

# CHARLOTTE COUNTY HUNTING TRACT

*PUNTA GORDA, FL | CHARLOTTE COUNTY*

158 ± AC TOTAL





## SPECIFICATIONS & FEATURES

**Acreage:** 158 ± AC

**Sale Price:** \$1,248,200

**Price per Acre:** \$7,900

**Site Address:** Tucker Grade Road, Punta Gorda,  
FL 33982

**County:** Charlotte

**Road Frontage:**

- 2,600 ± FT on Tucker Grade Road
- 2,600 ± FT on Limerock Road North off Tucker Grade Road

**Predominant Soil Types:** Wabasso sand;  
Oldsmar sand; Pineda-Pineda wet, fine sand

**Uplands/Wetlands:** 99% uplands

**Game Populations:** Babcock Wildlife  
Management Area (WMA) managed for quail  
hunting; deer present, but population unknown

**Taxes:** \$1,614 for 2020

**Fencing:** None

**Zoning/FLU:** AG; Resource conservation

Charlotte County Hunting Tract is 158 ± acres of prime hunting in Punta Gorda, Florida. Located in Charlotte County, just 12 ± miles to Fort Myers and 33 ± miles to Arcadia, this property is in an excellent recreational location in Southwest Florida.

This hunting property is surrounded by the Babcock Wildlife Management Area and allows for perfect access to large game. Charlotte County Hunting Tract can also be used for other recreational activities such as ATV and horseback riding. This tract would make a perfect retreat for hunting or simply enjoying the great outdoors.

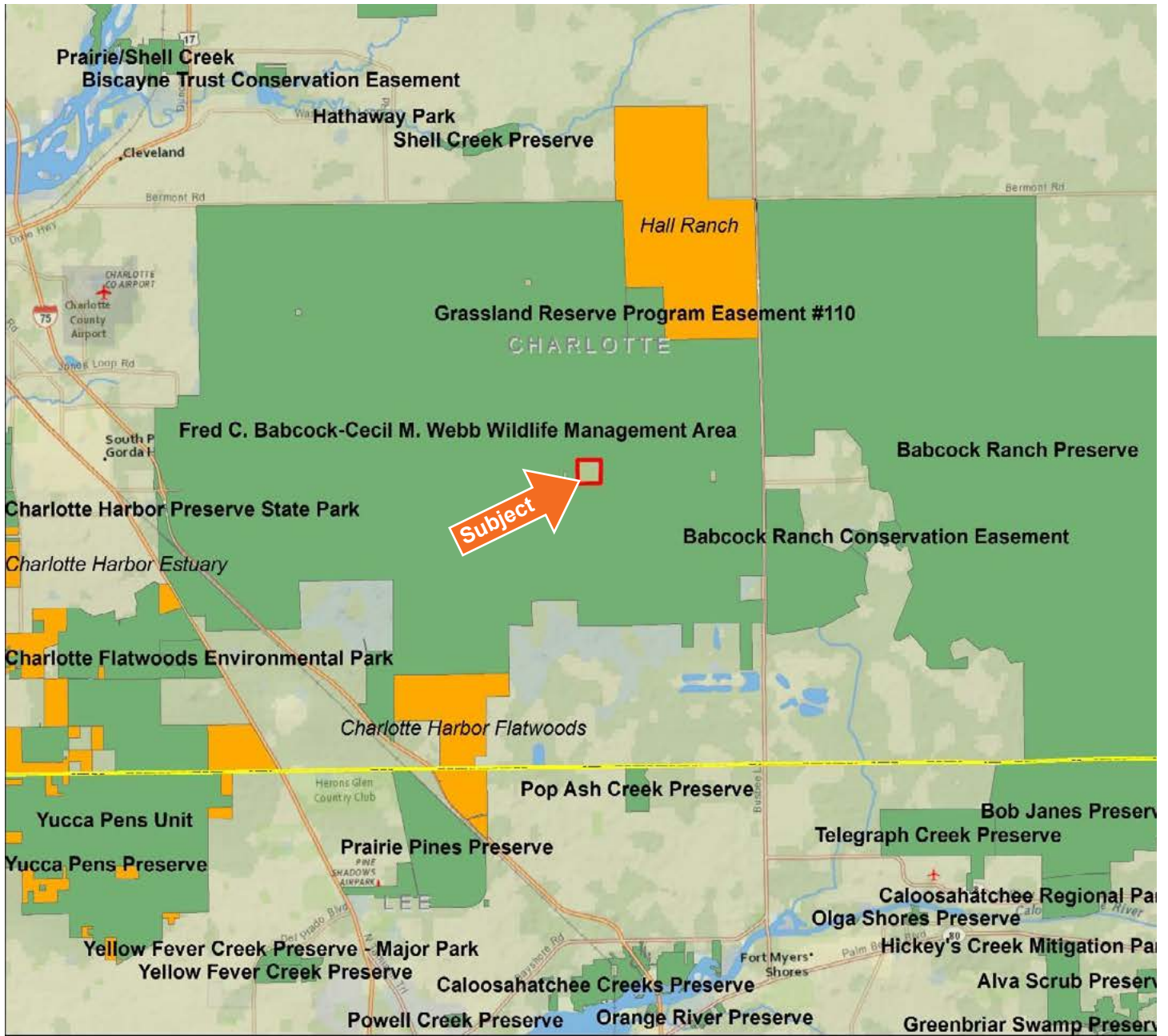
**Land Cover:** Pine and palmetto

**Current Use:** Timberland with agricultural classification

**Potential Use:** Hunting - property is an out-parcel within the 65,000 ± AC Babcock WMA. The property can also be used for ATV and horseback riding.

**General Points of Interest:** Property is within Babcock WMA; 12 ± miles to Ft. Myers; 33 ± miles to Arcadia





**Ennis Property**  
 Charlotte County, Florida



0 2 4 6 8 Miles

Created in ArcGIS 10.7 by the Florida Fish and Wildlife Conservation Commission November 2020

**General Location**

-  Ennis Property
-  Conservation Lands
-  Florida Forever Projects
-  County

# LOCATION & DRIVING DIRECTIONS

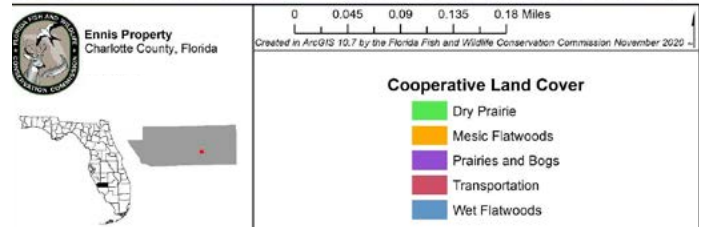
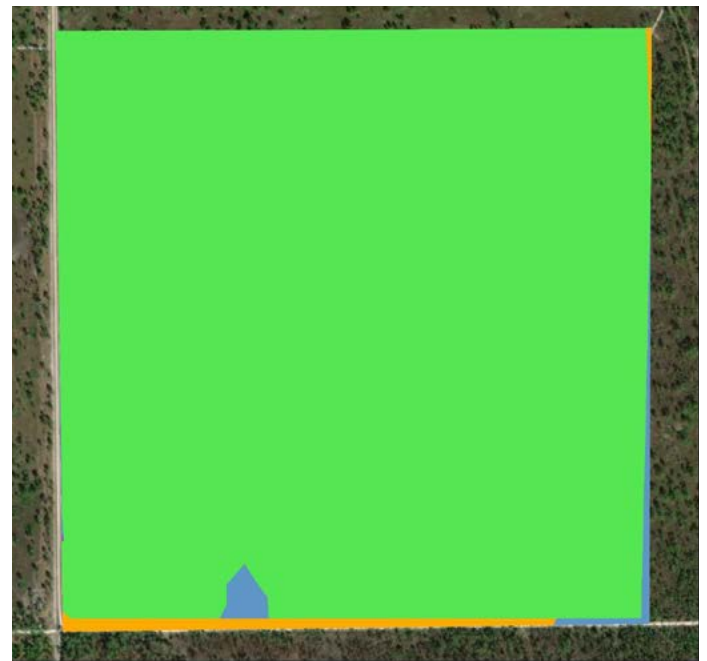
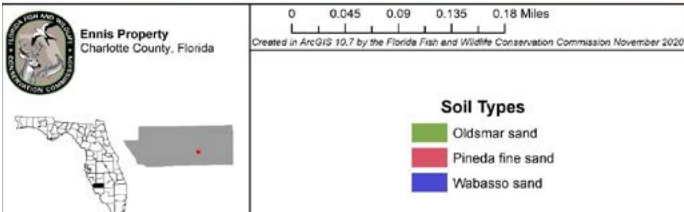
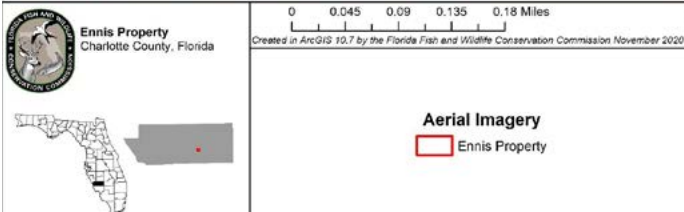
**Parcel IDs:** 412533300001

**GPS Location:** 27.018517,-82.107908

**Driving Directions:**

- SR 31 six miles south of SR 74 or six miles north of Lee/Charlotte County line on west side of SR 31, opposite Babcock EcoTours.
- Property is 3.5 miles west of SR 31.
- Gate on SR 31 is locked; access only via appointment with Advisor.

**Showing Instructions:** Gate on SR 31 is locked. Appointment required for access. Contact Advisor Eric Hoyer (863.670.0734) or Jeff Bewsher (352.317.0586) to learn more or schedule a showing.









1723 Bartow Rd  
Lakeland, FL 33801-6553

**158 ± AC • Timberland**  
Located inside the Babcock Wildlife Management Area  
Ideal property for hunting and recreation

# Visit [SVNsaunders.com](http://SVNsaunders.com) and Search For: **Charlotte County**

Eric Hoyer, CF, CA, RCA 863.670.0734 | [eric.hoyer@svn.com](mailto:eric.hoyer@svn.com)  
Jeff Bewsher 352.317.0586 | [jeff.bewsher@svn.com](mailto:jeff.bewsher@svn.com)



**LAKELAND OFFICE:**  
1723 Bartow Rd  
Lakeland, FL 33801-6553  
863.648.1528 - Main Office

**LAKE CITY OFFICE:**  
356 NW Lake City Ave.  
Lake City, FL 32055  
386.438.5896

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