Buckner
REAL ESTATE, INC.

AGRICULTURAL LAND FOR SALE

16345 Budowski Road

Brooksville, FL 34601

2.5 Acres | AG Zoning

Charles Buckner
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Robert Buckner
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Property Summary

Located on Budowski Road, approximately 9 miles northwest of downtown Brooksville, this 2.5-acre wooded parcel offers a quiet, rural setting in Hernando County. The property features mature trees and ample space for your homesite. Zoned agricultural, it allows for single-family homes or mobile homes. This site strikes a balance of seclusion and convenience, with easy access to downtown Brooksville, shopping along Cortez Boulevard, and the Suncoast Parkway by about a 12-minute drive for each. Please note that much of the parcel lies within a flood zone (maps available).

Highlights

- Agricultural zoning allows for single-family or mobile homes
- Dimensions are approximately 176 FT x 618 FT
- Only a 12-minute drive from shopping areas and the Suncoast Parkway

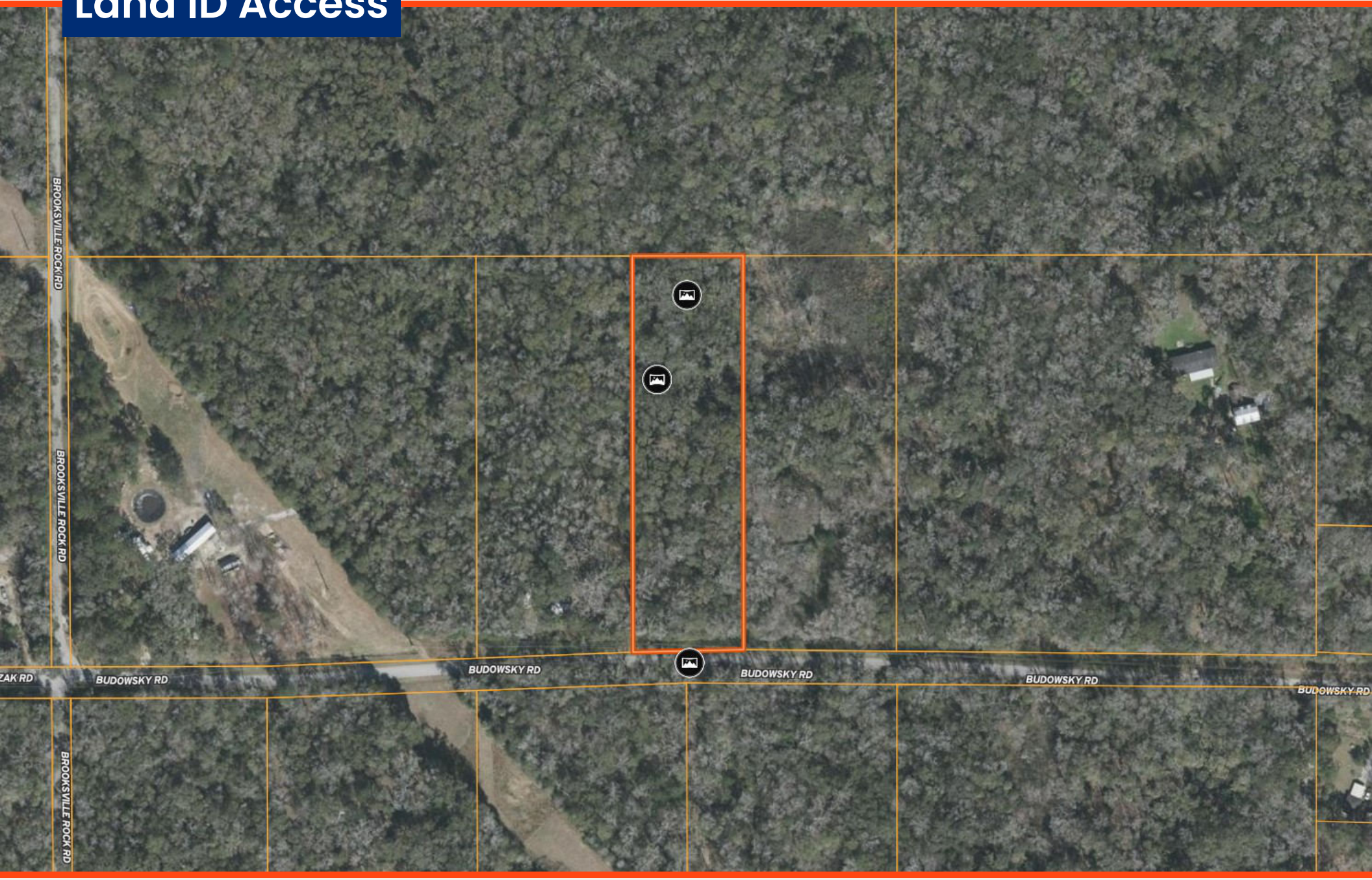
Location Information

Site Address	16345 Budowski Rd
City, State, Zip	Brooksville, FL 34614
County	Hernando

Property Information

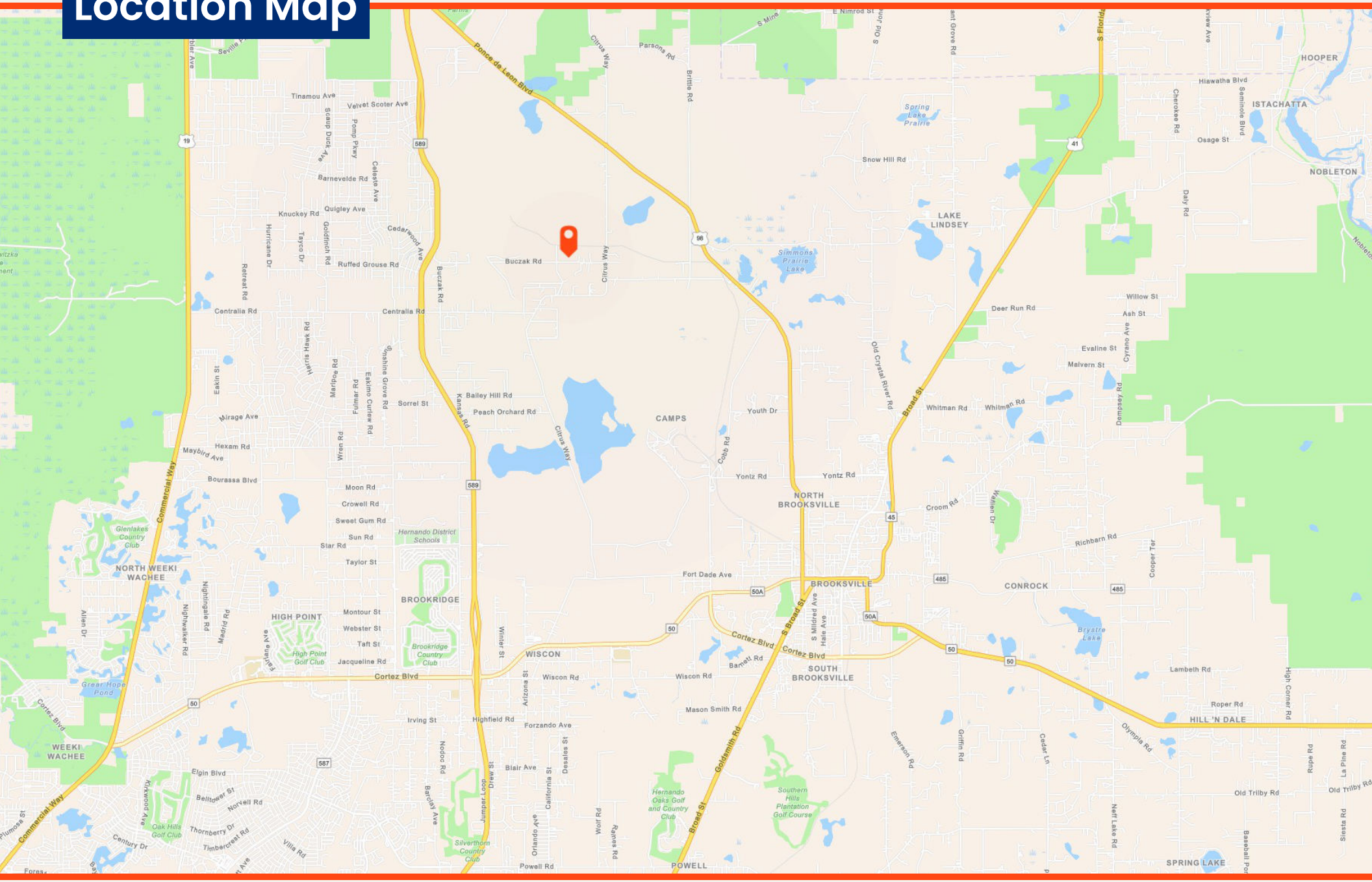
Size +/- (Acres, SF)	2.5 Acres or 108,900 SF
Parcel Key #	1047931
Zoning	Agricultural
DOR Use Code	(00) Vacant Residential
Utilities	Well and Septic Tank Needed
Taxes (2025)	$1,038.86
Price	**$99,900**

Land ID Access



View the map here

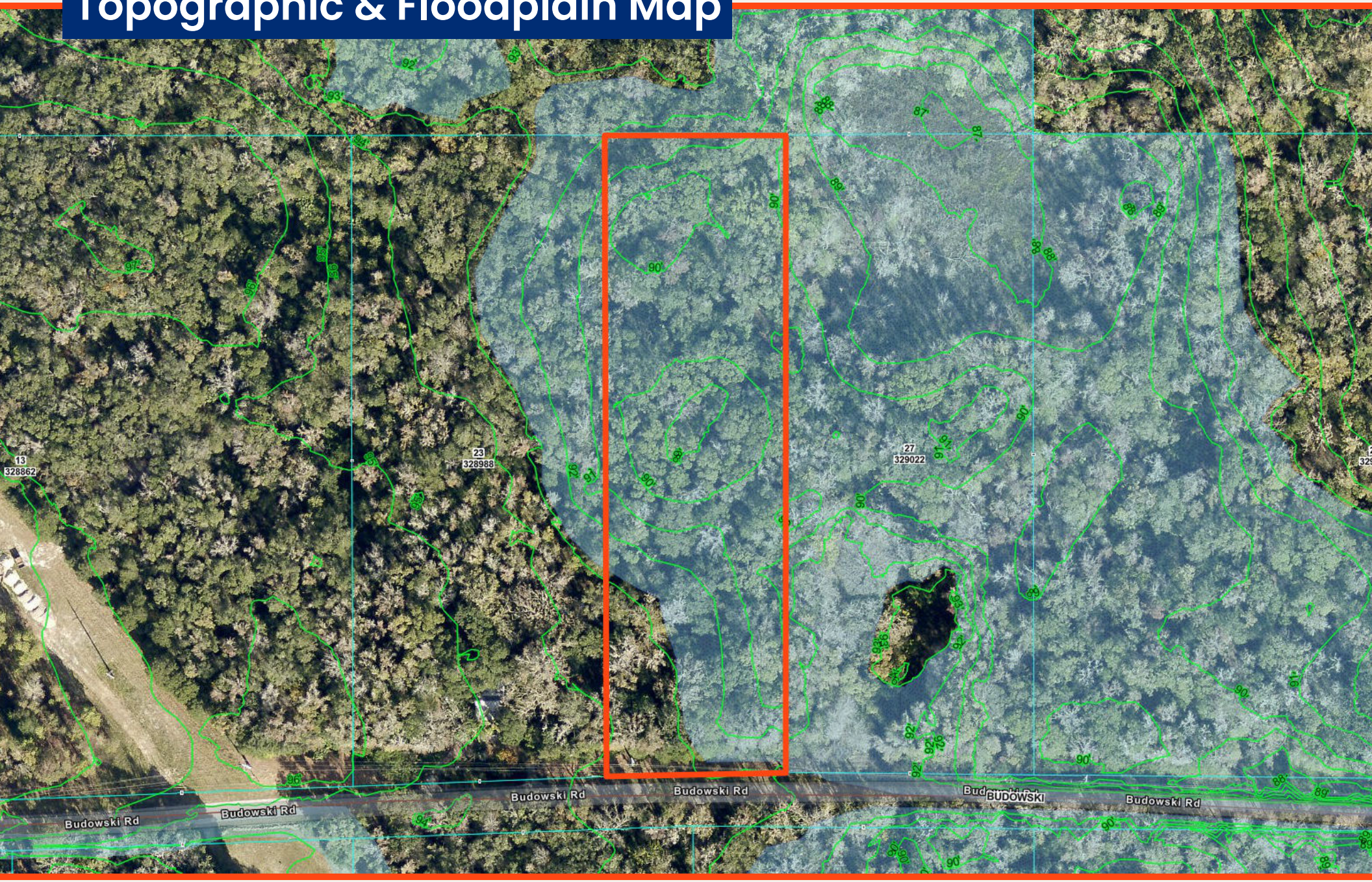
Location Map



Property Aerial



Topographic & Floodplain Map



Soils Report



Boundary

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 2.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
11	Blichton loamy fine sand, 0 to 2 percent slopes	2.32	92.8	0	37	3w
99	Water	0.1	4	0	-	-
52	Wauchula fine sand, 0 to 5 percent slopes	0.08	3.2	0	36	3w
TOTALS		2.5(*)	100%	-	35.49	3.0

(*) 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

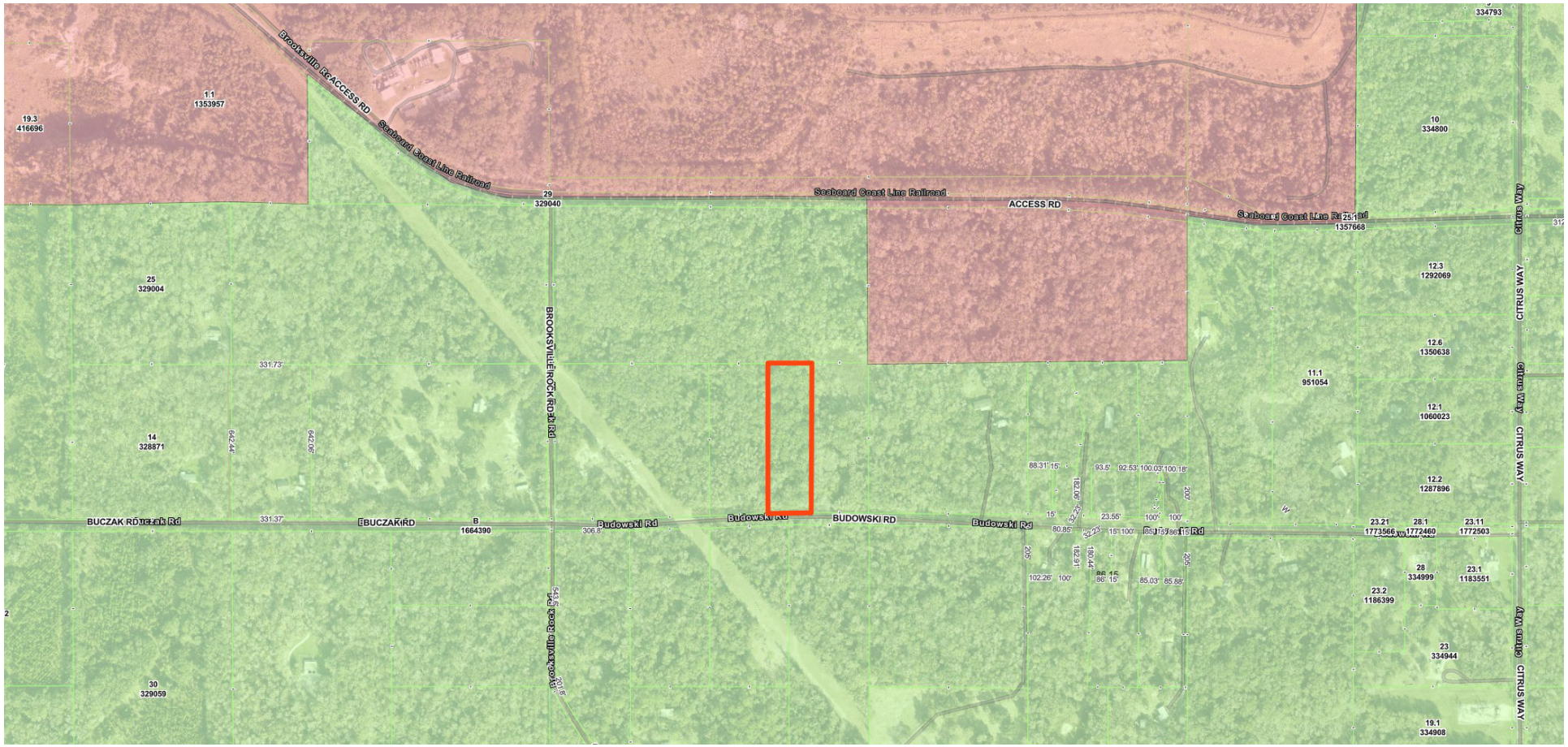
- Agricultural
- Residential R1A
- Agricultural/Residential
- Mining

Zoning Information

Information on agricultural zoning— Here

Property is zoned Agricultural and permits single-family dwellings and approved mobile homes, subject to county zoning and building regulations. Permitted uses also include farming and agricultural operations, horticulture, aquaculture, forestry, wildlife management, hunting, and other resource-based activities, as allowed by Hernando County ordinances.

Future Land Use



Future Land Use Key

- Rural
- Mining











Robert Buckner

Broker/Owner

robert@bucknerrealestate.com
Office: 352 796 4544 | **Cell:** 352 238 6930

About & Experience

Robert has been the broker-owner of Buckner Real Estate since 1987. He is the sixth generation of his family to reside in Hernando County, Florida. Over 35 years of experience and integrity in all aspects of real estate brokerage, and he established a company that endeavors to provide superlative professional service, advice and assistance to clients. Robert is an avid golfer, hunter and Florida Gator fan.

Education & REALTOR® Involvement & Awards

- Attended the University of Florida and graduated from St. Leo University Cum Laude with a BA degree in Business Administration
- Member of National Association of REALTORS®, Hernando County Association of REALTORS® and past District Vice-President of the Florida Realtors®
- 1989 President of Hernando County Association of REALTORS®, 2012 Realtor of the Year Award and 2-time recipient of the Civic Achievement Award
- Numerous courses in commercial real estate investment and appraisal technique

Current Board Involvement

- 2022-2024 President of Gator Boosters, Inc.
- Hernando Progress, Inc.
- Brooksville Vision Foundation, Inc.
- Hernando County Business Alliance



Charles Buckner

Senior Associate

charles@bucknerrealestate.com
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

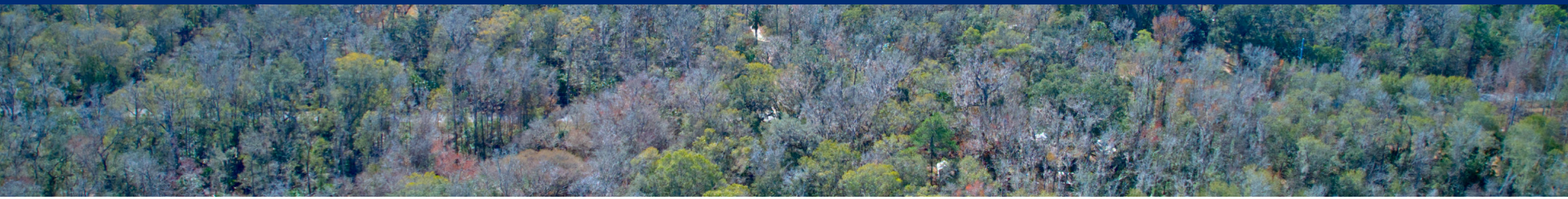
- BSBA in Real Estate, University of Central Florida
- Master of Science in Real Estate, University of Florida

Community Involvement

- Board Member, Brooksville Main Street, Inc.
- 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



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