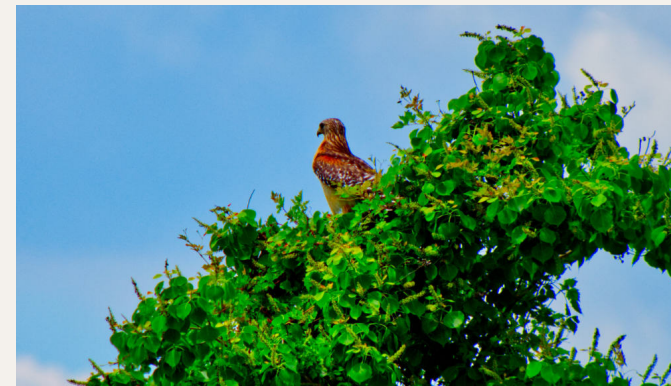
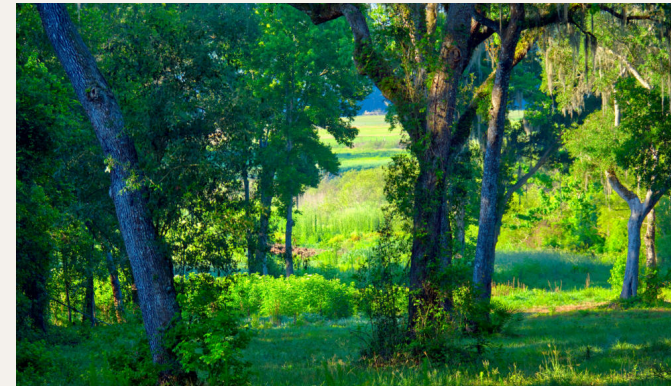


Neff Lake Properties

Neff Lake Rd | 86.20 Acres | For Sale



Listed By

Charles Buckner

352-848-5545

charles@bucknerrealestate.com





Property Summary

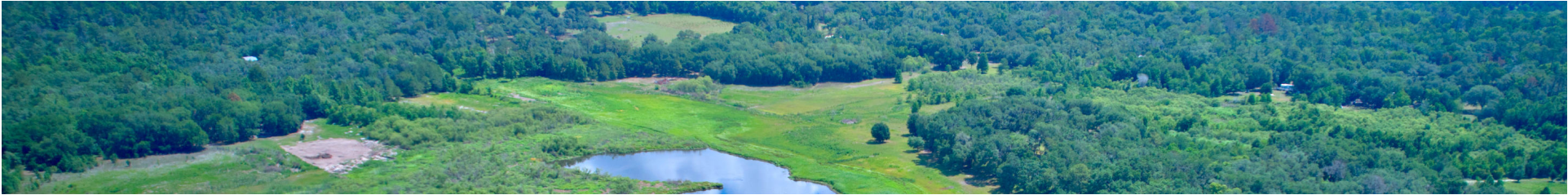
Welcome to this stunningly beautiful and exceedingly rare opportunity to own 86 acres of lakefront property directly on Neff Lake. This property offers privacy with the pure essence of Florida living like no other, featuring wide-open spaces with incredible views, wooded areas, and your own peninsula. Throughout history, it has been used for a fish camp and even potato farming.

Given the diversity of the land, the property supports a wide variety of wildlife. Spanning just over one mile in length from north to south and nearly half a mile in width from east to west, there is plenty to explore and enjoy, including 270-degree views of the lake and surrounding hills. Experience an impressive 88 feet of elevation change, beginning at approximately 180 feet at the northernmost and highest point of the property and descending to 92 feet along the lakefront. In addition to the native Florida wetlands, the property features grandfather oaks, majestic pines, and natural springs that create clear streams and even a waterfall.

This is an exceptional property to create your own private oasis or establish a family compound. The offering consists of five parcels, which may present future subdivision potential for investment purposes. Zoning includes both Agricultural (AG) and Agricultural/Residential (AR). The property also includes eight impact fee credits and previously held entitlements for multiple mobile homes from when the property historically operated as a fish camp. Buyer to verify all subdivision rights and development potential.

Because the property is located on Neff Lake, portions are designated as wetlands and fall within a flood zone (maps included in the listing photos). The northernmost portion of the property lies outside of both, making it an ideal homesite location. This area also features breathtaking panoramic views of the property and is where many of the wildlife photos were taken.

This is truly a breathtaking property, and opportunities like this rarely come available. Schedule a tour to drive and walk the entire property. Surveys are available. This listing includes Parcel Key #'s 390678, 390687, 390400, 1285781, and 391016.



Highlights

- Rare 86-acre lakefront property in Hernando County
- Diverse landscape featuring open fields, wooded areas, wetlands, and rolling terrain
- Abundant wildlife, Grandfather oaks, and mature pine trees throughout the property
- Excellent candidate for a family compound, private estate, or recreational retreat

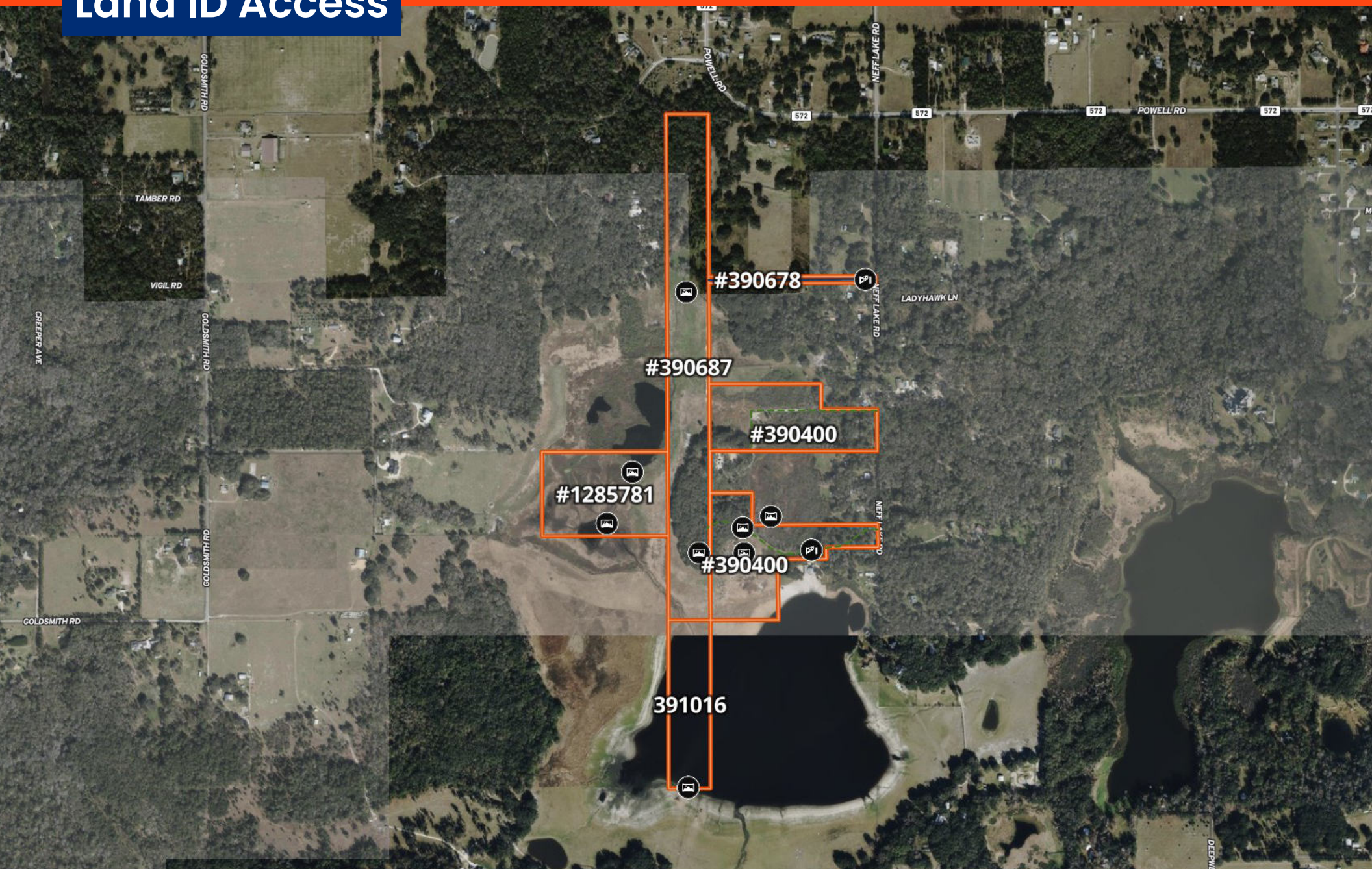
Location Information

Site Address	3267 Neff Lake Rd
City, State, Zip	Brooksville, FL 34602
County	Hernando

Property Information

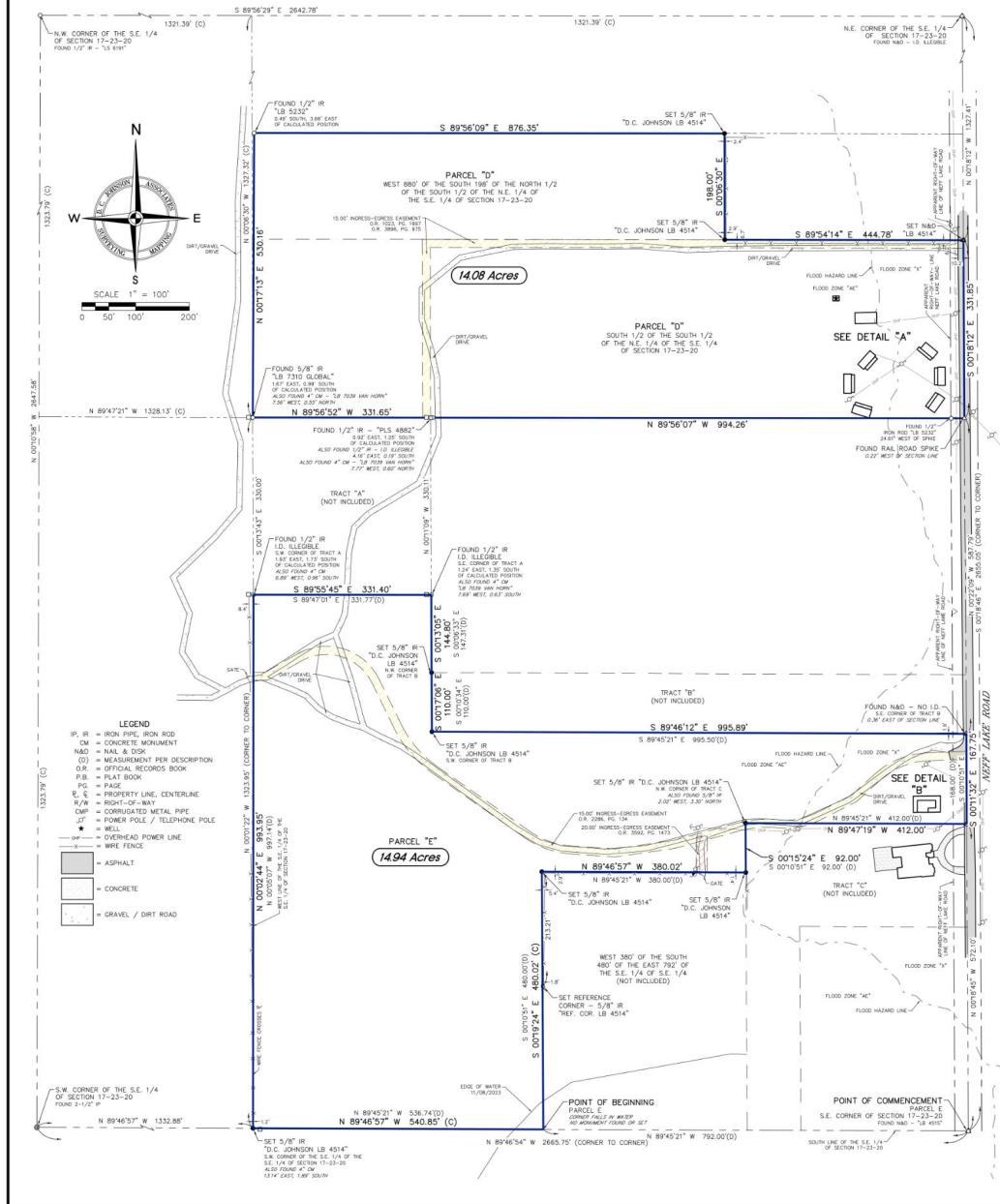
Size +/- (Acres, SF)	86.20 Acres or 3,745,872 SF
Parcel Key #	390678, 390687, 390400, 1285781, and 391016
Zoning	Agricultural (AG) and Agricultural/Residential (AR)
DOR Use Code	99 & 96
Utilities	Well and Septic Needed
Frontage Road	Neff Lake Road, three entrances
Taxes (2025)	\$9,888
Price	\$1,900,000

Land ID Access



View the map [here](https://id.land/maps/faf9d6f12d63dfbd45369d7e5bd7ff36/share) - <https://id.land/maps/faf9d6f12d63dfbd45369d7e5bd7ff36/share>

Property Survey



ALTA/NSPS LAND TITLE SURVEY OF A PORTION OF THE S/E 1/4 OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 20 EAST HERNANDO COUNTY, FLORIDA

DESCRIPTION:

(Per Commitment for Title Insurance)

Parcel D:

The South 1/2 of the South 1/2 of the North 1/2 of the S.E. 1/4 of the West 880 feet of the South 180 feet of the North 1/2 of the South 1/2 of the N.E. 1/4 of the S.E. 1/4 of Section 17, Township 23 South, Range 20 East, Hernando County, Florida.

SUBJECT TO road right-of-way for Neff Lake Road.

Subject to an easement for ingress and egress over and across the North 15 feet of the North 100 feet of the North 1/2 of the South 1/2 of the South 1/2 of the N.E. 1/4 of the S.E. 1/4, LESS the West 1/2 of the S.W. 1/4 of the N.E. 1/4 of the S.E. 1/4, AND the East 15 feet of the South 1/2 of the West 1/2 of the S.W. 1/4 of the N.E. 1/4 of the S.E. 1/4, all lying and being in Section 17, Township 23 South, Range 20 East, Hernando County, Florida.

AND

Parcel E:

Commencing at the S.E. corner of Section 17, Township 23 South, Range 20 East, Hernando County, Florida, thence N.89°45'31"W. along the South line of the S.E. 1/4 of said Section 17, a distance of 792.00 feet to the Point of Beginning; thence continue N.89°45'31"W. a distance of 508.74 feet to the S.W. corner of the S.E. 1/4 of the S.E. 1/4 of Section 17; thence S.00°00'07"W. along the West line of said S.E. 1/4 of the S.E. 1/4, a distance of 331.77 feet to the S.E. corner of Tract A; thence S.89°47'01"E. a distance of 331.77 feet to the S.E. corner of Tract B; thence S.00°00'33"E. a distance of 147.51 feet to the N.W. corner of Tract B; thence S.00°10'34"E. a distance of 110.00 feet to the S.W. corner of Tract B; thence S.89°45'21"E. a distance of 995.50 feet to the S.E. corner of Tract B; thence S.00°10'51"E. a distance of 160.00 feet to the N.E. corner of Tract C; thence N.89°45'21"W. a distance of 412.00 feet to the N.W. corner of Tract C; thence S.00°10'51"E. a distance of 92.00 feet; thence N.89°45'21"W. a distance of 380.00 feet; thence S.00°10'51"E. a distance of 480 feet to the Point of Beginning.

SUBJECT TO road right-of-way for Neff Lake Road

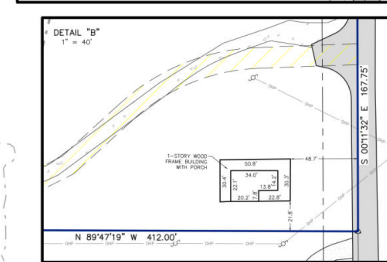
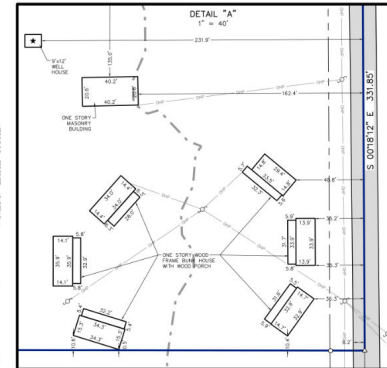
SUBJECT TO CERTAIN EASEMENTS AS DESCRIBED IN BOOK 2286, Page 134 and Book 3896, Page 975

SURVEYOR'S NOTES:

1. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.
2. Surveyor has reviewed Commitment for Title Insurance, Commitment Number 23181976, as issued by Gulf Coast Title Co., Inc., and underwritten by First American Title Insurance Company, issued 10/27/2023 at 8:00 a.m. All pertinent matters except leases, liens, mortgages, taxes, and/or other similar financial matters, identified as encumbrances in Schedule B-II of said Commitment for Title Insurance, have been shown or noted herein. The undersigned has relied solely upon said Title Insurance Commitment for all matters pertaining to easements, rights-of-way, setback lines, agreements, reservations, or other similar matters.
3. No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
4. No underground installations, improvements or encroachments, have been located except those shown herein.
5. Bearings shown herein are based on the Florida State Plane Coordinate System, FL West Projection, with the East boundary of the Southeast 1/4 of the Southeast 1/4 of Section 17-23-20, having a grid bearing of N.00°19'04"W.
6. Bearings and distances shown herein are field measured, unless otherwise indicated.
7. The text for ties to improvements indicates the direction they lie in relation to the boundary.
8. Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (SWFWMD), or Florida Department of Environmental Protection (F.D.E.P.).

ALTA TABLE A NOTES:

- [Item 1] See map of survey for found or set monuments.
- [Item 2] The physical address of the subject property is 3261 & 3257 Neff Lake Road.
- [Item 3] Subject property appears to lie in Flood Zone "X" and "AE" (B.F.E. = 107.6) according to FEMA Flood Insurance Rate Map Panel No. 12005C0002D, dated 5/10/2002.
- [Item 4] Subject property contains 31.72 acres, more or less.
- [Item 5] See map of survey for building dimensions and area.
- [Item 6] See map of survey for depiction of substantial features observed.
- [Item 14] Subject property lies approximately 2.325' from the intersection of Neff Lake Road and Powell Road.
- [Item 16] No evidence of recent earth moving work, building construction, or building additions were observed.
- [Item 18] See Schedule B-II table for index of easements and servitudes disclosed in Title Documents. See map of survey for depiction thereof.



ITEM 1-10	STANDARD EXCEPTIONS - NOT SURVEY RELATED
ITEM 11	INGRESS EGRESS EASEMENT (O.R. 1023, PG. 1997) AFFECTS THE SUBJECT PROPERTY AND HAS BEEN SHOWN HEREON.
ITEM 12	SHARED WELL AGREEMENT (O.R. 1642, PG. 1088) AFFECTS PARCEL "B" AND PARCEL "C" AS SHOWN HEREON.
ITEM 13	INGRESS-EGRESS EASEMENT (O.R. 2286, PG. 134) AFFECTS THE SUBJECT PROPERTY AND HAS BEEN SHOWN HEREON.
ITEM 14	INGRESS-EGRESS EASEMENT (O.R. 2286, PG. 143) TOGETHER WITH CORRECTIVE EASEMENT (O.R. 3896, PG. 975) AFFECTS THE SUBJECT PROPERTY AND HAS BEEN SHOWN HEREON.
ITEM 15-16	NOT SURVEY RELATED
ITEM 17	AMENDED AFFIDAVIT AND CERTIFICATION (O.R. 4283, PG. 1979) AFFECTS THE SUBJECT PROPERTY (BLANKET)
ITEM 18-22	NOT SURVEY RELATED

CERTIFICATION:

To AAM Family Limited Partnership; Gulf Coast Title Co., Inc.; First American Title Insurance Company; KMG Properties, II, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7 & 8, 14, 16, & 18 of Table A thereof. The fieldwork was completed on 10/30/2023.

Date of Plat or Map: 12/4/23

Daniel Johnson
Surveyor
1211163922
Florida Professional Land Surveyor No. 3653
This survey conforms to the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.

NOTE: ENTITIES CERTIFIED ON THIS SURVEY ARE ASSOCIATED WITH THEIR INTEREST IN THE SUBJECT PROPERTY. SURVEYOR'S INSURANCE APPLIES ONLY TO CONTRACTED CLIENT AND ADDITIONAL INSURERS, NOT CERTIFIED PARTIES.

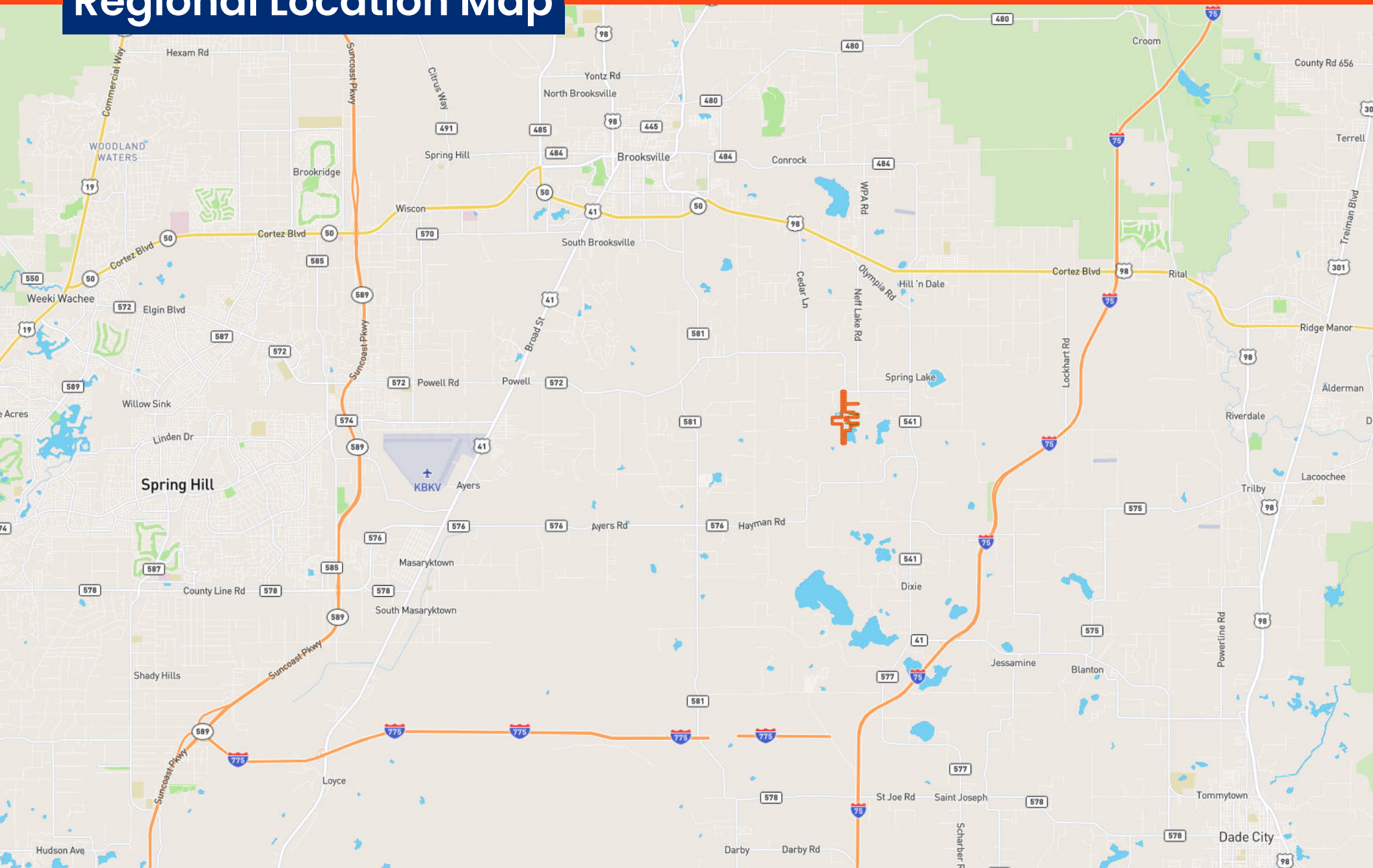
BY	REVISION	DATE
SDV	REVISE TO EXCLUDE PARCEL C	12/4/23
SEE ALTA CERTIFICATION FOR SURVEYOR'S SEAL AND SIGNATURE		



PROJECT NO. 2023-25501B000001	DATE OF FIELD SURVEY: 10/30/2023
SEC. 17	TWP. 23
RNG. 20	COUNTY: Hernando
ALTA/NSPS Land Title Survey AAM Family Limited Partnership 3261 & 3257 NEFF LAKE ROAD	

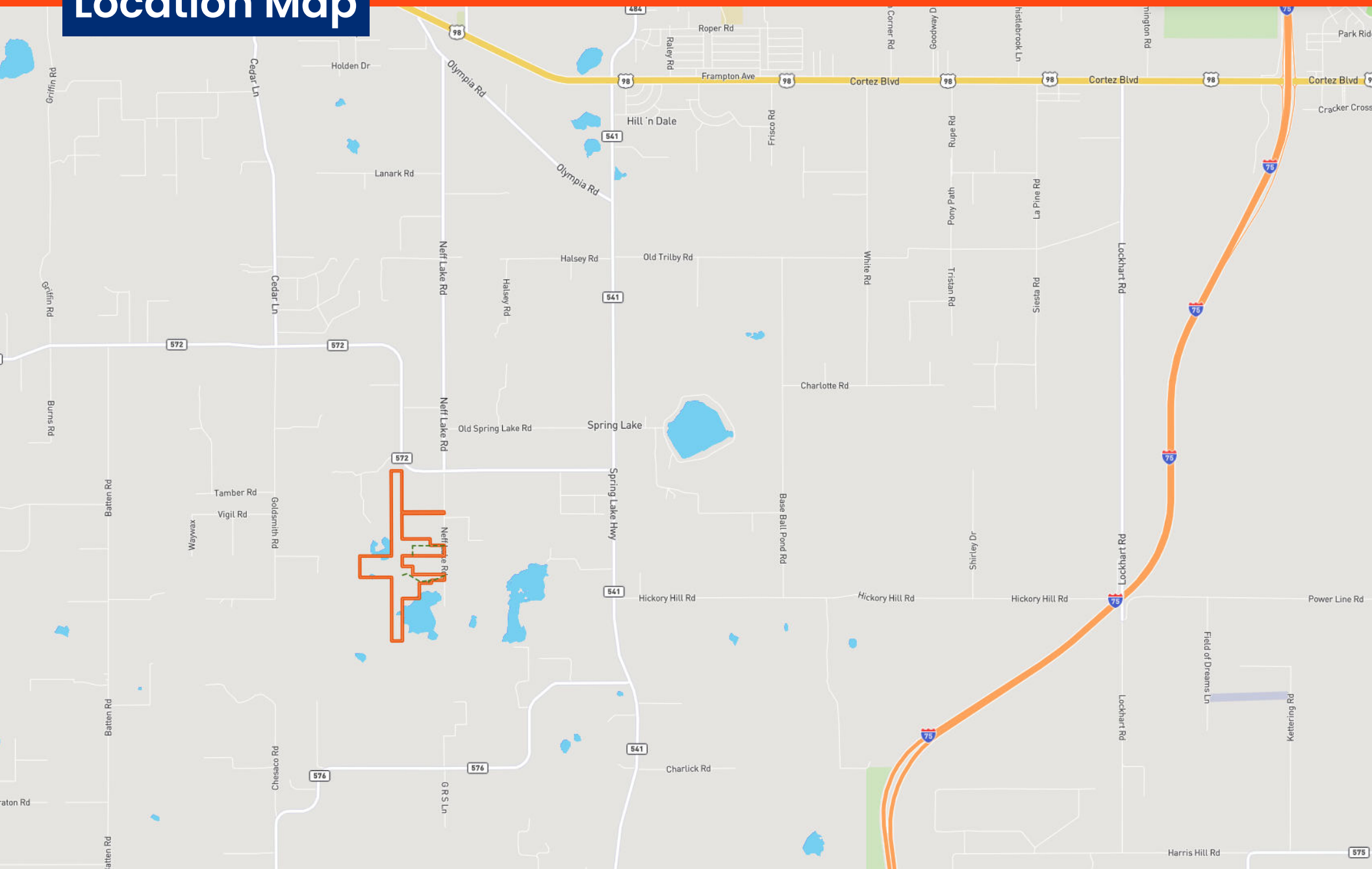
Survey for key #390400 only. Other surveys are available by request.

Regional Location Map



Subject property is ~45 minutes away from Tampa and ~1.5 hours from Orlando.

Location Map

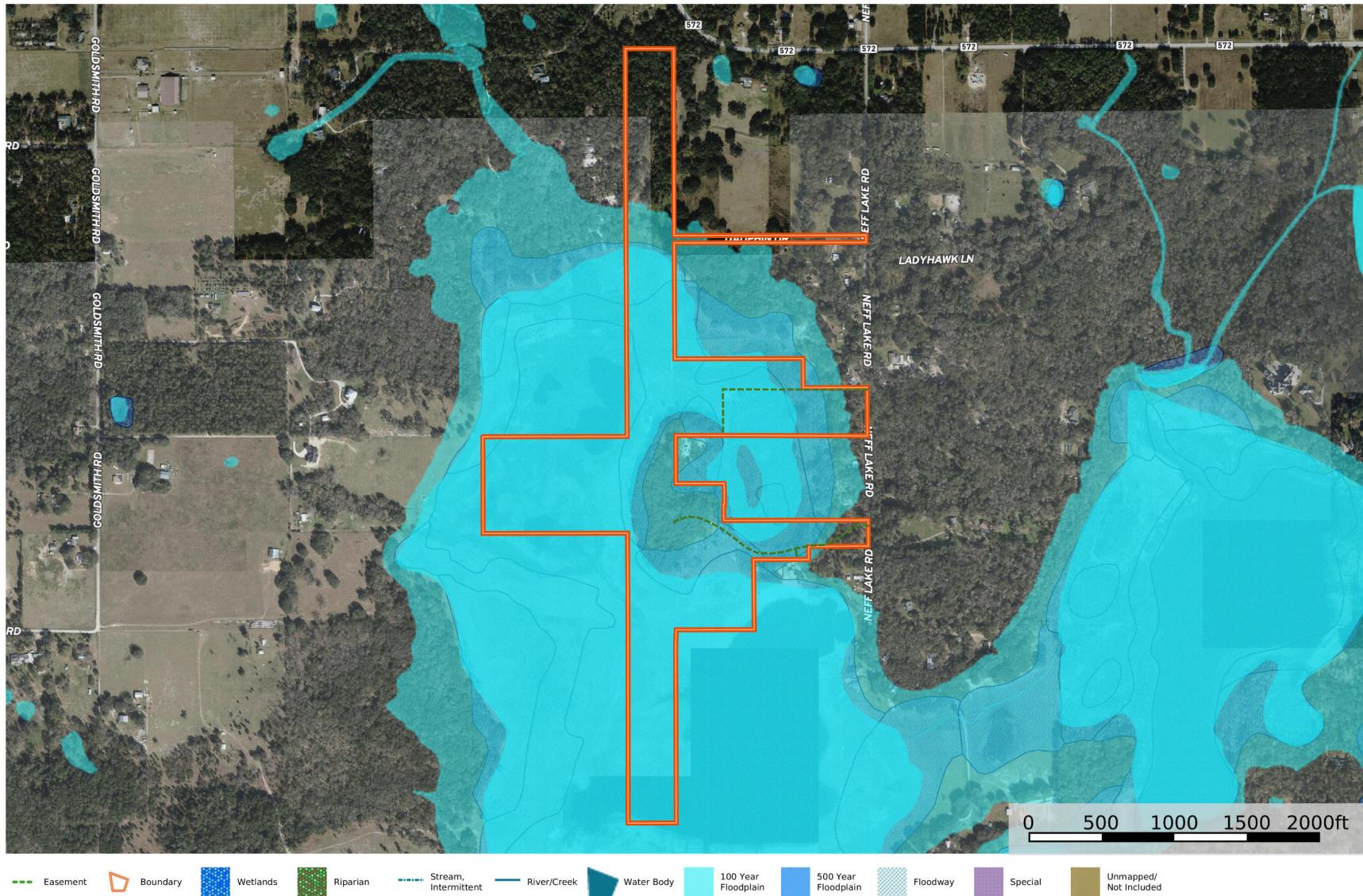


Property Aerial

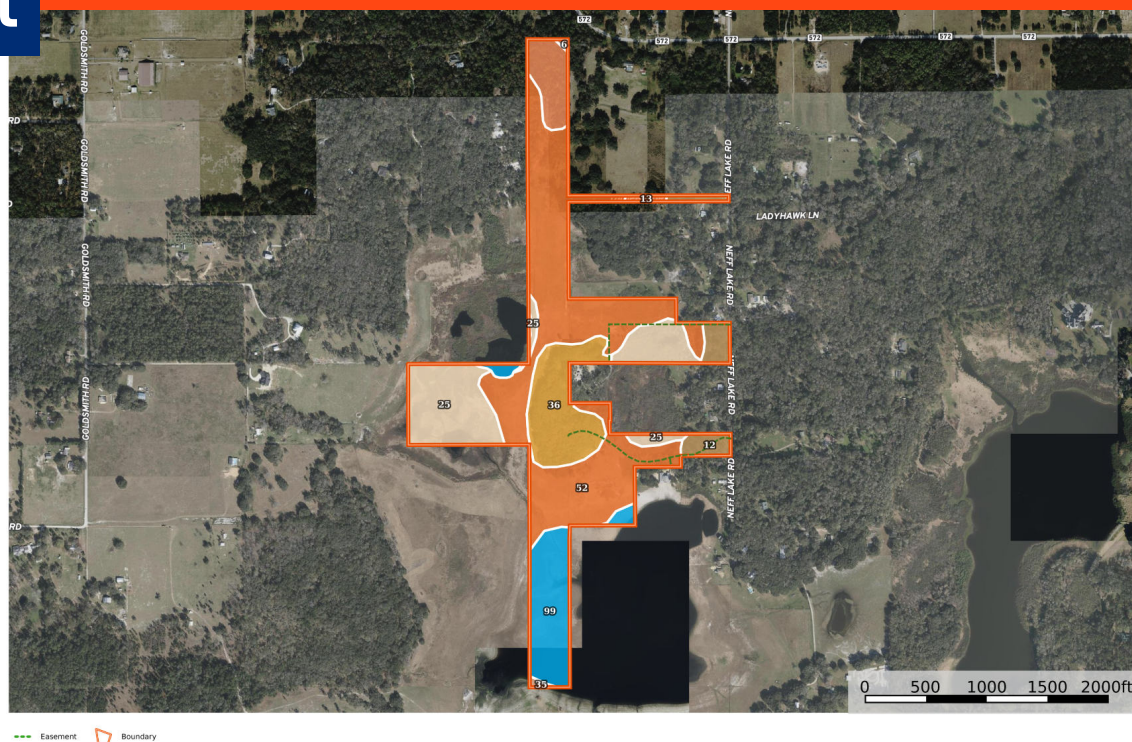


Wetland & Floodplain Map

Florida, AC +/-



Soils Report

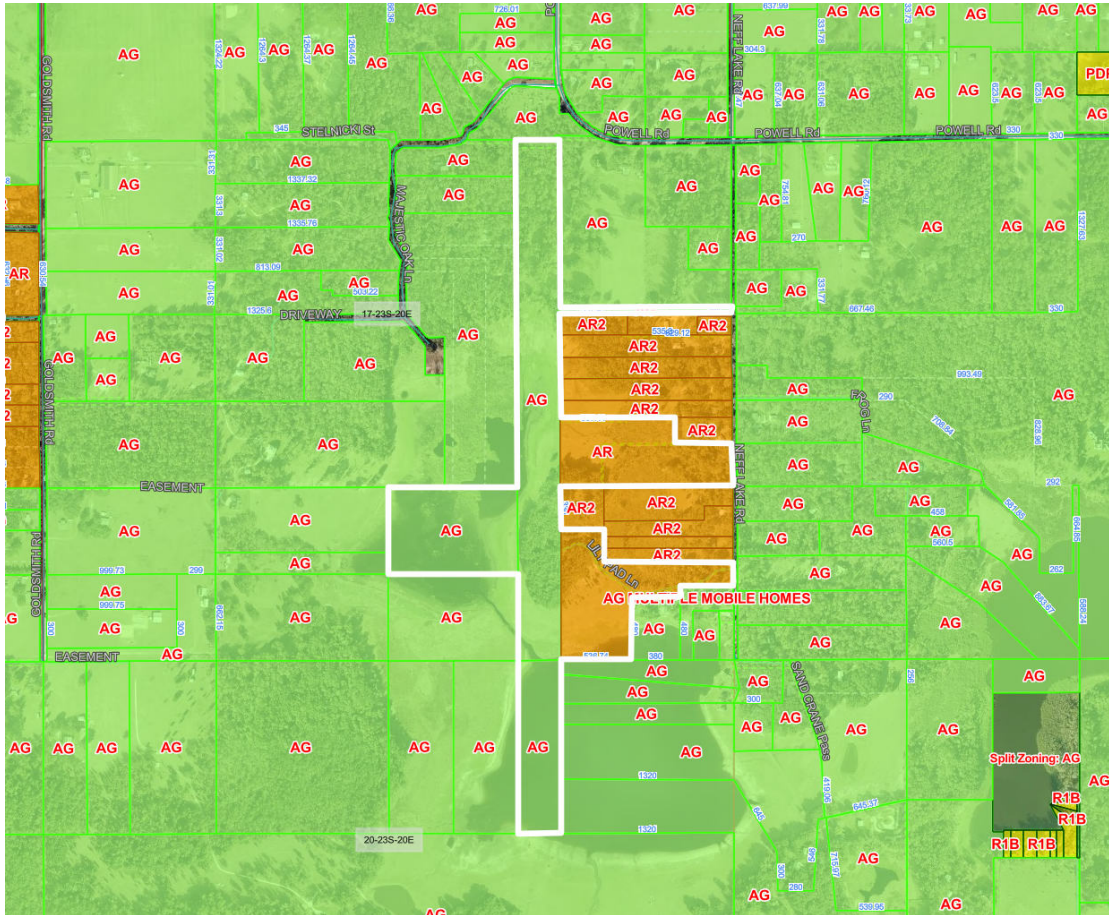


The information contained herein was obtained from sources deemed to be reliable. Land & B Services makes no warranties or guarantees as to the completeness or accuracy thereof.

| Boundary 86.65 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
52	Wauchula fine sand, 0 to 5 percent slopes	39.98	46.14	0	36	3w
25	Floridana variant loamy fine sand	16.04	18.51	0	13	6w
36	Nobleton fine sand, 0 to 5 percent slopes	10.85	12.52	0	44	2w
99	Water	10.71	12.36	0	-	-
13	Blichton loamy fine sand, 5 to 8 percent slopes	4.82	5.56	0	37	4w
12	Blichton loamy fine sand, 2 to 5 percent slopes	3.89	4.49	0	37	3w
35	Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes	0.22	0.25	0	28	4w
6	Arredondo fine sand, 0 to 5 percent slopes	0.14	0.16	0	24	3s
TOTALS		86.65(*)	100%	-	28.36	3.56

Zoning Classification



Zoning Information

Zoning on all parcels except for #390400 is Agricultural. #390400 is zoned Agricultural/Residential.

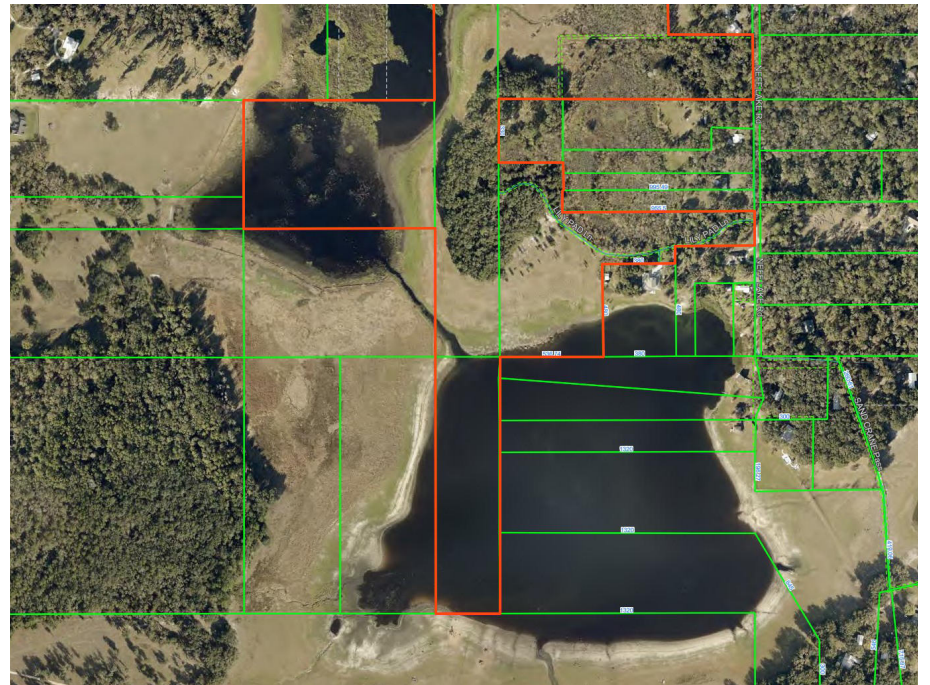
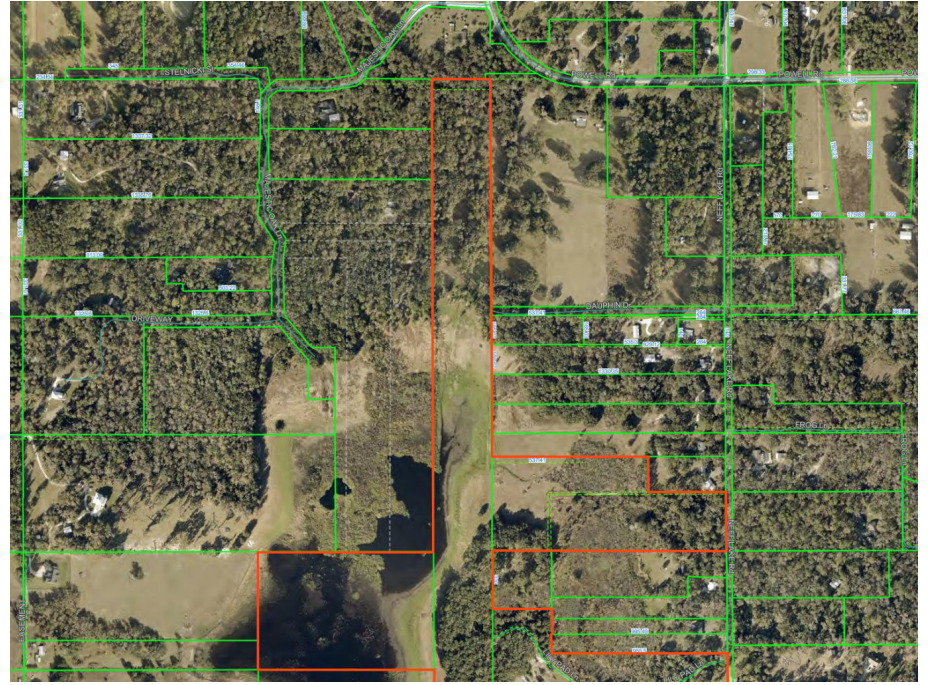
More information can be found by contacting the Hernando County Planning/Zoning Department or by visiting the municode library below:

https://library.municode.com/fl/hernando_county/codes/code_of_ordinances

Zoning Information available in “Appendix A – Zoning, Article IV. – Zoning District Regulations”

Zoning Key

-  Agricultural
-  Agricultural/Residential
-  Residential (R1B)







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

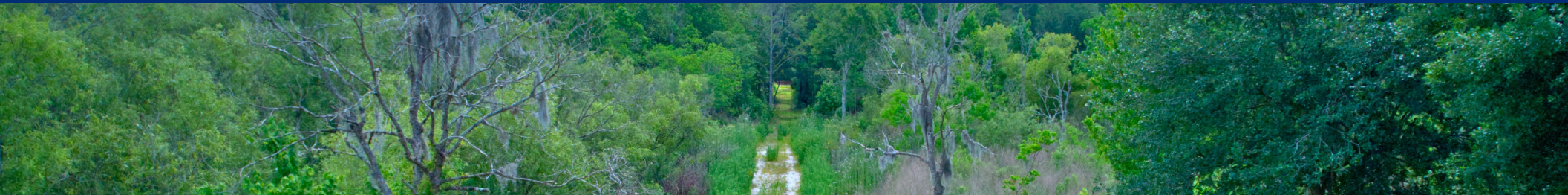
- Board Member, Brooksville Main Street, Inc.
- Board Member, The Ederington Foundation
- Kiwanis Club of Brooksville
- Leadership Hernando Class of 2024
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

Buckner Real Estate, Inc.

11 N Main Street
Brooksville, FL 34601



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BucknerRealEstate.com

Confidentiality & Disclaimer

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