

WEBSTER LAND FOR SALE



Treiman Blvd | 6.3 Acres or 274,309 SF | AG Zoning

Listed By

Charles Buckner

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11 N Main St, Brooksville, FL 34601



Property Summary

Priced to sell! This 6.3-acre agriculturally zoned parcel is a versatile piece of land in eastern Hernando County, located in Webster, Florida. Enjoy the beauty of rural Florida living while maintaining convenient access to major corridors, including I-75 just approximately 6 miles away, with Brooksville only 22 minutes and Dade City just 15 minutes from the property.

Agricultural zoning allows for both single-family homes and mobile homes, providing flexibility. This property showcases a diverse and authentic Florida landscape, featuring a natural creek, wetland areas, mature wooded sections, and open spaces.

The northeast corner of the parcel includes approximately 0.78 acres of elevated land situated above the flood zone, offering an ideal location for future construction. This partially cleared and buildable area also includes existing plumbing for a deep well. Well completion and septic tank are needed.

The parcel contains a total of 274,309 square feet and features an impressive 464.5 feet of frontage along Treiman Boulevard, providing excellent access and visibility. A recent survey with wetland delineations, along with flood maps and topographic information, are available within the images or by request.

Parcel Key #1825608.

Highlights

- 6.3 acres (274,309 SF) of agriculturally zoned land
- Allows for single-family homes and mobile homes
- Approximately 0.78 acres of elevated land above flood zone
- Existing plumbing for deep well in cleared area



Location Information

Site Address	Treiman Blvd Dr
City, State, Zip	Webster, FL 33597
County	Hernando

Property Information

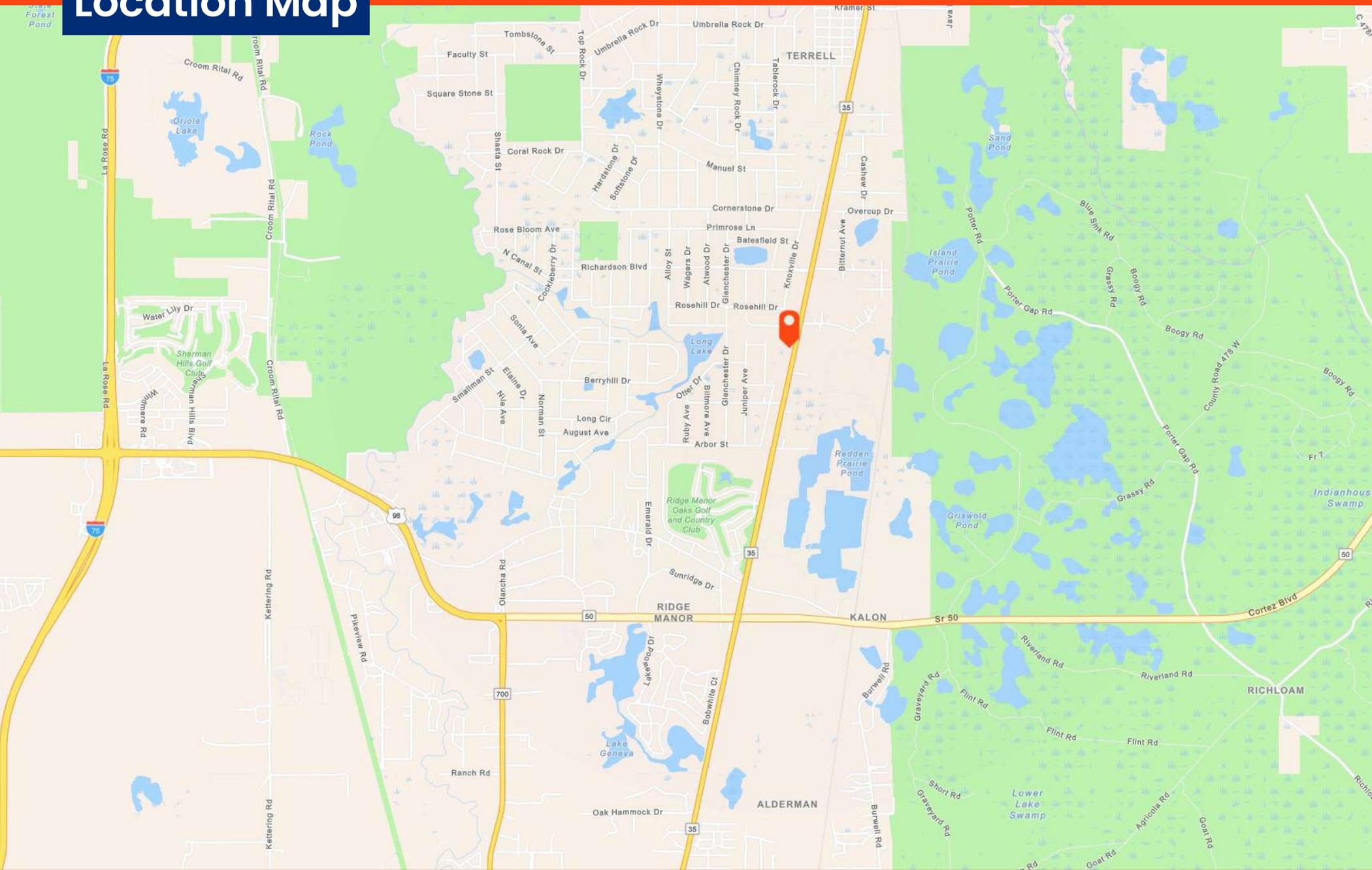
Size +/- (Acres, SF)	6.3 Acres or 274,309 SF
Parcel Key #	1825608
Zoning	AG (Agricultural)
DOR Use Code	(99)
Utilities	Well and Septic Needed
Frontage	464.5 FT on Treiman Blvd
Taxes (2025)	\$976.49
Price	\$115,000

Land ID Access



View the map [here](https://id.land/maps/d31357841a95c6a913949b370f830aac/share) - <https://id.land/maps/d31357841a95c6a913949b370f830aac/share>

Location Map

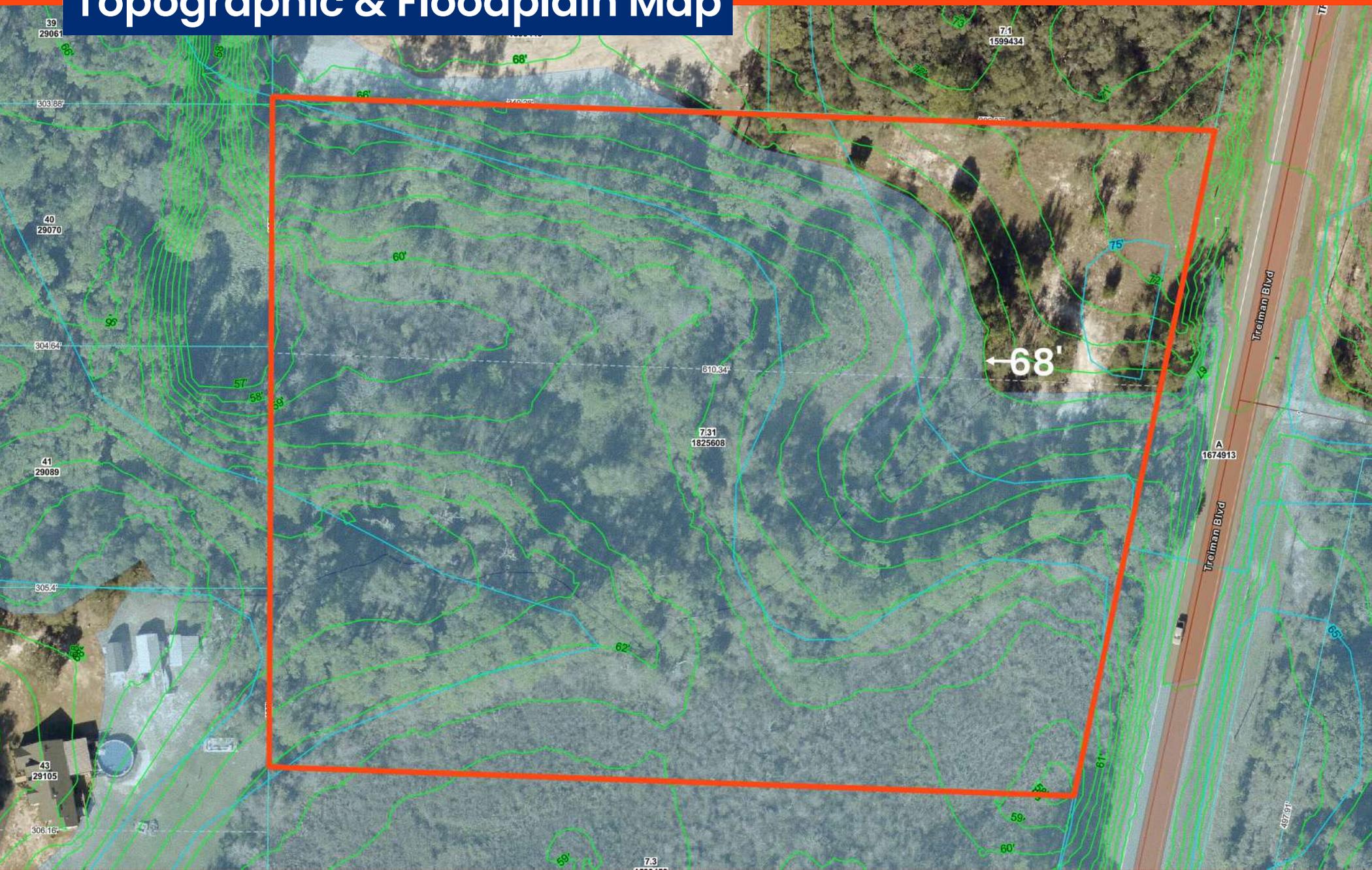


Property Aerial

*All property lines and dimensions are approximate



Topographic & Floodplain Map



Soils Report

Blvd Key# 1825608
 County, Florida, 6.3 AC +/-



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 6.33 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
27	Hydraquents	3.89	61.45	0	6	8
47	Sparr fine sand, 0 to 5 percent slopes	2.44	38.55	0	36	3w
TOTALS		6.33(*)	100%	-	17.56	6.07

(*) 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 Information

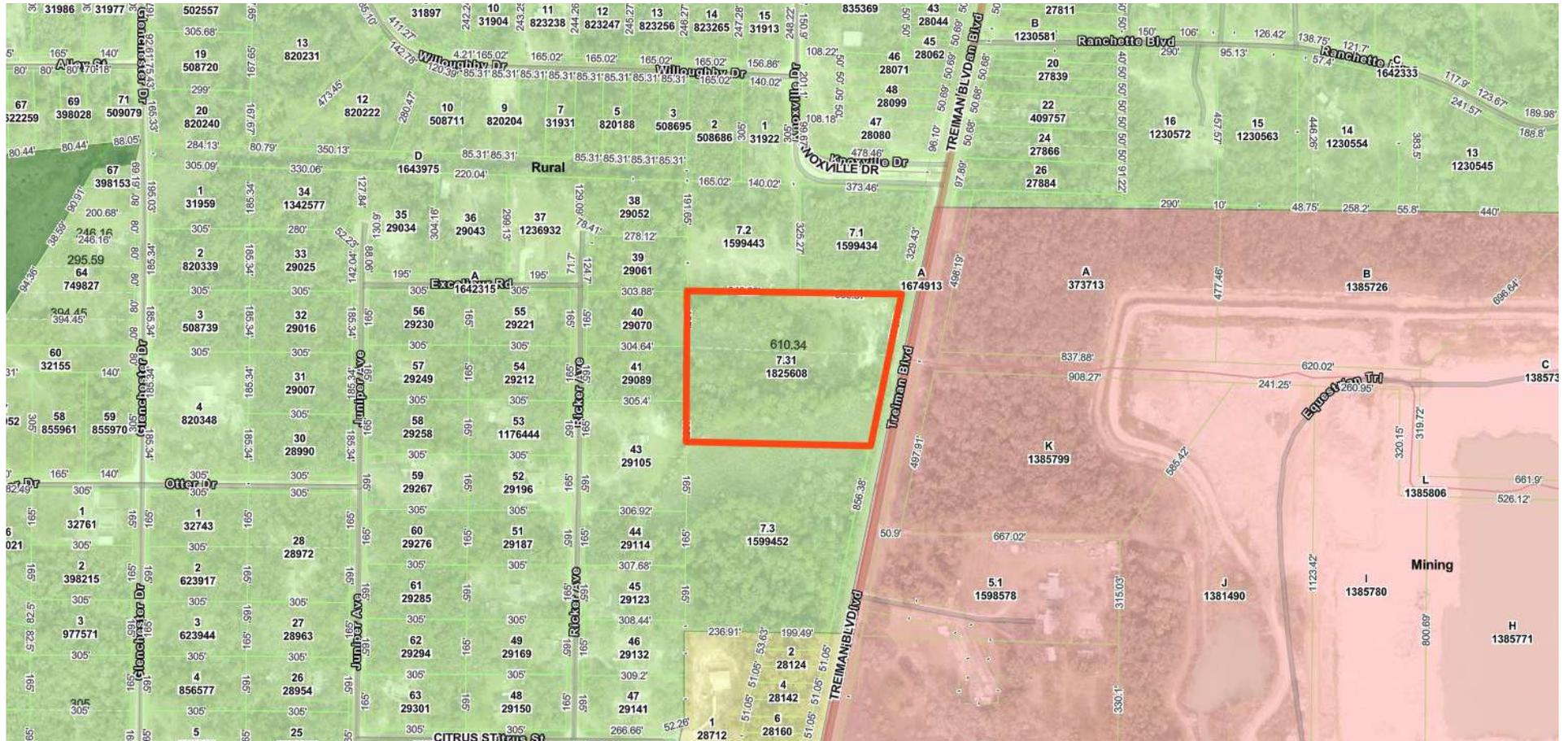
Subject is zoned agricultural.

Information on AG Zoning—https://library.municode.com/fl/hernando_county/codes/code_of_ordinances?no_deld=PTIICOOR_APXAZO_ARTIVZODIRE_S6RUDI

Zoning Key

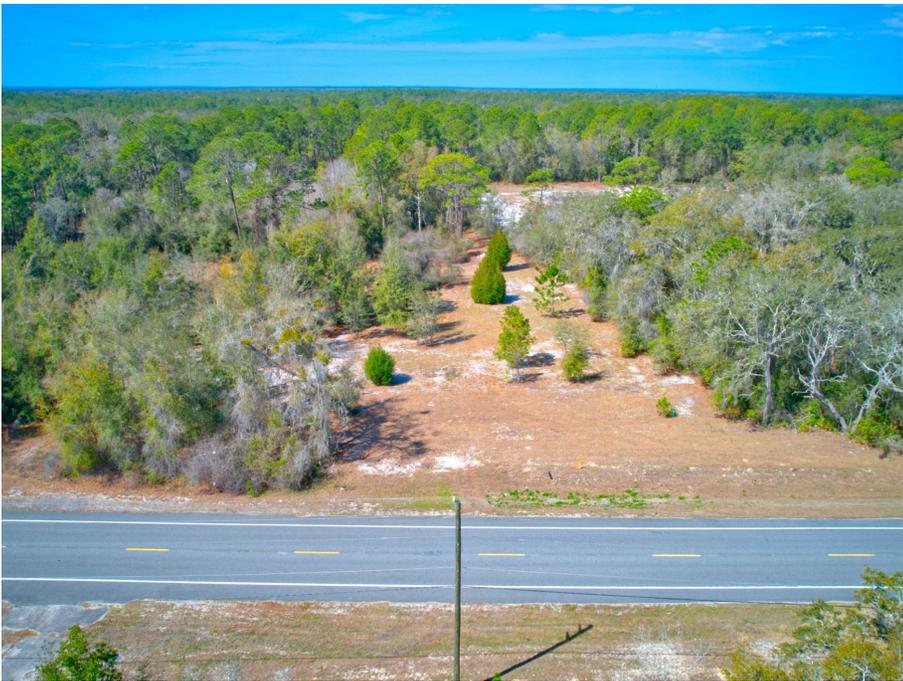
-  Agricultural (AG)
-  Residential (R1C)
-  Commercial (C1)
-  Mining (M)

Future Land Use



Future Land Use Key

- Rural
- Residential
- Mining





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, 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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