

# PUNTA GORDA RECREATIONAL DEVELOPMENT ESTATES RANCH

315 +/- Acres  
Charlotte County, FL

**\$5,500,000**

# NATIONAL LAND REALTY®

**Address:**

34500 Bermont Road  
Punta Gorda, FL 33982

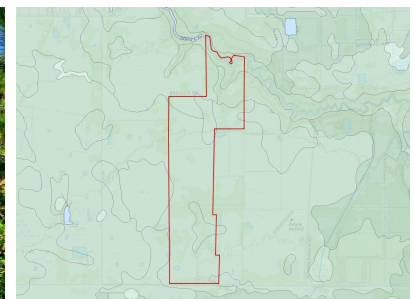
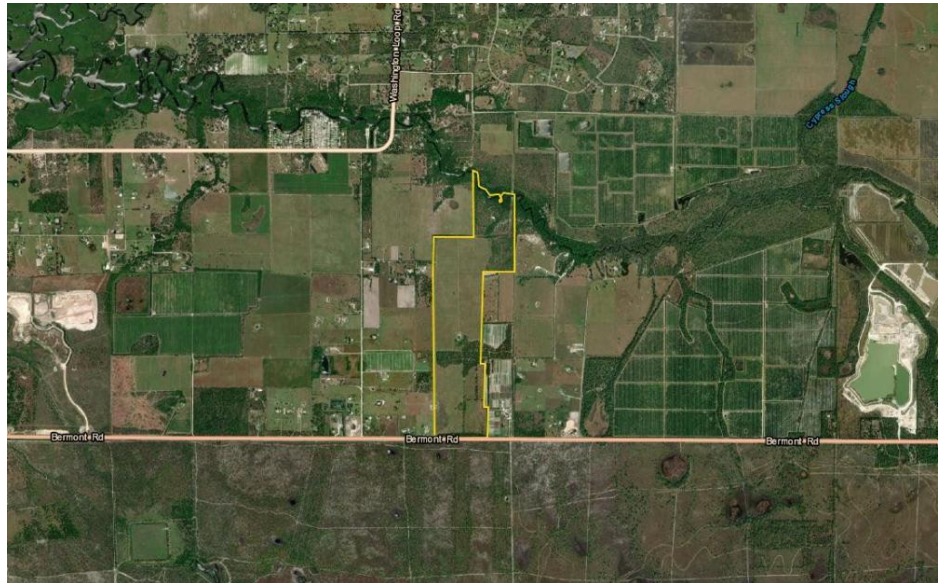
**Location:**

From US17 Take Bermont Road East 7.25 miles entrance is on North side.

**Property Highlights:**

Punta Gorda 315 Acres with road frontage on Bermont Road and direct frontage on Shell Creek. A private ranch with open pastures that are fenced and crossed fenced, artesian well, watering holes for your livestock. This beautiful landscape is a palmetto prairie with oak, pine, and cabbage palms. Sunrises and sunsets here are amazing. Potential for a development property with large estate homes and golf course. Great investment for 1031 Exchange located in Opportunity Zone. Can be used for horses, farming, hunting, recreational, and livestock. Zoning allows for 1 dwelling per 10 acres could easily be developed for more housing. Located near Babcock Ranch Preserve and only about 20 minutes from all the amenities Babcock Ranch has to offer. 10 Minutes to downtown Punta Gorda. Kayaking, canoeing, boating, horseback riding, camping, hunting and fishing, are some of the many activities you can enjoy at this paradise. Convenient to Arcadia, Punta Gorda, Sarasota or Fort Myers.

**Taxes:** \$1,828/year (2020)



**View Full Listing Detail Here:**

[www.nationalland.com/viewlisting.php?listingid=2063450](http://www.nationalland.com/viewlisting.php?listingid=2063450)

**NATIONAL  
LAND  
REALTY®**

National Land Realty  
2180 West First St  
Unit 301  
Fort Myers, FL 33901  
[www.NationalLand.com](http://www.NationalLand.com)



**Justus Koester**  
Office: 855.384.5263  
Cell: 239.898.0163  
Fax: 239.541.8375  
[Jkoester@nationalland.com](mailto:Jkoester@nationalland.com)