

# LIBERTY RANCH

78.31± ACRE RECREATIONAL PROPERTY

**LSI**  
COMPANIES



**OFFERING MEMORANDUM**

# OFFERING SUMMARY

Property Address: 15571 Hughes Black Road  
Punta Gorda, FL, 33982

County: Charlotte

Property Type: Vacant Land

Property Size: 78.31± Acres | 3,411,184 Sq. Ft.  
Building Size: 744 Sq. Ft.

Zoning: AG (Agriculture)

Future Land Use: Agriculture

Utilities: Electric, well, & septic on site

STRAP Number (s): 422520400002 & 422520400003

Number of Parcels: 2

2022 Tax Information: \$5,139.62

LIST PRICE

**\$1,599,000 | \$20,419 Per Acre**

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## SALES TEAM



**Hunter Ward, CCIM**  
Sales Associate



**Alec Burke**  
Sales Associate



## OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit,

**[aburke@lsicompanies.com](mailto:aburke@lsicompanies.com) | 239.489.4066**

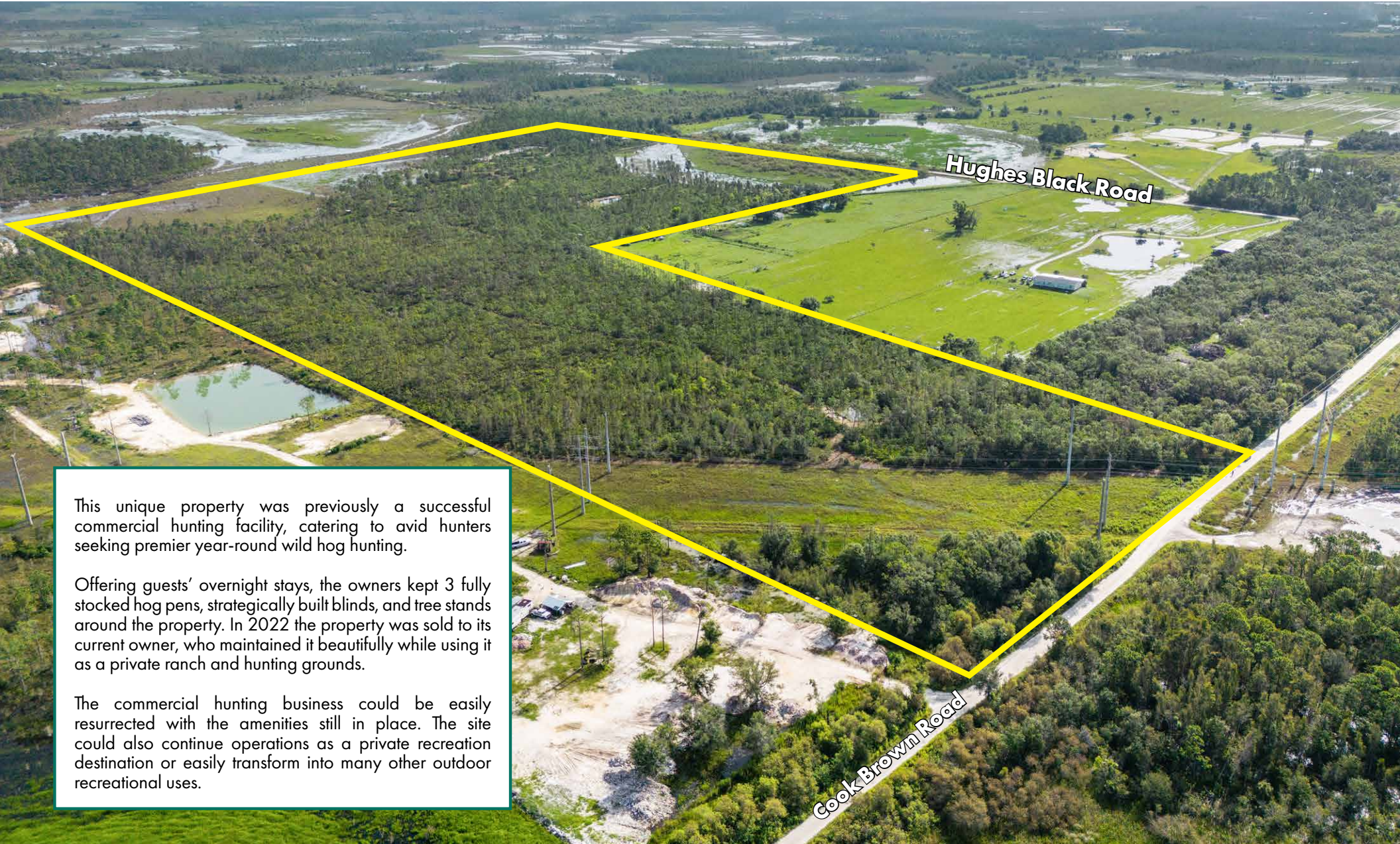
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### PROPERTY HIGHLIGHTS

- Well-maintained turn-key outdoor recreation property in close proximity to Babcock Ranch in Southern Charlotte Co.
- Outdoor facilities include a pistol range, rifle or archery range, miles of riding trails, fire pits, a pole barn, and an abundant prime hunting ground equipped with blinds and tree stands.
- This fully fenced property includes three loft-style hunting cabins, each with a 1-bed, full bathroom, kitchenette, living space, air conditioning, and patio.
- This unique opportunity is ideal for a commercial or private recreation destination, game preserve, hunting lease, small farm, cattle ranch, or homesite just off of paved Cook Brown Road.
- Easy access from Babcock Ranch, Fort Myers, Punta Gorda, North Fort Myers, Cape Coral, and Lehigh Acres.
- Close proximity to the Cecil M. Webb Wildlife Management area, with bountiful wildlife and beautiful views.
- The property has a well, septic, and electricity on-site.

## PROPERTY HISTORY

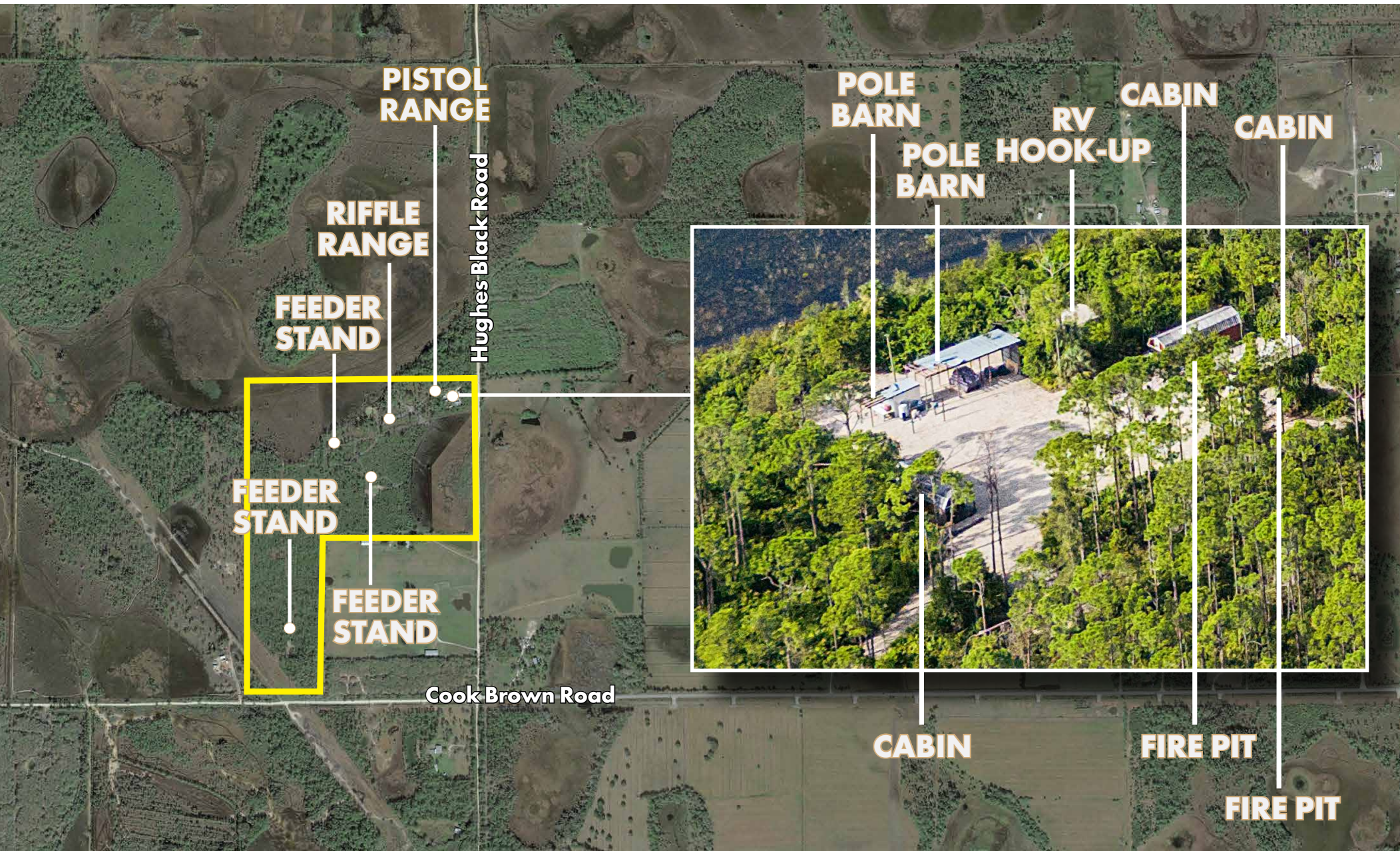


This unique property was previously a successful commercial hunting facility, catering to avid hunters seeking premier year-round wild hog hunting.

Offering guests' overnight stays, the owners kept 3 fully stocked hog pens, strategically built blinds, and tree stands around the property. In 2022 the property was sold to its current owner, who maintained it beautifully while using it as a private ranch and hunting grounds.

The commercial hunting business could be easily resurrected with the amenities still in place. The site could also continue operations as a private recreation destination or easily transform into many other outdoor recreational uses.

## PROPERTY AMENITIES



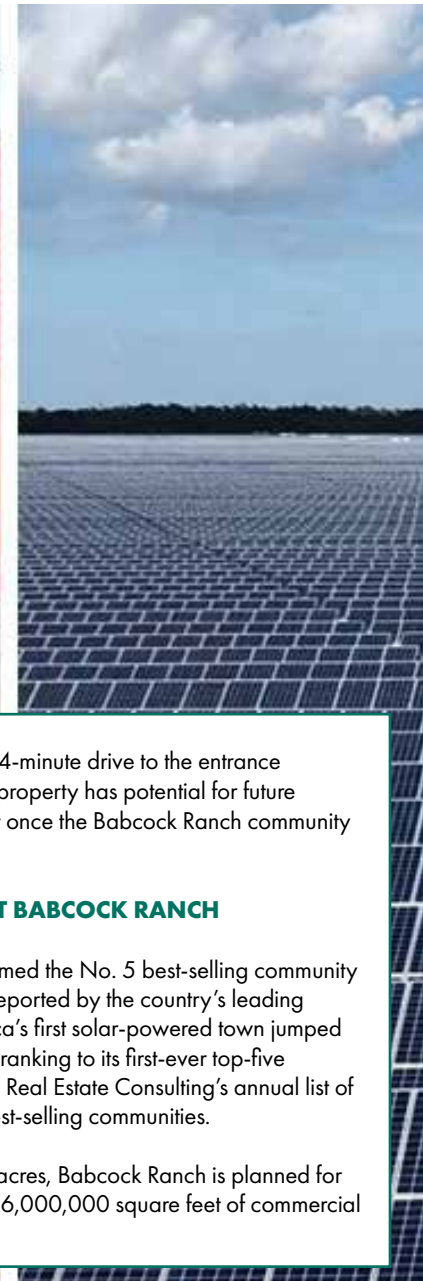
**PROPERTY AMENITIES**



**PROPERTY GROUNDS**



## BABCOCK RANCH



Liberty Ranch is a short 4-minute drive to the entrance of Babcock Ranch. The property has potential for future residential development once the Babcock Ranch community is fully build out.

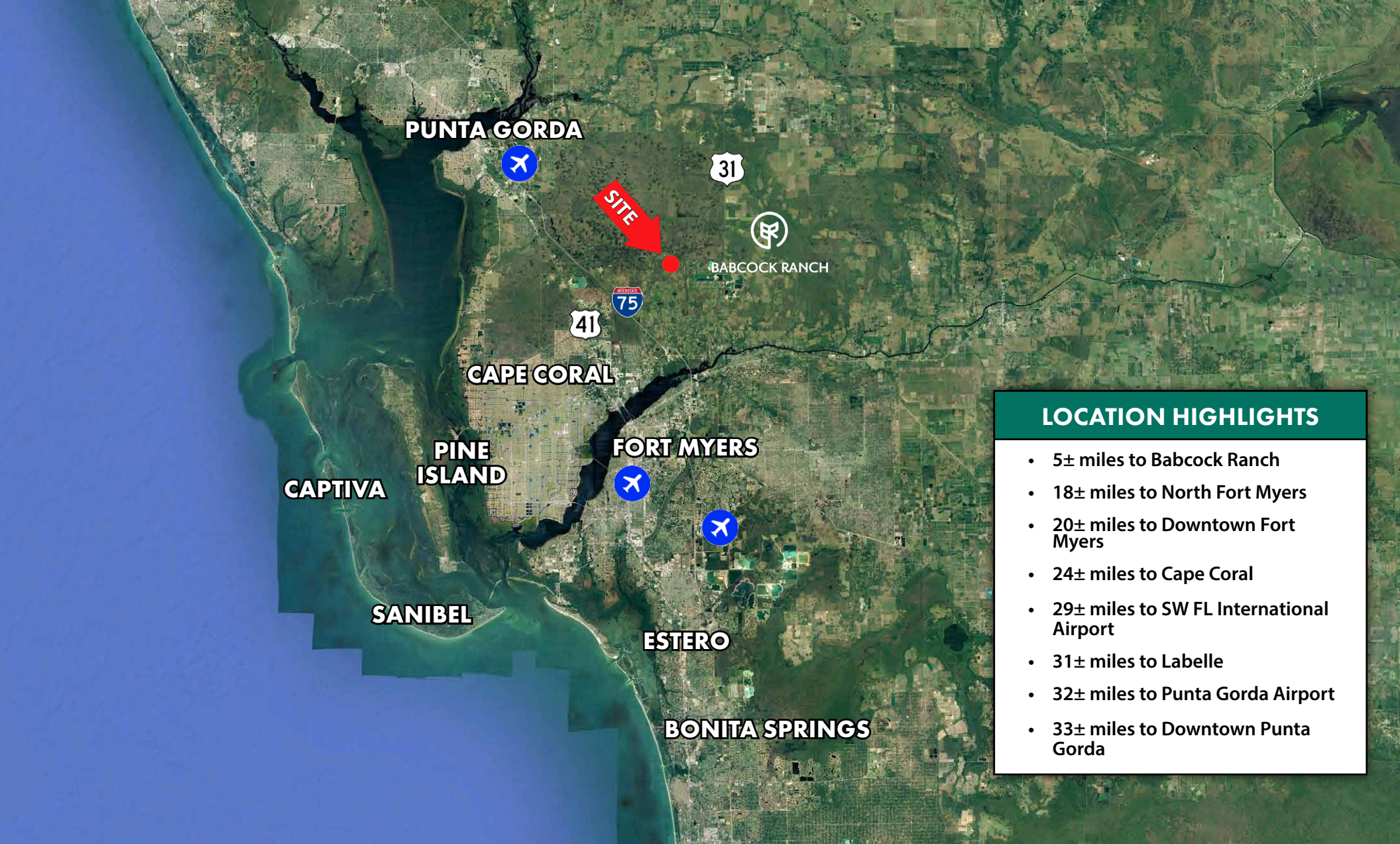
### ABOUT BABCOCK RANCH

Babcock Ranch was named the No. 5 best-selling community in the United States as reported by the country's leading industry experts. America's first solar-powered town jumped from a midyear No. 10 ranking to its first-ever top-five appearance on RCLCO Real Estate Consulting's annual list of the nation's top 50 fastest-selling communities.

Encompassing 18,000 acres, Babcock Ranch is planned for 19,500 residences and 6,000,000 square feet of commercial space.



# LOCATION MAP



### LOCATION HIGHLIGHTS

- 5± miles to Babcock Ranch
- 18± miles to North Fort Myers
- 20± miles to Downtown Fort Myers
- 24± miles to Cape Coral
- 29± miles to SW FL International Airport
- 31± miles to Labelle
- 32± miles to Punta Gorda Airport
- 33± miles to Downtown Punta Gorda



# LSI COMPANIES

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## LIMITATIONS AND DISCLAIMERS

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