with applicable closing costs shall be made to the Title Agency described in Section (d) herein for disbursement at closing.
- (c) Owner shall be responsible for the payment of any and all, current and/or past due real estate taxes, or pro-rations thereof, pro-rated to the date of closing, and assessments due on the date of closing, and any payment due will be deducted at closing from the Owner's proceeds. Owner shall also be responsible for the payment of any monetary Mortgages, Judgements and/or Liens, if any, which attach to the Property and any payment(s) due will be deducted at closing from the Owner's proceeds. Owner acknowledges he has not incurred the services of a Real Estate Broker.
- (d) Transaction will be closed by American Government Services Corporation (the "Title Agency") and the County agrees to pay the closing fee, title search fee, owner's title insurance premium, documentary stamps, if any, and the recording of the deed.
- (e) The County agrees to grant extended occupancy of the Property to the Owner and the Owner agrees to execute an Extended Occupancy and Hold Harmless Agreement for said extended

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occupancy. Any improvements or personal property not removed upon vacation of the premises or expiration of extended occupancy of the Property shall be considered abandoned by the Owner.

(f) The Owner agrees and expressly acknowledges that the monies paid and other consideration given in accordance with this Agreement is just and full compensation for all property interest and/or claims arising from this acquisition and no other monies, including fees and/or costs, are owed by the County to Owner.

- **THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA.**

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names on the date shown above.

**COUNTY:**

POLK COUNTY, a political subdivision of  
the state of Florida

**OWNER:**

By:  7/31/25

Robert W. Allen, Director  
Polk County Real Estate Services

By: 

Tracey Lee Delmar

07-31-25  
Date

Date approved by the BoCC:

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**Exhibit "A"**

**Begin at the North line of the Southwest 1/4 of the Northwest 1/4 at a point located 60 feet Easterly from the C/L of main track; run Easterly 108 feet; run Southerly, parallel to the west line of the C/L of track 208 feet; run Westerly 108 feet to track; run Northerly 208 feet to Point of Beginning, all lying in Section 33, Township 30 South, Range 25 East, Polk County, Florida.**

**Being Parcel I.D. #253033-000000-032010**

**Being the same property described in that certain Warranty Deed recorded in Official Record Book 12202 at Pages 0738 through 0739, Public Records of Polk County, Florida.**