



CHARLOTTE COUNTY, FL

# Rural Estate Homesites

## Four Rural Estate Lots

**BULK PURCHASE, ALL 52.36± ACRES | \$706,500**

**PARCEL 1: 10± ACRES | \$170,000**

**PARCEL 2: 10± ACRES | \$170,000**

**PARCEL 3: 10± ACRES | \$170,000**

**PARCEL 4: 22± ACRES | \$275,000**

This 52.36± acre property in Charlotte County's emerging homestead corridor offers a unique chance to create a private rural estate. Located approx. 20 miles east of Punta Gorda and 20 miles southeast of Arcadia, it is perfect for those seeking space and long-term land value.

[Interactive Map Link](#) ➔

Presented By

**John A. Evans, Sr., David Fuller & Isabelle Updike**

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UNNAMED GRAVEL ROAD FRONTAGE



NEIGHBORING PROPERTY

Every attempt is made to provide accurate information on properties offered for sale. MoonBeam Land Company, Inc. does not guarantee the accuracy. Offerings are subject to errors, omissions, prior sale or withdrawal without notice. Buyer should rely entirely on their own research, inspection of property, and records.



TOTAL ACERAGE 52.36± ACRES | \$706,500

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NEIGHBORING PROPERTY

## Space, Privacy & Opportunity

The area, transitioning to rural estate residential uses, is surrounded by rural homesites and small farms, making it ideal for a primary residence or investment. Previously an irrigated citrus grove, the land features high and dry uplands and about 8± acres of wetlands (survey currently in progress).

With easy access to major highways, it connects seamlessly to Punta Gorda and Florida's Gulf Coast, while offering a peaceful country lifestyle.

### POTENTIAL USES

- Country Estate or Homestead
- Agricultural Homesite
- Family Compound
- Hobby Farm
- Equestrian Use
- Recreational Retreat
- Long-Term Land Investment

### ACCESSIBLE TO

- Electric available nearby along Graham Road
- Gravel entrance with paved access off Graham Road
- Retail and services readily available in Punta Gorda and Arcadia

### IDEALLY LOCATED

- 25 Minutes to SR 70
- 30 Minutes to Arcadia
- 30 Minutes to US 17
- 40 Minutes to Punta Gorda
- 40 Minutes to I-75
- 60 Minutes to Fort Myers

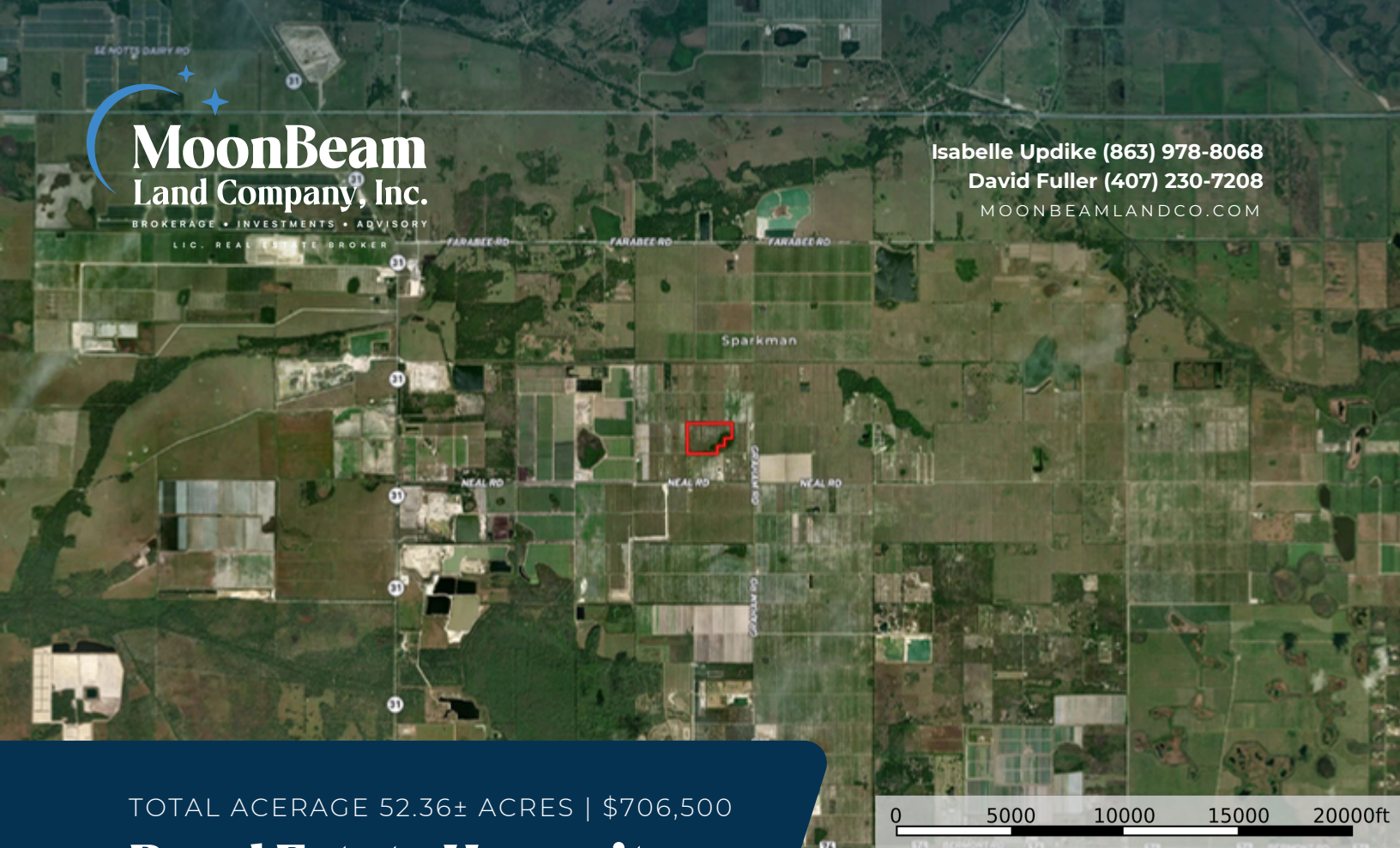
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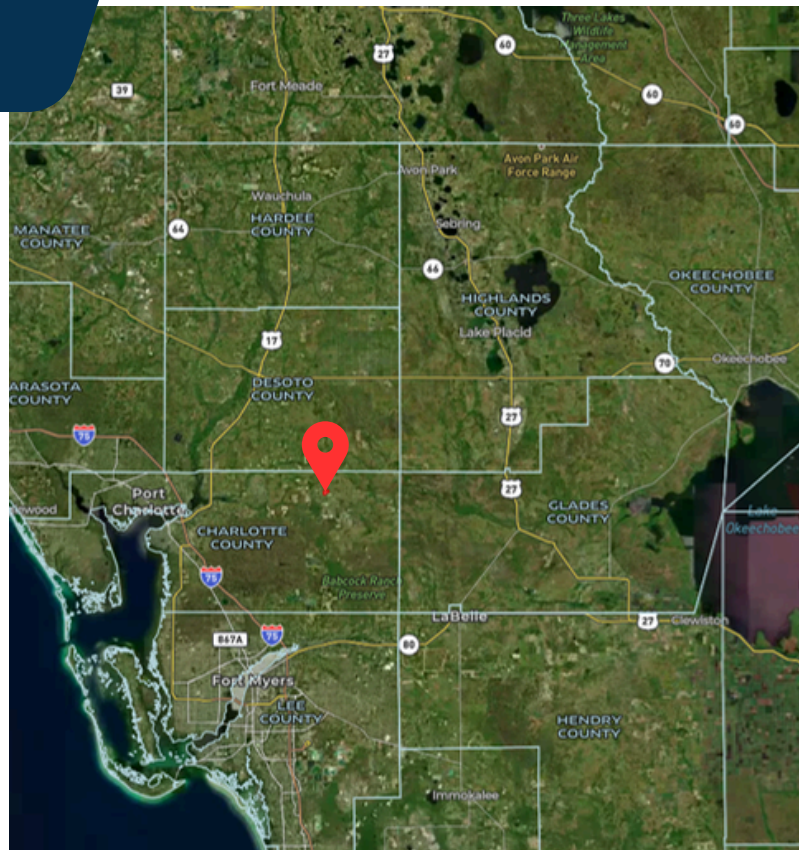
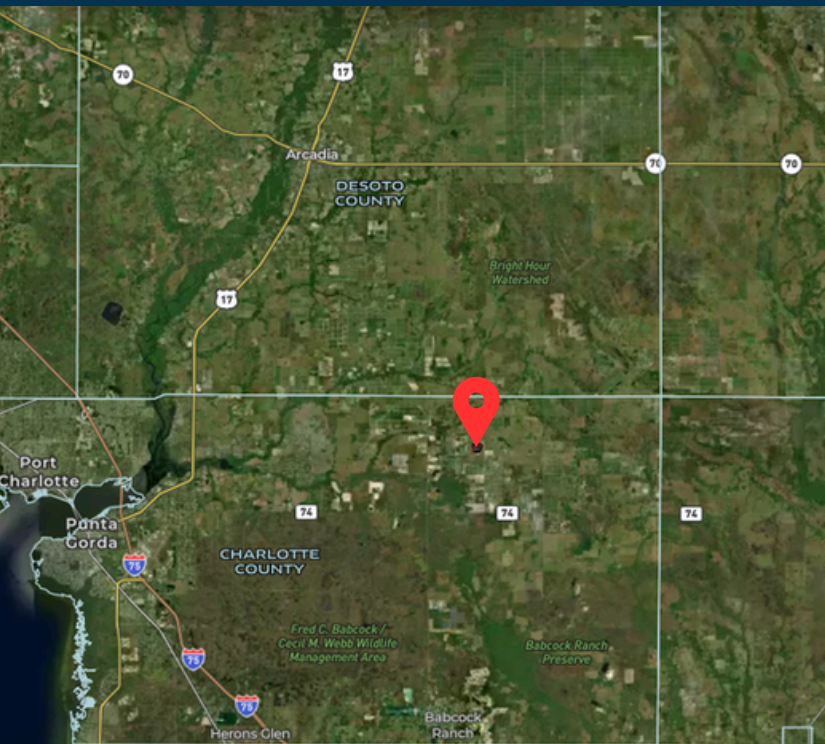
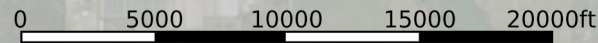
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## Rural Estate Homesites

### MoonBeam Land Company

#### YOUR TRUSTED PARTNER IN FLORIDA AGRICULTURAL & LAND REAL ESTATE

Rooted in seven generations of Florida heritage, **MoonBeam Land Company** is a premier brokerage specializing in agricultural real estate, rural land transactions, and strategic investment advisory services throughout the state of Florida.

Under the leadership of **John A. Evans, Sr.**, Licensed Real Estate Broker, our team brings over 17 years of proven market expertise. To date, we have successfully closed more than **\$646 million** in transactions, representing over **90,200 acres** of land across Florida.

[Interactive Map Link →](#)

#### Inquire for More Details

For personalized assistance, please contact:



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