



DIGITALLY RENDERED IMAGE



ALVA, FLORIDA

\$1,600,000

A Rare Opportunity
5,000+ SqFt Home with approved plans
53+ Pristine Acres · Zoned AG-2

This AG-2 zoned property features 53+ acres of wooded pastures and an expansive home ready for your custom finishes. Ideal for agricultural, equestrian, farming, and ranching ventures.





22930
Thompkins Drive
Alva, FL 33920

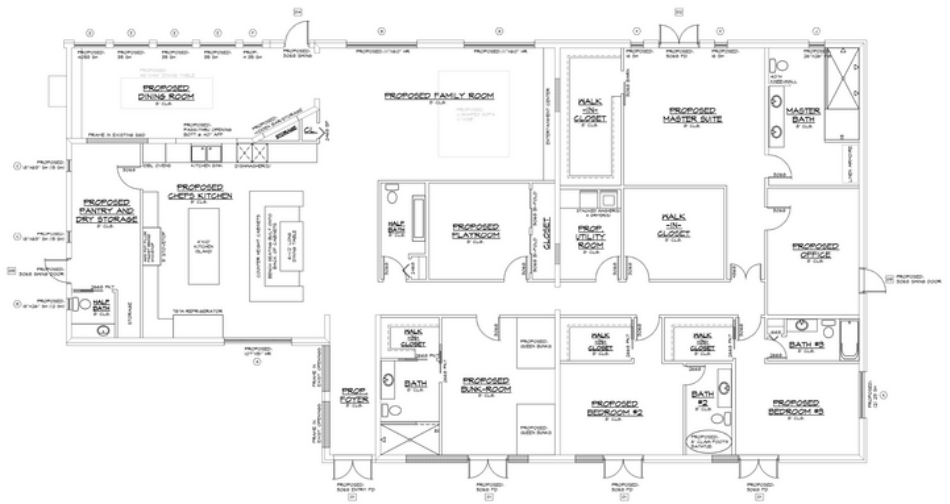


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ALVA, FLORIDA

22930 Thompkins Drive
Alva, FL 33920

-  53+ Acres of Pristine Florida Land
-  Fenced & Cross Fenced
-  5,000+ Sq Ft Home with Approved Plans
-  Swimming Pool
-  Working Cattle Pen
-  Multiple Outbuildings



A Rare Opportunity
5,000+ SqFt Home with Approved Plans on 53+ Pristine Acres
Zoned AG-2 in Alva, Florida



WEATHERFORD REALTY GROUP
OFFICE: 863-612-0000
CELL: 863-673-2775



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HOME HIGHLIGHTS

22930 Thompkins Drive Alva, FL 33920

Home in Renovation Stage: With over 5, 000 square feet of living space and approved plans, this home with underground pool and several outbuildings has significant potential for families and farmers, equestrians, or ranchers.

Flexible Layout: The open floor plan allows for customization to suit your lifestyle, whether you need more bedrooms, a home office, or large gathering spaces.

Choose Your Own Finishes: The home is in the remodeling stage, allowing you to select your preferred finishes and fixtures to create a personalized living environment.

Approved Plans: Renovation plans have already been approved, streamlining the process for completing the home to your specifications.

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STEPHANIE SPOSATO | BROKER

Weatherford Realty Group



LAND HIGHLIGHTS

Significant Acreage: 53+ acres of pristine Florida land with AG-2 zoning provide ample opportunities for development, farming, or recreational use.

- Pristine Florida wooded pastures **with a large portion of the property completely cleared**. Perfect for farming.
- Sprawling grandfather oaks draped in spanish moss.
- A serene pond with a wooden bridge.
- A private gazebo over the water surrounded by a park-like upland pasture.
- Fenced and cross-fenced tree-lined perimeter, providing an effective and natural privacy buffer.

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Weatherford Realty Group



POTENTIAL LAND USE

Equestrian

This property is a dream for equestrian enthusiasts! With ample space for riding and training, it features a round pen for working cattle, wooded pastures, and plenty of room to build stables, arenas, and trails.

The serene pond and natural beauty provide a picturesque backdrop for riding and equestrian events, making it ideal for horse owners and trainers.

- **Wooded Pastures:** Ideal for grazing and leisurely rides.
- **Space for Stables:** Plenty of room to build custom stables and barns.
- **Riding Arenas:** Ample space for constructing indoor or outdoor riding arenas.
- **Fencing and Cross-Fencing:** Secure areas for safety.
- **RV Hook-ups:** Convenient for visiting equestrian guests or temporary lodging during events.
- **Additional Outbuildings:** Potential for tack rooms, feed storage, equipment sheds.



POTENTIAL LAND USE

Agritourism

- **Farm Stays or Farm to Table Experiences:** With over 5,000 square feet of living space and approved plans, this home with underground pool and several outbuildings has significant potential for agritourism
- **Event Venue** The natural beauty and spaciousness make it an ideal location for weddings and community events.

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POTENTIAL LAND USE

Airbnb

The current house layout provides an ideal opportunity for use as an Airbnb:

- Every bedroom has it's own en-suite.
- Two of the bedrooms have their own private entrance.
- For additional security, these rooms have the ability to be locked off from the rest of the home.

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POTENTIAL LAND USE

Agriculture & Livestock

- **Sustainable Farming:** Use the cleared land for organic farming, citrus groves, or other sustainable agricultural ventures.
- **Ornamental Plant Nursery:** This could include palm trees and other ornamental plants sought after for landscaping in residential, commercial and public spaces.
- **Livestock:** The property's fencing and cross-fencing make it suitable for cattle, horses, or other livestock operations. Utilize the round pen and additional structures for cattle management.

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AREA HIGHLIGHTS

Nearby Locations

- **Babcock Ranch Preserve:** Approximately 12 miles.
- **Caloosahatchee Regional Park:** Approximately 5 miles.
- **Hickey's Creek Mitigation Park:** Approximately 6 miles.
- **Fort Myers:** Approximately 20 miles. Fort Myers offers a wealth of cultural attractions, dining options, urban amenities and shopping experiences.
- **SW Florida International Airport (RSW):** Approximately 25 miles. This makes it conveniently accessible for travelers and potential buyers who value proximity to a major transportation hub.

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**POND, BRIDGE
& GAZEBO**
Current property photo

UNIQUE FEATURES

Current structures can be improved. With ample space, additional structures or facilities can be added to enhance the property's utility and value.



**IMPROVEMENTS ARE
WAITING ON YOU!**

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for inspiration only



UNDERGROUND POOL

Current property photo



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- DISCOVER THE DIFFERENCE -



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