

# Spring Lake Hwy Parcel 2

Spring Lake Hwy | 2.79 Acres | AG Zoning



Listed By

Charles Buckner

352-848-5545

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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

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

## Property Information

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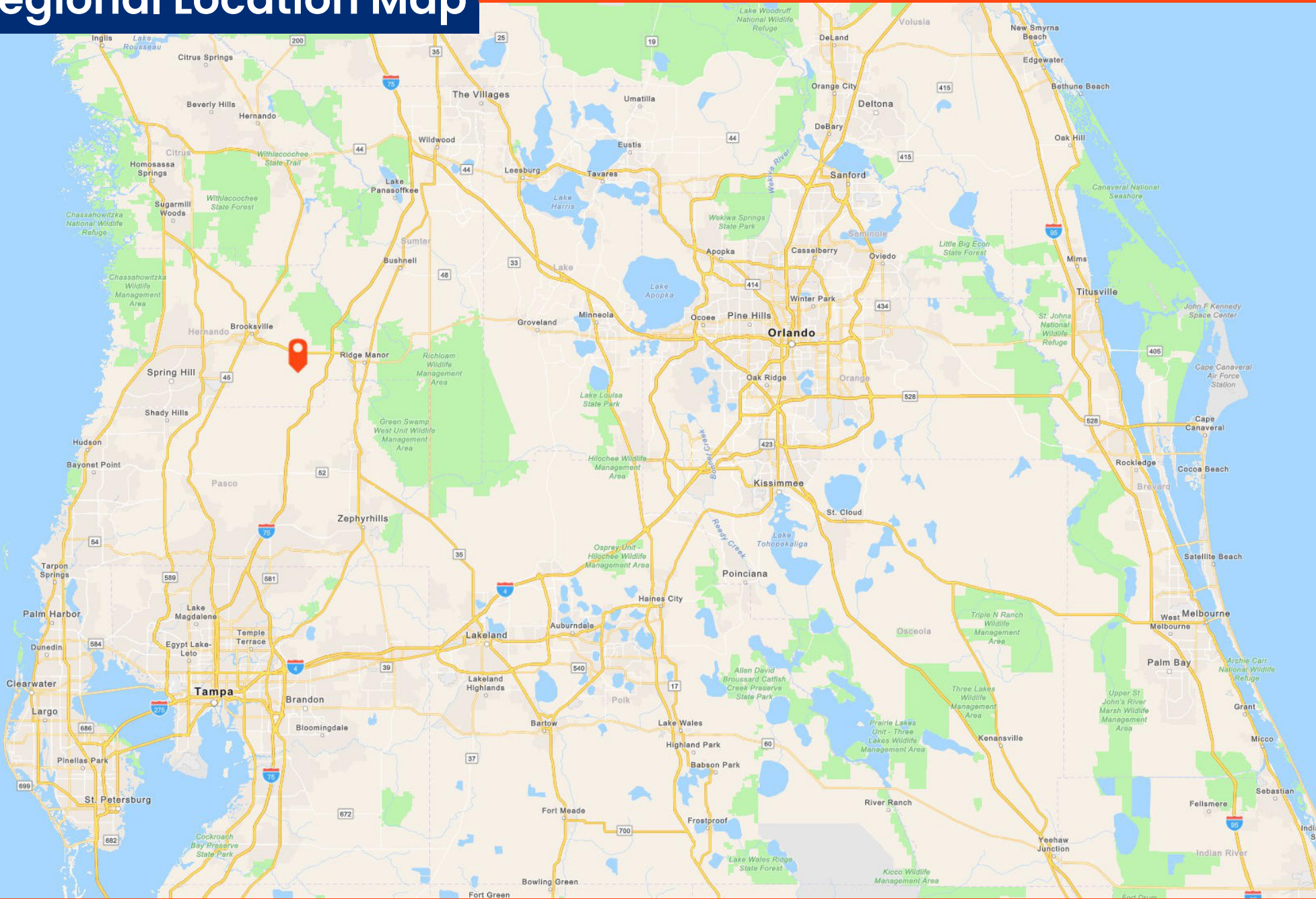
Size +/- (Acres, SF)	2.79 Acres or 121,700 SF
Parcel Key #	1830745
Zoning	Agricultural (AG)
DOR Use Code	(60) Improved Pasture Land
Utilities	Well & Septic Needed
Taxes (2025)	\$7.53
Price	<b>\$180,000</b>

# Land ID Access

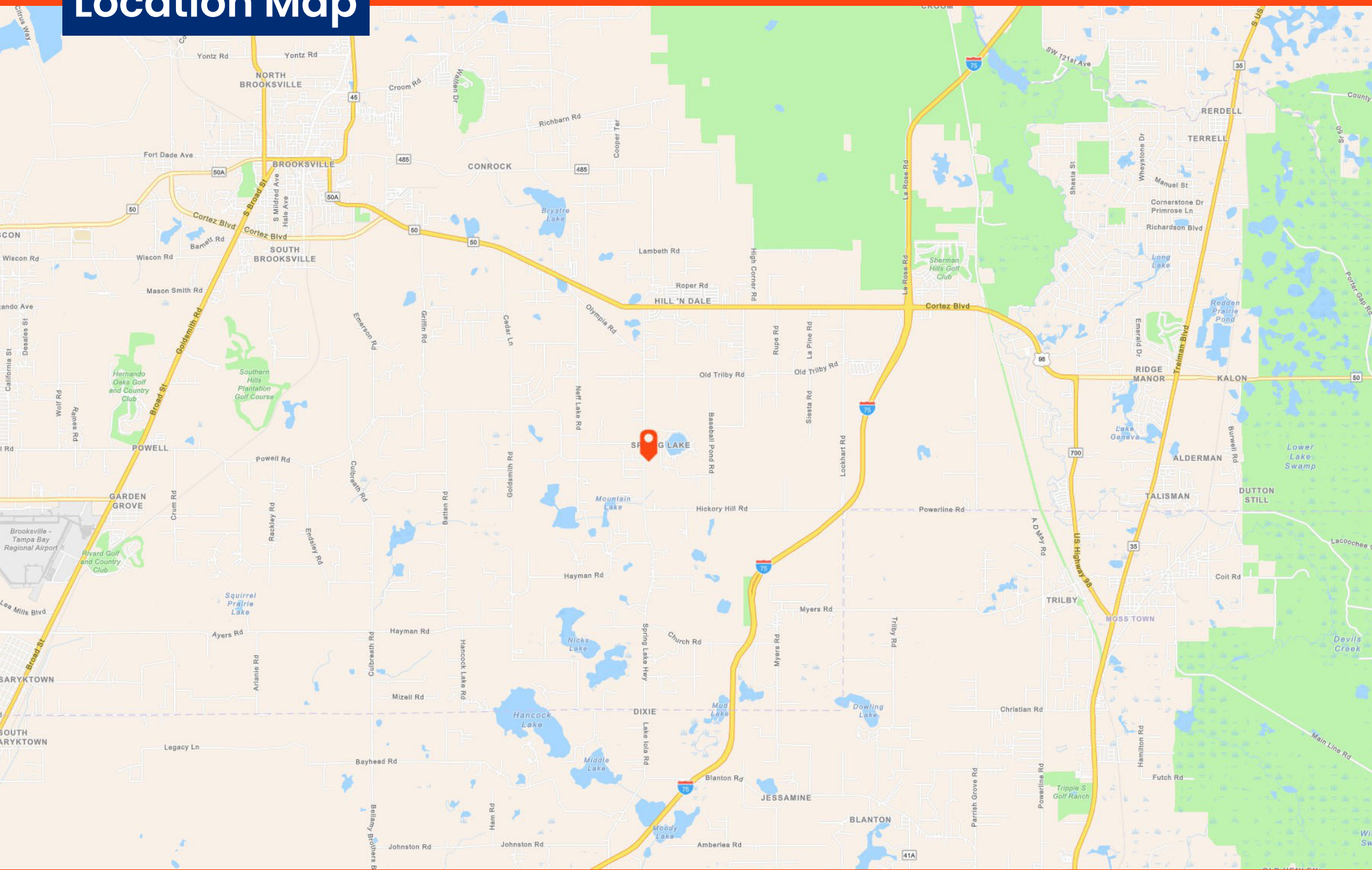


View the map [here](#)

# Regional Location Map

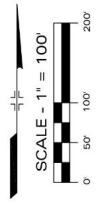
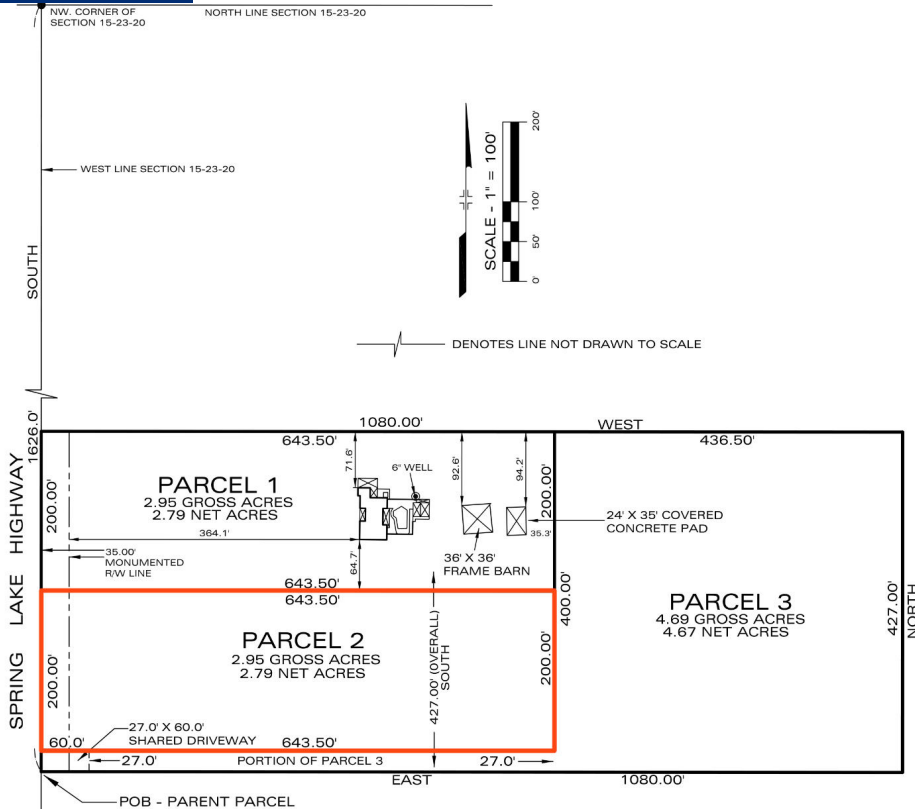


# Location Map



# Survey

## SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST HERNANDO COUNTY, FLORIDA



DENOTES LINE NOT DRAWN TO SCALE

**DESCRIPTION - PARENT PARCEL**  
 BEGINNING 1,626 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST, RUN THENCE EAST 1,080 FEET, THENCE NORTH 427 FEET, THENCE WEST 1,080 FEET, THENCE SOUTH 427 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN HERNANDO COUNTY, FLORIDA.

**DESCRIPTION - PARCEL 1**  
 THE NORTH 200.00 FEET OF THE WEST 643.50 FEET OF THE FOLLOWING DESCRIBED PARCEL:  
 BEGINNING 1,626 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST, RUN THENCE EAST 1,080 FEET, THENCE NORTH 427 FEET, THENCE WEST 1,080 FEET, THENCE SOUTH 427 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN HERNANDO COUNTY, FLORIDA.

SUBJECT TO MAINTAINED RIGHT-OF-WAY FOR SPRING LAKE HIGHWAY.

**DESCRIPTION - PARCEL 2**  
 THE SOUTH 200.00 FEET OF THE NORTH 400.00 FEET OF THE WEST 643.50 FEET OF THE FOLLOWING DESCRIBED PARCEL:  
 BEGINNING 1,626 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST, RUN THENCE EAST 1,080 FEET, THENCE NORTH 427 FEET, THENCE WEST 1,080 FEET, THENCE SOUTH 427 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN HERNANDO COUNTY, FLORIDA.

SUBJECT TO MAINTAINED RIGHT-OF-WAY FOR SPRING LAKE HIGHWAY.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 27.00 FEET OF THE NORTH 1626.00 FEET OF THE WEST 60.00 FEET OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA.

**DESCRIPTION - PARCEL 3**  
 BEGINNING 1,626 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST, RUN THENCE EAST 1,080 FEET, THENCE NORTH 427 FEET, THENCE WEST 1,080 FEET, THENCE SOUTH 427 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 400.00 FEET OF THE WEST 643.50 FEET THEREOF.

SUBJECT TO MAINTAINED RIGHT-OF-WAY FOR SPRING LAKE HIGHWAY AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 60.00 FEET THEREOF.

**10.59± ACRES GROSS (PARENT PARCEL)  
 10.24± NET ACRES**

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MAURICE W. BEALL, RLS No. 4281 ON 03-19-2024.



- NOTES**
- THIS MAP REPRESENTS A SKETCH ONLY - NOT A BOUNDARY SURVEY. IMPROVEMENTS SHOWN HEREON TAKEN FROM PRIOR BOUNDARY SURVEY BY SIMMONS, BEALL & TREBOUR, LLC.
  - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - ENCROACHMENTS (IF ANY) NOT SHOWN ON THIS SKETCH.
  - PARENT PARCEL DESCRIPTION TAKEN FROM TITLE COMMITMENT FURNISHED BY COMPASS LAND & TITLE, LLC. COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE - NUMBER: 9235877, ISSUED ON FEBRUARY 2, 2021 AT 11:00 PM. DESCRIPTIONS FOR PARCELS 1 THROUGH 3 CREATED PER THIS SKETCH.
  - THIS SKETCH PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT - SEE NOTE #4. THIS SURVEYOR NOT RESPONSIBLE FOR EASEMENTS, ADDITIONAL RIGHTS-OF-WAYS OR OTHER ENCUMBRANCES OF RECORD NOT FURNISHED TO THIS OFFICE.
  - ANY REPRODUCTION OR DISTRIBUTION OF THIS SKETCH, MAP OR REPORT WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR IS STRICTLY PROHIBITED. THIS SKETCH, MAP OR REPORT IS VALID ONLY TO THOSE INDIVIDUALS OR ENTITIES NAMED HEREON. THE SIGNING SURVEYOR ASSUMES NO RESPONSIBILITY TO ADDITIONAL PARTIES FOR ITS UNAUTHORIZED USE.
  - THE LAND SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12053C 0356D, DATED 02/02/2012.

PREPARED BY: **Maurice W. Beall**  
 MAURICE W. BEALL  
 Professional Land Surveyor  
 Florida Registration Number 4281  
 NOT VALID UNLESS IMPRINTED WITH RAISED SEAL OR DIGITALLY SIGNED AND SEALED

GENERAL LEGEND	
PLS	Professional Land Surveyor
POB	Point of Beginning
(D)	Deed or Description
(C)	Computed Data
(P)	Plot
(R)	Radial
(F)	Field Data (NR) - Non Radial
IP	Iron Pipe RRS - Railroad Spike
IR	Iron Rod N&D - Nail and Disk
CM	Concrete Monument
S	Set
FD	Found
PRM	Permanent Reference Monument
PCP	Permanent Control Point
PC	Point of Curvature
PT	Point of Tangency
R/W	Right of Way
OR	Official Records Pg - page
AC	Air Conditioner
CL	Center Line

**SIMMONS, BEALL AND TREBOUR, LLC**  
 PROFESSIONAL LAND SURVEYORS & MAPPERS

P.O. BOX 1297  
 36739 S.R. 52  
 DADE CITY, FLORIDA 33526  
 (352) 567-0048  
 FAX (352) 567-0675  
 MWBEALL@TAMPABAY.RR.COM

Date of Survey : \_\_\_\_\_ Drawn by : **MWB**  
 Date of Plot : **03-19-2024** Checked by : **SDT**  
 Job Number : **2021-040-2** Sheet : **ONE OF ONE**

CERTIFIED TO: CHRISTOPHER GUDAS

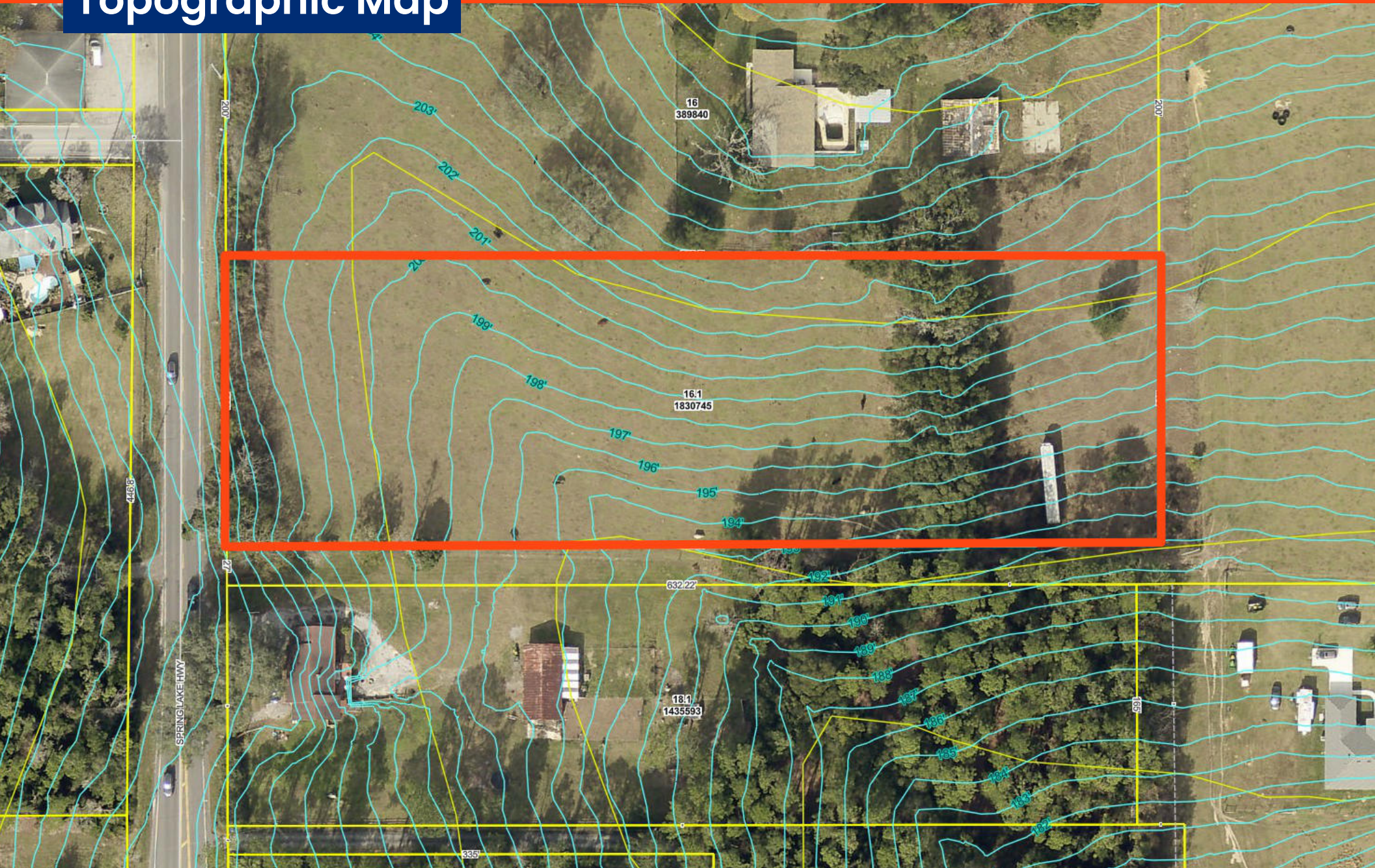
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# Property Aerial

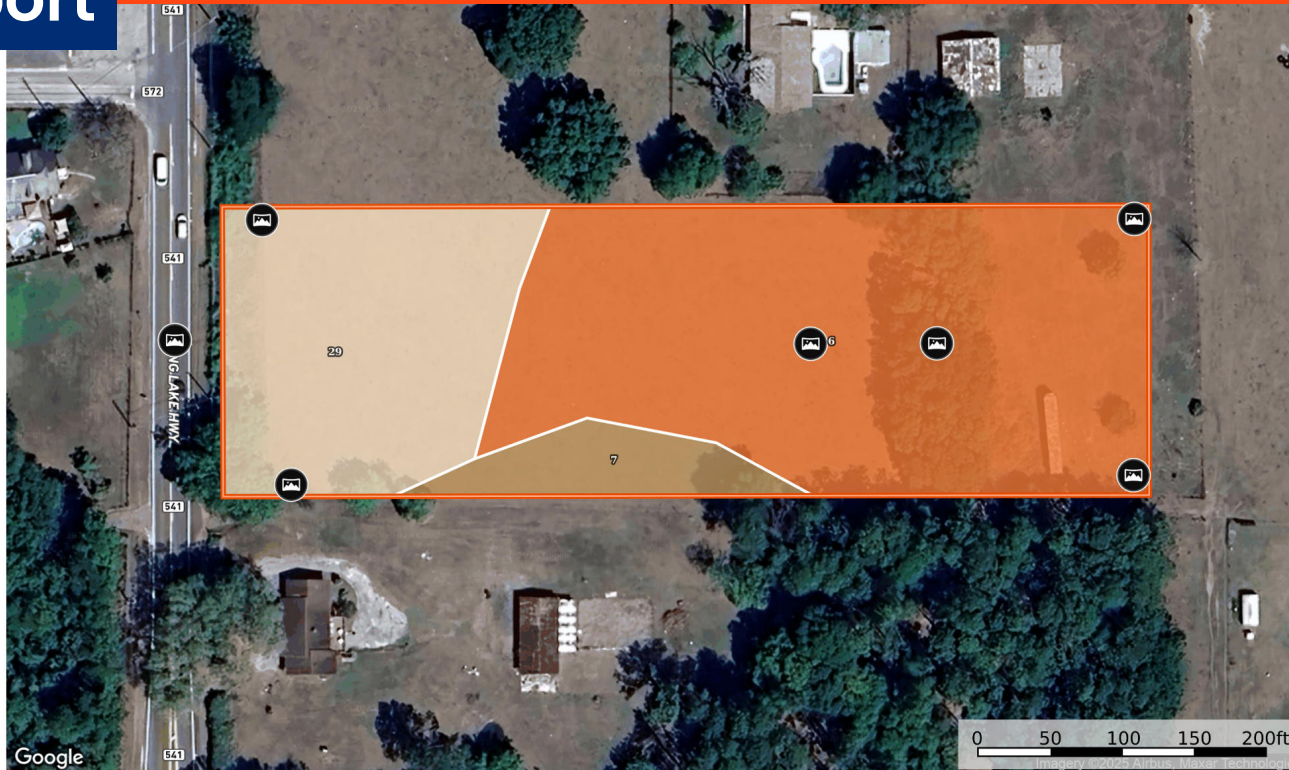
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# Topographic Map



# Soils Report



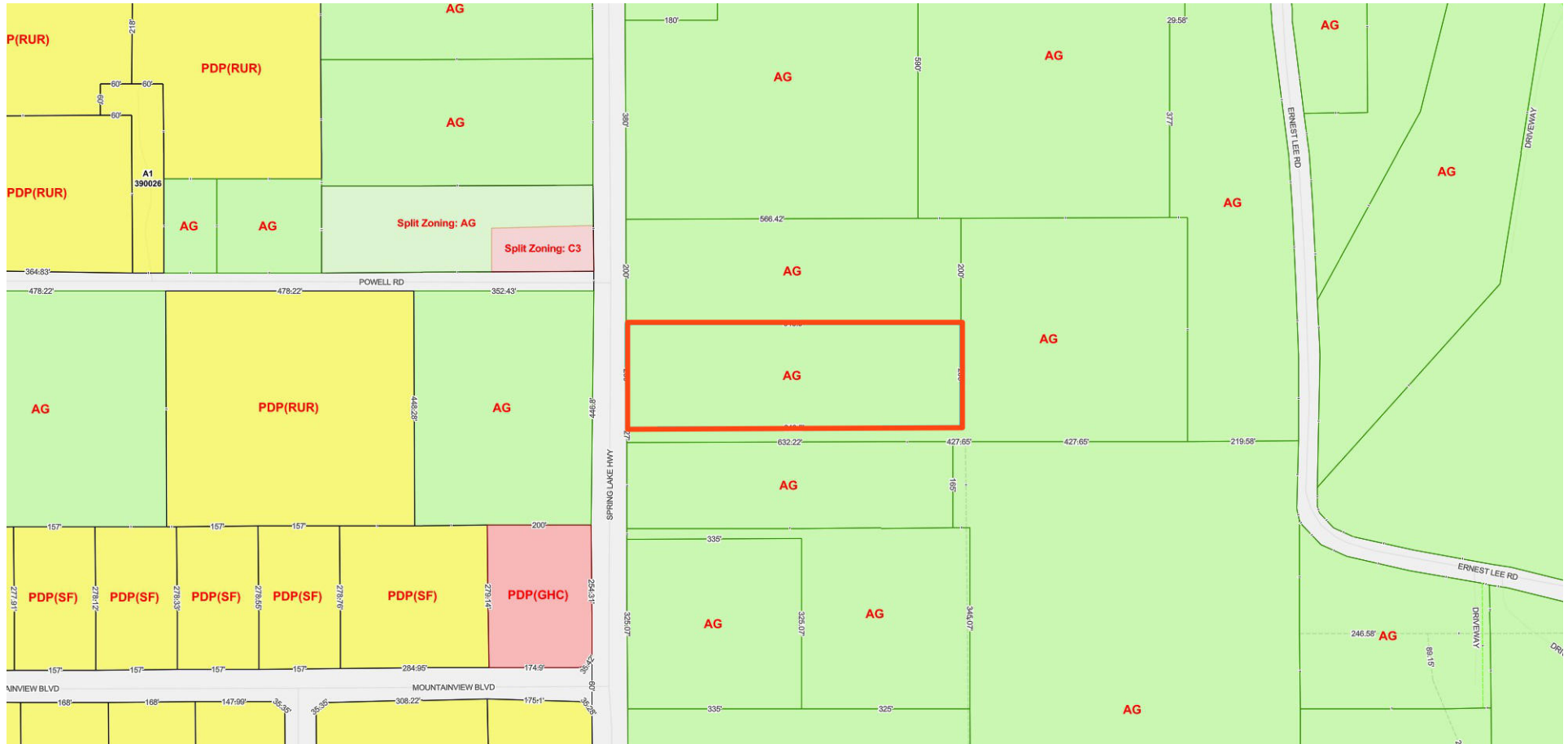
**id.** The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

## 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.

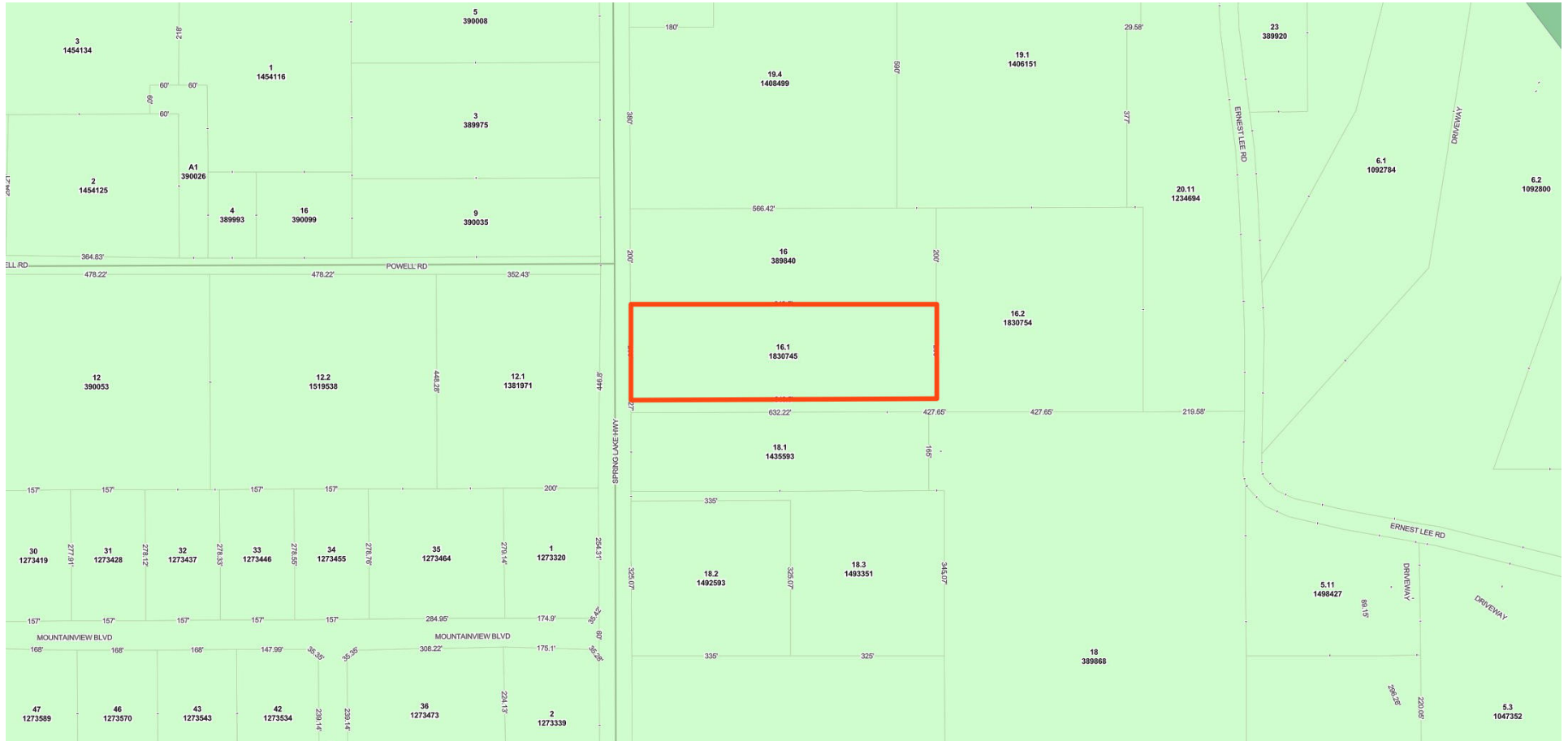
# Zoning Classification




## Zoning Key

- Agricultural
- Commercial
- PDP Single Family or Rural

# Future Land Use



## Future Land Use Key

-  Rural
-  Conservation

e approximate







## Charles Buckner

Senior Associate

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Office: 352 796 4544 | Cell: 352 848 5545

### 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.**

11 N Main Street  
Brooksville, FL 34601



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