

**LOT FOR SALE IN  
SOUTHERN HILLS**

# **19411 Sheltered Hill Dr**

**Brooksville**  
FL 34601

**Listed By:**

**Robert Buckner**  
352 238 6930  
[robert@rbuckner.com](mailto:robert@rbuckner.com)

**Charles Buckner**  
352 848 5545  
[charles@rbuckner.com](mailto:charles@rbuckner.com)

 **ROBERT A.  
Buckner**  
& ASSOCIATES, INC.



## Property Summary

Hernando County Surplus Lot For Sale! Vacant lot in Southern Hills Plantation Club, and a premier community in the Brooksville. market with an 18-hole championship golf course, with many additional amenities. Deed Restricted Community, with mandatory HOA, Club Social and CDD fees. The BUYER is responsible to satisfy any and all outstanding HOA, CDD and other liens at closing. (no real estate tax liens exist). APPROXIMATE balance of outstanding fees due as of 5/17/22 totals \$9,400 (subject to waiver of CDD O & M fees) but increases monthly. New buyer will be responsible for Club Social Dues post closing. Go to [www.SoHilly.com](http://www.SoHilly.com) for additional information on social dues, deed restrictions and other information. Building activity in the community has been very active. Property sold 'AS IS' with NO warranties expressed or implied without any contingencies. Buyer and Selling Agent responsible to confirm all aspects and/or elements of the property to satisfy Buyer's intended use, including but not limited to title or outstanding liens, zoning, flood zone or wetlands, survey, access, roadway maintenance, assessments or fees, ALL utilities, ability for construction of improvements and potential septic requirements, school zones, or any other elements. Conveyance via a Statutory Deed, and Buyer responsible for ALL closing costs EXCEPT brokerage commission.

## Location Information

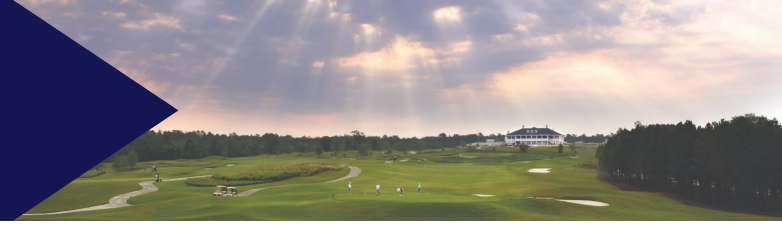
|                  |                         |
|------------------|-------------------------|
| Site Address     | 19411 Sheltered Hill Dr |
| City, State, Zip | Brooksville, FL 34601   |
| County           | Hernando                |

## Property Information

|                                       |  |
|---------------------------------------|--|
| Size +/- (Acres & Square Feet)        | 0.3 Acres or 12,920 SF                   |
| Parcel Key #                          | 1559735                                  |
| Zoning                                | PDP(MU)                                  |
| DOR Use Code                          | (86) Other County                        |
| Utilities                             | City water & sewer, underground electric |
| Approximate Outstanding Fees and Dues | <b>\$9,400</b>                           |
| Price                                 | <b>\$30,000</b>                          |



# Southern Hills Plantation



## About the Community

Southern Hills is a luxury golf course community whose golf course was famously designed by Pete Dye. The course is meant to challenge golfers while taking advantage of the natural landscape of rolling hills which provide changes in elevation from 60 to 250 feet. The community is also home to a Classic Southern resort-style clubhouse that features an upscale restaurant that frequently has themed dinners and events, a golf pro shop, fitness center, lagoon style pool, tennis courts, and pickleball courts.

Southern Hills is one of the areas most active and luxurious communities that has proven to be an excellent location for both raising families and for being close to other cities such as Brooksville, Orlando, and Tampa.

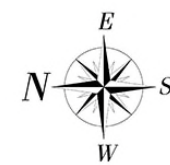
For more information, view Southern Hill's websites here: <https://sohilly.com/> <https://www.southernhillsplantationclub.com/>

## Community Amenities

- 18-hole championship golf course
- Six-hole par three course
- Golf pro shop
- Resort style clubhouse
- Full-service restaurant
- Lagoon style pool
- Fitness center
- Four Har-Tru tennis courts & two pickleball courts







# Community Site Plan

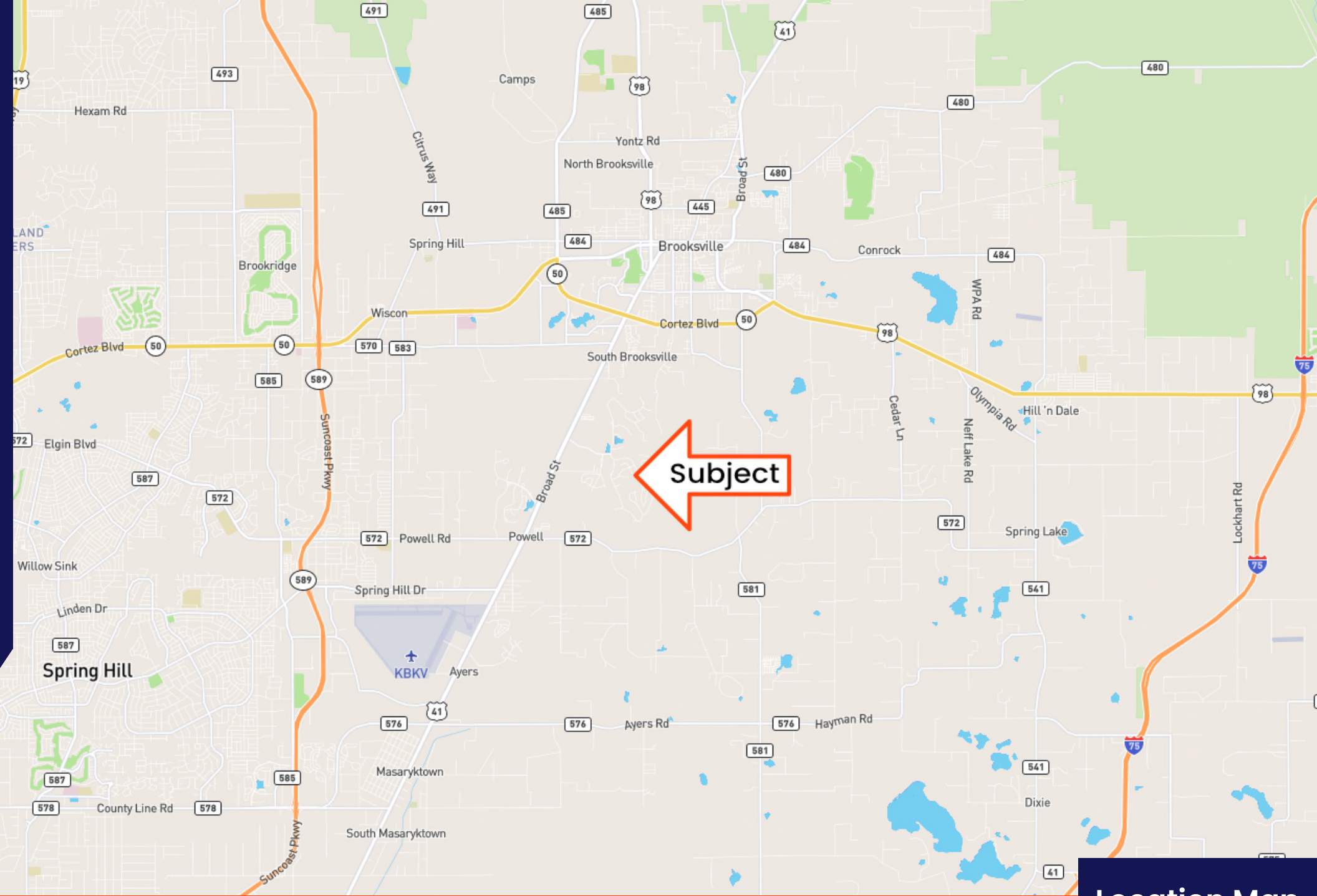












Location Map

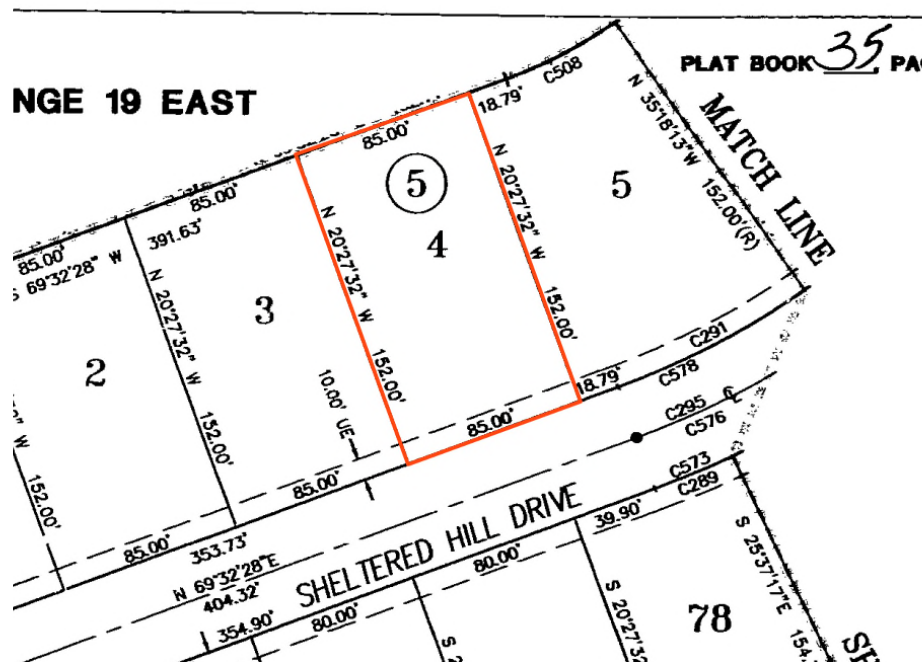




Aerial



Lines Are Approximate







## **Robert Buckner**

**Broker/Owner**

robert@rbuckner.com

**Office:** 352 796 4544 | **Cell:** 352 238 6930

### **About & Experience**

Robert has been the broker-owner of Robert A. Buckner & Associates, Inc. since 1987. He is of the sixth generation of his family to reside in Hernando County, Florida. With over 30 years of experience and integrity in all aspects of real estate brokerage, he has established a company that endeavors to provide superlative professional advice and assistance to clients. In his spare time, Robert is an avid golfer and hunter.

### **Education**

- Attended the University of Florida and graduated from St. Leo University in 1983 with a BA in Business Administration

### **Current Board Involvement**

- Gator Boosters, President Elect
- Hernando SunTrust Bank Board of Directors
- Nature Coast Board
- Hernando Progress, Inc.
- Brooksville Vision Foundation

### **Community Involvement**

- Former Board of Trustees of Saint Leo University for over 20 years
- Former Vice Chairman Coastal Rivers Basin Board
- Former Economic and Development Commission of Hernando County
- Former President of Downtown Development Corporation of Brooksville

**Robert A. Buckner & Associates, Inc.**

11 N Main Street  
Brooksville, FL 34601





## Charles Buckner

### Associate

charles@rbuckner.com

**Office:** 352 796 4544 | **Cell:** 352 848 5545

### About & Experience

Charles now marks the seventh generation of his family to reside in Hernando County and has always wanted to come back to Brooksville. He recently completed both his undergraduate and graduate degrees in real estate. Charles specializes in the brokerage of commercial properties and land. In addition to brokerage, Charles helps manage the company's privately held portfolio of commercial buildings. He is also primarily responsible for the new features and capabilities of the brokerage that can be seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby. On the side he owns a business that grows freshwater aquarium plants that are then sold online.

### Education

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

### Focus Areas

- Land Brokerage
- Commercial Brokerage
- Commercial Property Management
- Marketing

**Robert A. Buckner & Associates, Inc.**

11 N Main Street  
Brooksville, FL 34601





**View this property on MapRight:**

<https://mapright.com/ranching/maps/7842847ef06343494328b52fdf6c911d/share>

**View all available properties on MapRight:**

<https://mapright.com/ranching/maps/dbd8892d30fba2ba30d58488e43d08fa/share>

rbuckner.com | 352-796-4544 | 11 N Main Street Brooksville, FL 34601

**Confidentiality & Disclaimer**

Disclaimer Statement—Robert A. Buckner & Associates, Inc. aims to provide accurate information from sources we deem as reliable for this property. We do not guarantee this accuracy. Buyer should rely on their own research.