

Spring Lake Hwy Parcel 2

Spring Lake Hwy | 2.79 Acres | AG Zoning



Listed By

Charles Buckner

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Property Summary

Welcome to 2.79 Acres in a prime location on Spring Lake Hwy! This land is mostly cleared with some scattered oaks, making it ready to build on! No HOA or deed restrictions. Bring your animals to graze or plant your crops on this agriculturally zoned land! This property is already partially fenced. Enjoy the country living on this stunning piece of property, which sits 200 FT +/- above sea level and features a gentle slope and often a gentle breeze. Access to the property is by a shared driveway depicted by the light blue outline; all it needs is a gate! Take full advantage of being just 10 minutes away from essential shopping, banking, and downtown Brooksville. Less than 10 minutes to I-75 and ~15 minutes to the Suncoast Parkway. Some nearby activities include the County Community Center, just a few hundred feet north, which has game nights every Tuesday, and close proximity to Spring Lake for evening walks or bike riding. View the pictures to see a survey, topographic map showing elevations, zoning map, future land use map, and a soils report (fine sand). Make sure to check this one out! Parcel Key #1830745.

Highlights

- Perfect for animals and crops with AG zoned land and rural future land use
- Convenient Country Living in a premier location
- Mostly cleared land ready for building

Location Information

Site Address	0 Spring Lake Highway
City, State, Zip	Brooksville, FL 34602
County	Hernando

Property Information

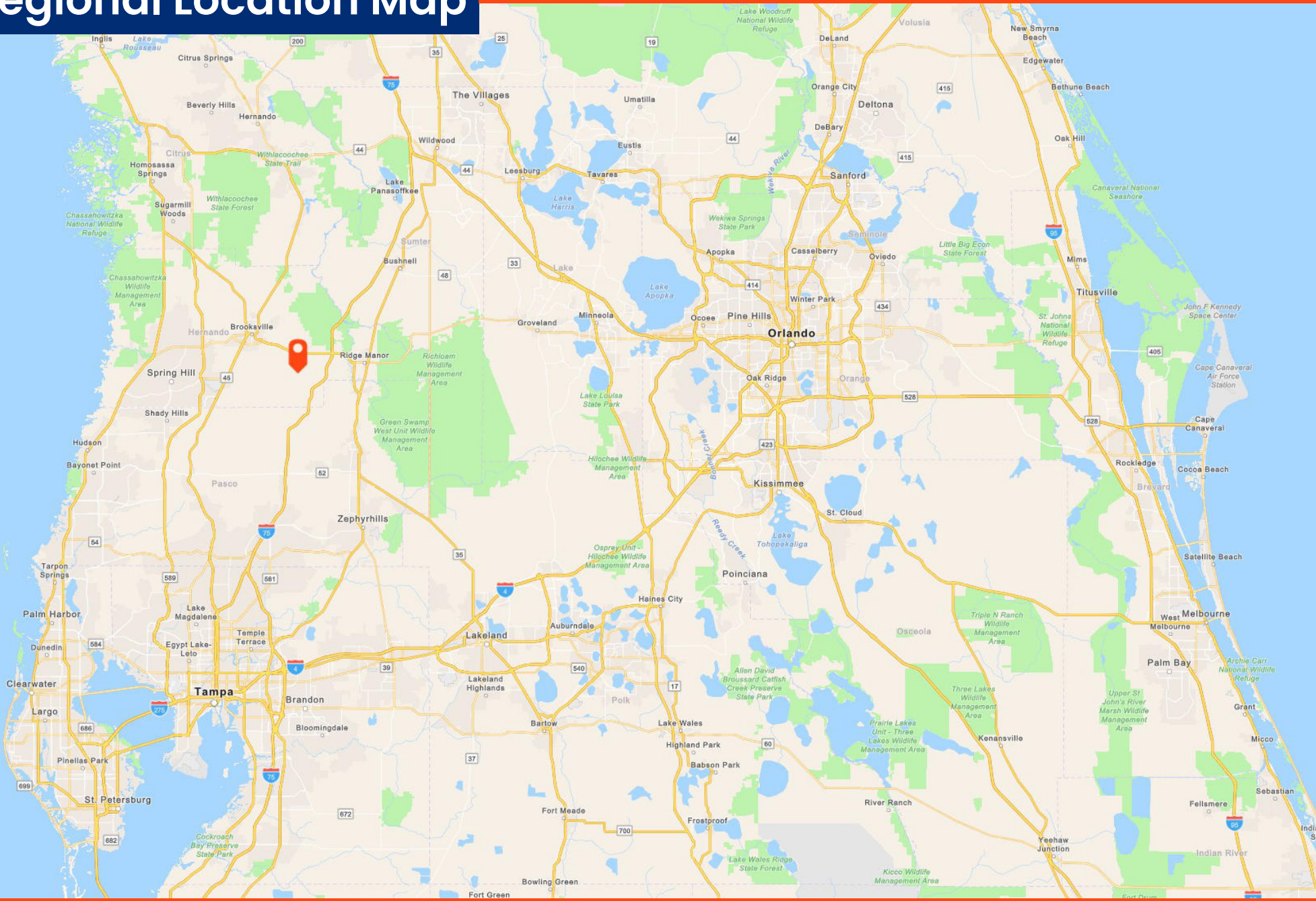
Size +/- (Acres, SF)	2.79 Acres or 121,700 SF
Parcel Key #	1830745
Zoning	Agricultural (AG)
DOR Use Code	(60) Improved Pasture Land
Utilities	Well & Septic Needed
Taxes (2025)	\$7.53
Price	\$194,499

Land ID Access

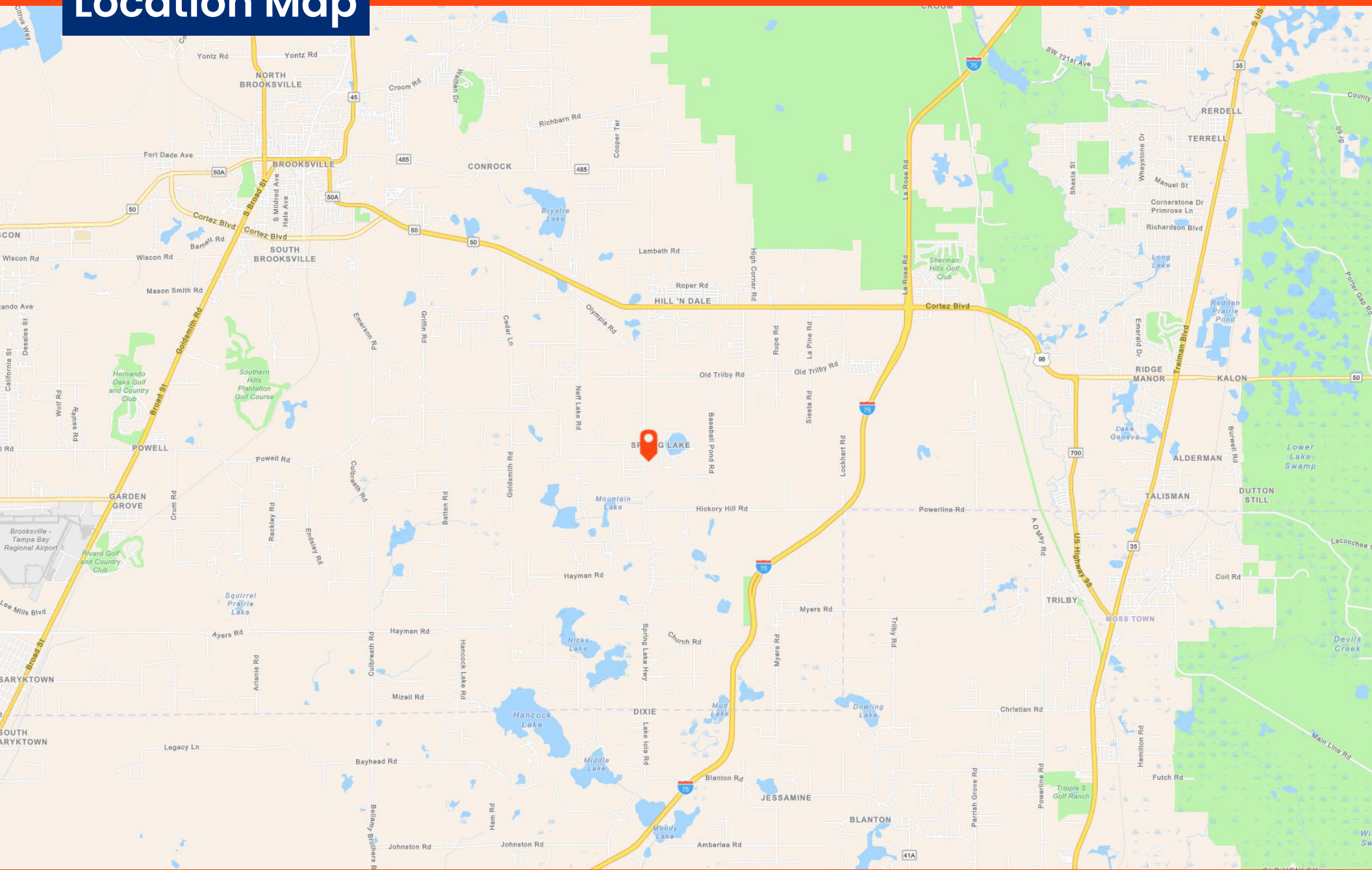


View the map [here](#)

Regional Location Map



Location Map

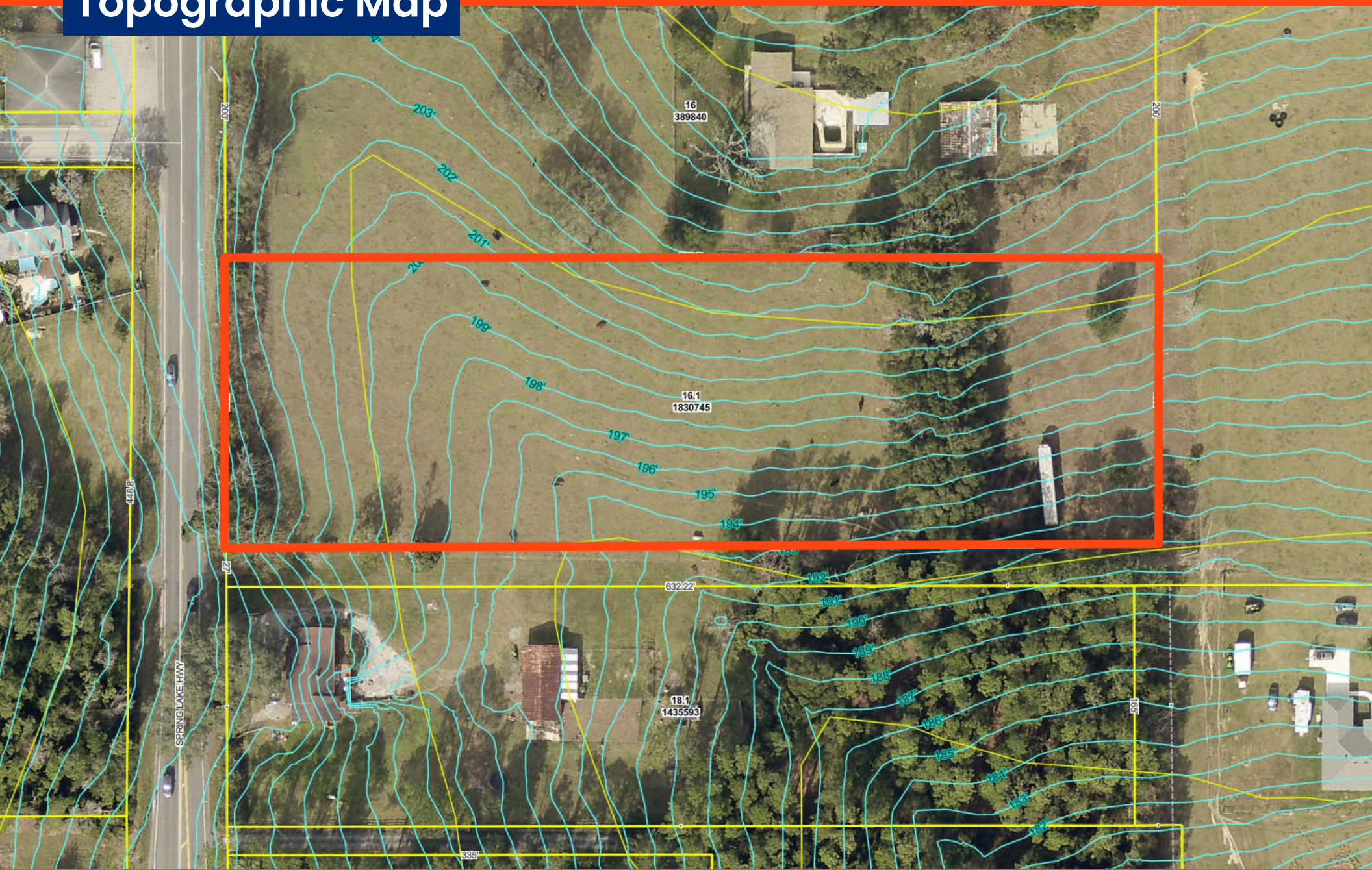


Property Aerial

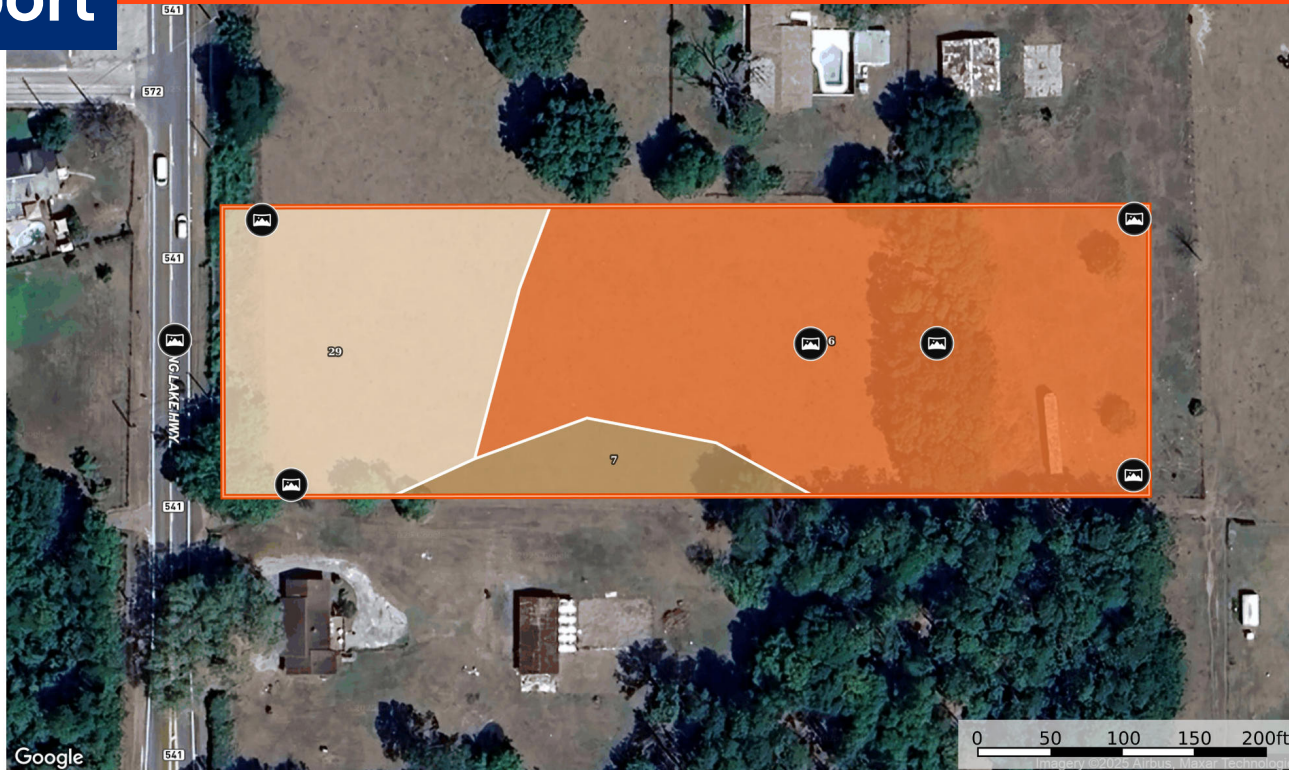
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Topographic Map



Soils Report



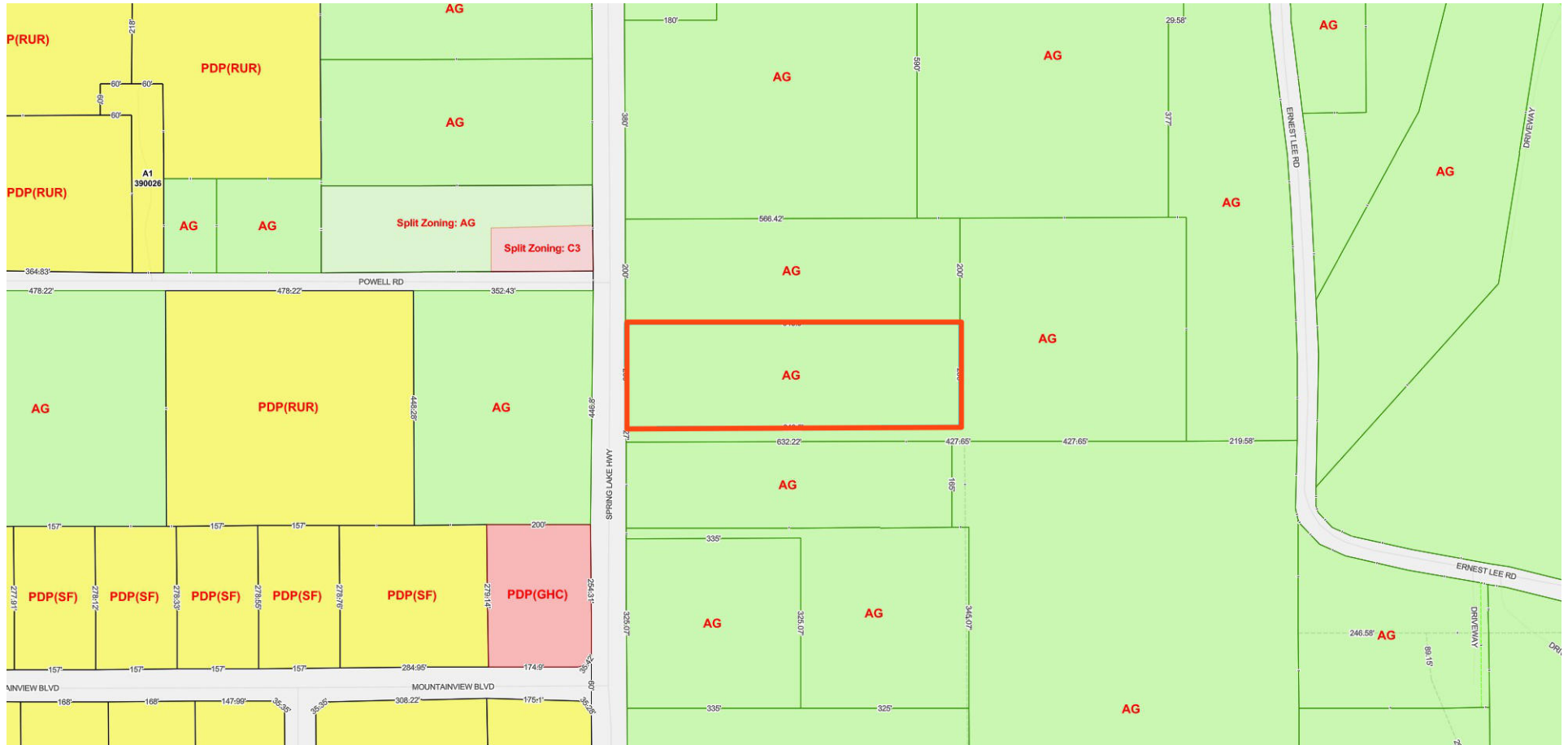
id. The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Boundary 1 2.95 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6	Arredondo fine sand, 0 to 5 percent slopes	1.86	62.84	0	24	3s
29	Kendrick fine sand, 0 to 5 percent slopes	0.88	29.73	0	29	2e
7	Arredondo fine sand, 5 to 8 percent slopes	0.21	7.09	0	24	4s
TOTALS		2.95(*)	100%	-	25.41	2.77

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

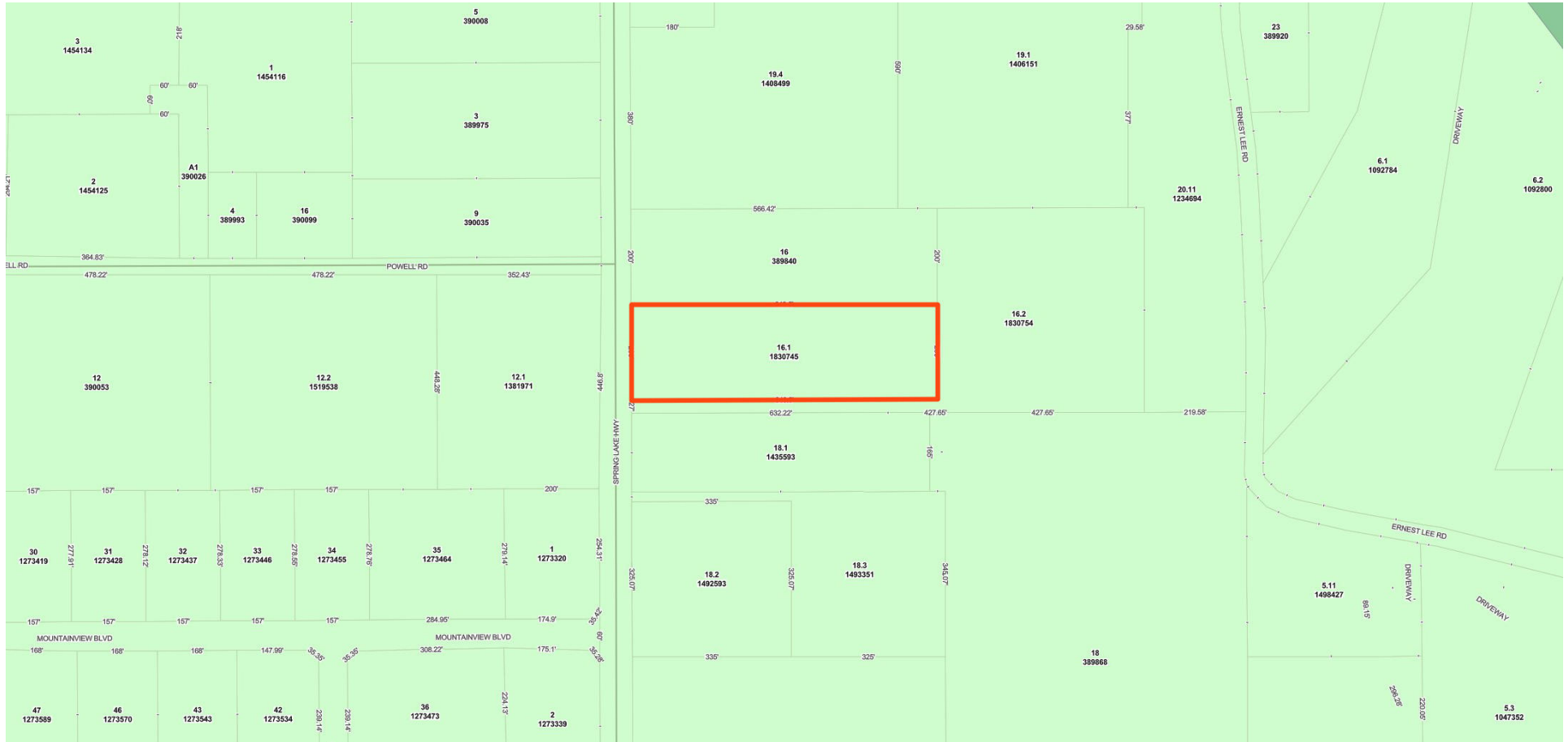
Zoning Classification




Zoning Key

- Agricultural
- Commercial
- PDP Single Family or Rural

Future Land Use



Future Land Use Key

-  Rural
-  Conservation

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Charles Buckner

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About & Experience

Charles marks the seventh generation of his family to live in Hernando County. From having grown up right here in Brooksville, he credits his first real estate interests stemming from the time spent with his father, Robert Buckner, hunting and picking oranges on the local land from a young age. Charles went on to earn his real estate degree from the University of Central Florida and his Master's in Real Estate from the University of Florida. He has since moved back to Brooksville and utilized much of what he learned to spearhead the brokerage's new look and features that are seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby.

Education

- BSBA in Real Estate, University of Central Florida
- Master of Science in Real Estate, University of Florida

Community Involvement

- Board Member, The Ederington Foundation
- Kiwanis Club of Brooksville
- Leadership Hernando Class of 2024
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

Buckner Real Estate, Inc.

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