

LAND FOR SALE

WOODS OF FLAGLER

BUNNELL, FL

20 +/- ACRES*

(4) 5+/- ACRE LOTS

**PRICE REDUCTION
NOW \$595,000**

OFFERED AT

\$650,000*

\$29,750k/ACRE

5 ACRE PRICING PAGE 2

Old Florida Living.

Grab a slice of beautiful rural Florida! This property is sold as 20+/- total acres of sprawling Florida land or (4) 5+/- acre buildable lots. With short commutes to neighboring beach and northeastern historic towns, and moderate drives to major cities, this pocket of Old Florida living is a rare gem. Enjoy deep green pastures, dense and healthy woods, and a creek running through a portion of the eastern border. Native tree species like Florida Pines, Live Oaks and iconic palm trees call this land home. Use this property as a recreational tract, call it your new home-stead, or use as a hobby or horse farm!

There are tens of thousands of government-owned acres near the Woods of Flagler, and open to the public for recreational use. Water enthusiasts will appreciate the public access and boat ramps on the St. Johns River only 30 minutes away.

Retreat from the city life in the Woods of Flagler.

*This property is offered as 20+/- acres, or as (4) 5+/-acre lots. Price is relevant to lot selected.

PRESENTED BY:

John A. Evans, Sr.
Founder/Broker

Authentic Florida vibes.

Enjoy the rural lifestyle in Flagler County. This property is great for recreational use, farming hobbyists, wildlife lovers, equine enthusiasts, or as a place to call home.

LOCATION

8151 State Road 11
Bunnell, Florida 32110
Flagler County

SIZE

- 20 +/- acres
- (4) 5 +/- acre lots

Asking Price for Bulk for all 20 acres - **NOW \$595,000 or \$29,750/acre**
~~\$650,000.00 or \$32,500/acre~~

Asking Price for Lot 1: **\$150,000 or \$30k/acre** ~~\$175,000.00 or \$35,000/acre~~

Asking Price for Lot 2: \$200,000.00 or \$40,000/acre

Asking Price for Lot 3: \$200,000.00 or \$40,000/acre

Asking Price for Lot 4: **\$150,000 or \$30k/acre** ~~\$200,000.00 or \$40,000/acre~~

IDEALLY LOCATED

PROPERTY is conveniently located within short distances to major cities, airports, and thoroughfares.

- ◆ 1.5 hours from Orlando
- ◆ 1.5 hours from Ocala
- ◆ 1.5 hours from Jacksonville
- ◆ 30 minutes to Deland
- ◆ 25 minutes to Flagler Beach
- ◆ 5 minutes to Bunnell

WATER BODIES

This property features a small creek running along the eastern border. St. Johns River public access and boat ramps are within a short 30-minute drive.

NOTABLE FEATURES

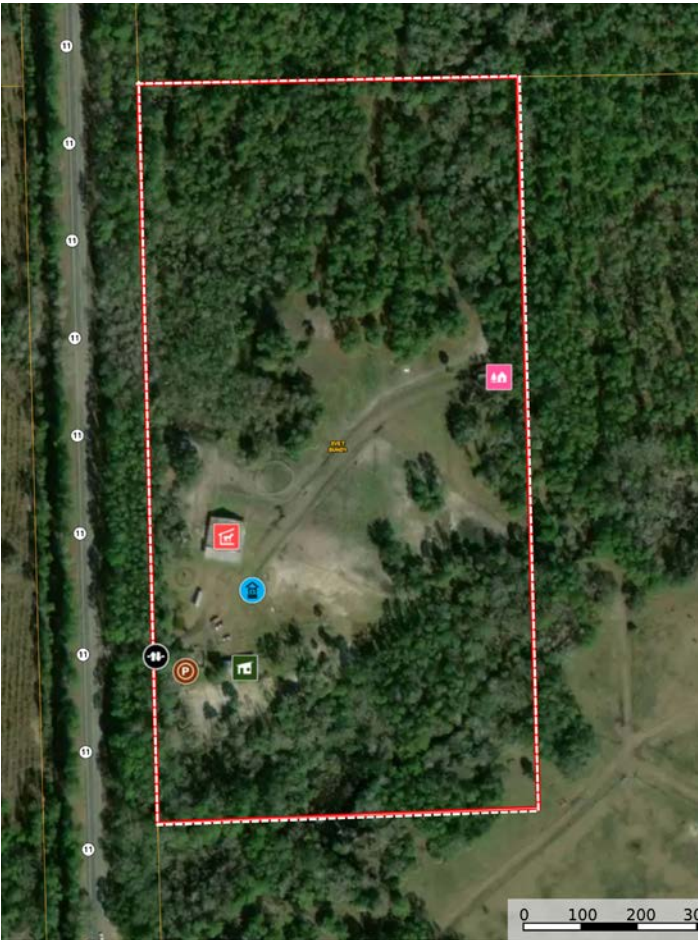
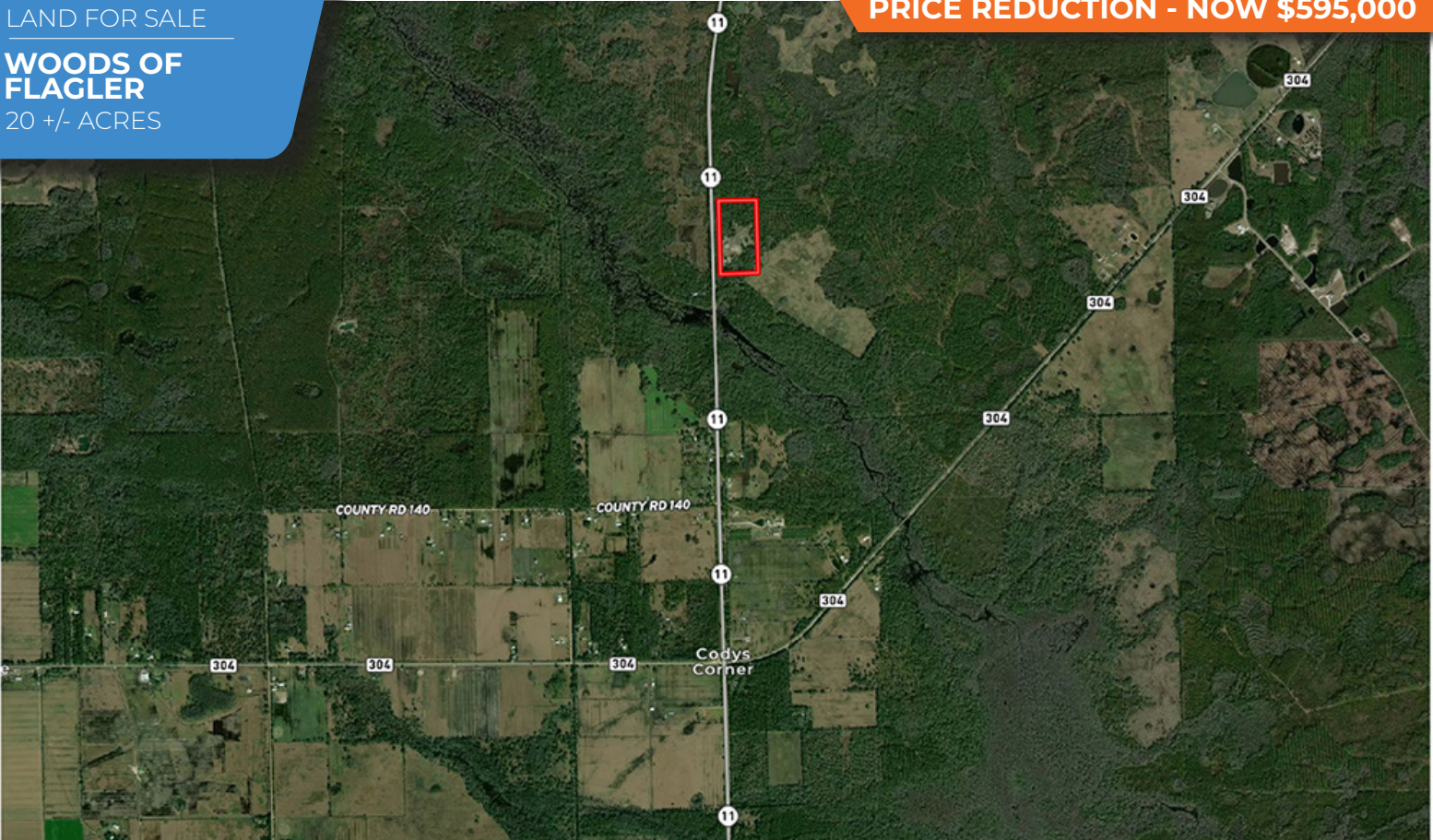
Florida Pines, Live Oaks, and a variety of native Palm trees inhabit these 20+/- acres. There is abundant wildlife and a small barn structure located on the property.

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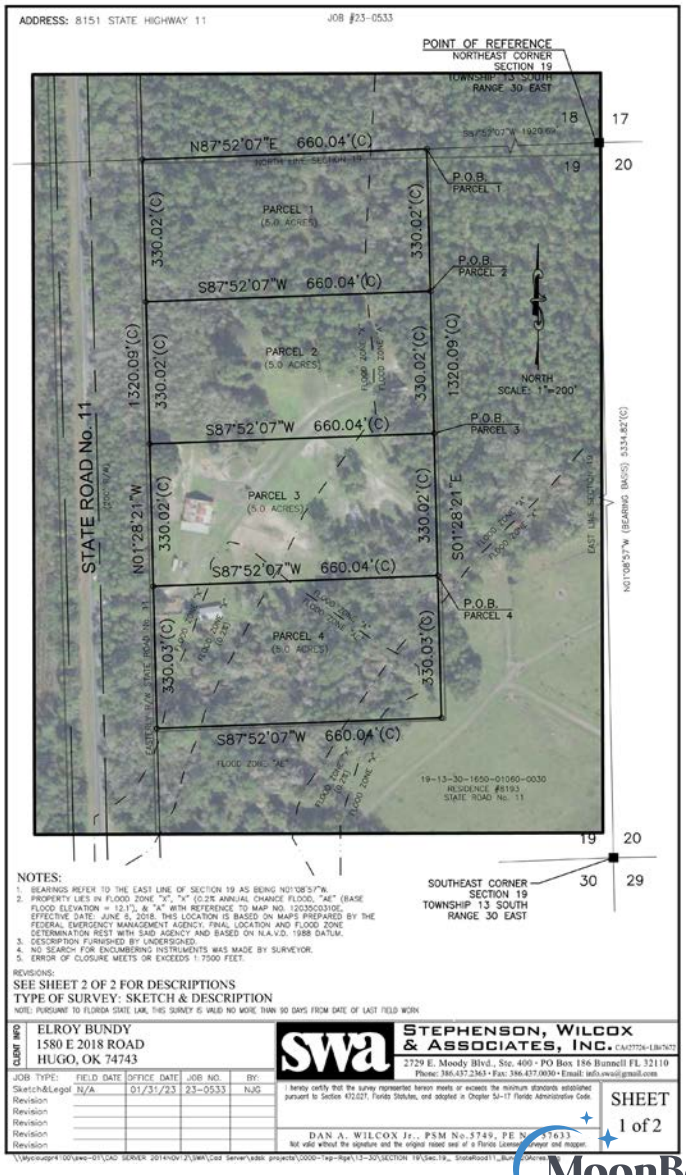
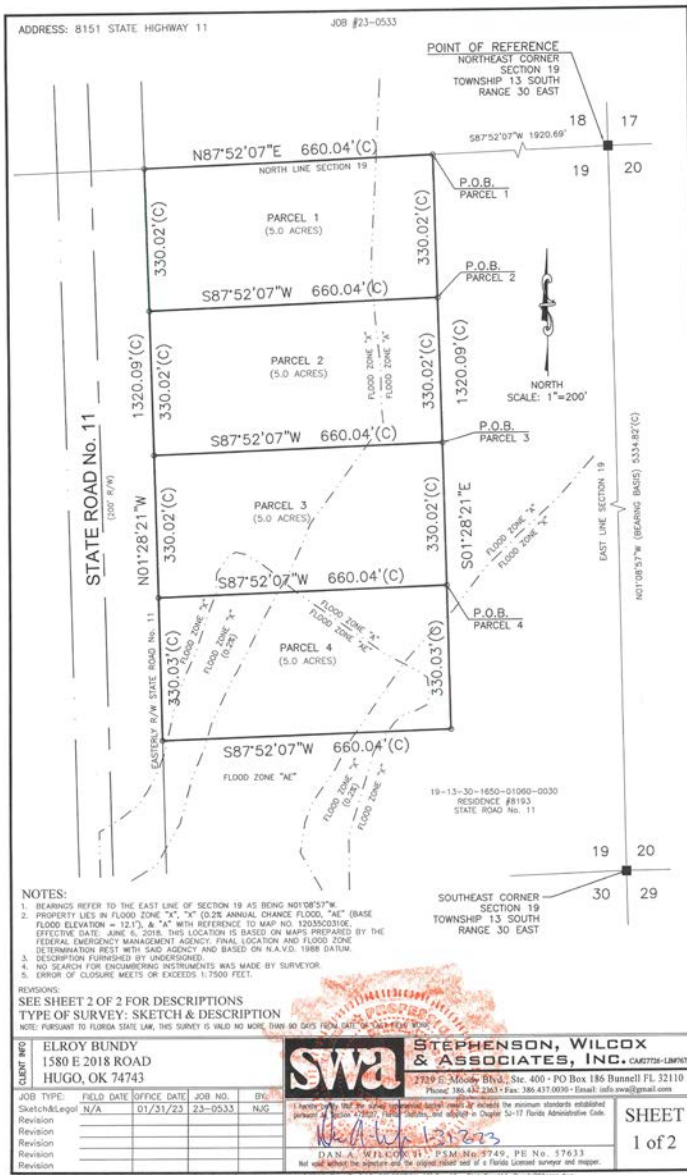
PRICE REDUCTION - NOW \$595,000



- | | | | |
|--------------|-------|-------|----------|
| Shed / Shack | Gate | Pens | Well |
| Horse Stall | Cabin | Fence | Boundary |



- | | | |
|----------------------|-------------|------------|
| Boundary | Wetlands | Riparian |
| Stream, Intermittent | River/Creek | Water Body |



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PRICE REDUCTION - NOW \$595,000



MoonBeam Land Company is your premier brokerage for Florida Agri-Real Estate and Commercial Land sales. Backed by seven generations of Florida heritage, MoonBeam Land Company is the expert in Florida land, real estate investments, and advisory. Led by John A. Evans, Sr., Licensed Real Estate Broker, our market experience spans 13 years yielding more than \$430 million in transactional volume on nearly 62,000 acres of land sales throughout the state.



John A. Evans, Sr.
Founder/Broker

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