

**LOT FOR SALE IN
SOUTHERN HILLS**

**19504
Sheltered Hill
Dr**

Brooksville
FL 34601

Listed By:

Robert Buckner
352 238 6930
robert@rbuckner.com

Charles Buckner
352 848 5545
charles@rbuckner.com



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 **\$12,100** (subject to waiver of O & M fees associated with CDD and SH Club Social Due) but increases monthly approximately \$95.00. New buyer will be responsible for Club Social Dues post closing. Go to 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.

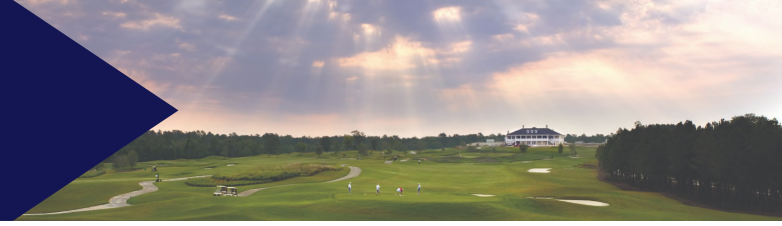
Location Information

Site Address	19504 Sheltered Hill Dr
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

Size +/- (Acres & Square Feet)	0.29 Acres or 12,769 SF
Parcel Key #	1560279
Zoning	PDP(MU)
DOR Use Code	(86) Other County
Utilities	City water & sewer, underground electric
Approximate Outstanding Fees and Dues	\$12,100
Price	\$30,000

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.

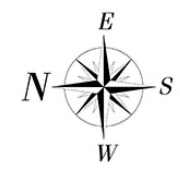
Southern Hills is one of the areas most active and luxurious communities that has proven to be an excellent location for both raising families and for being close to other cities such as Brooksville, Orlando, and Tampa.

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



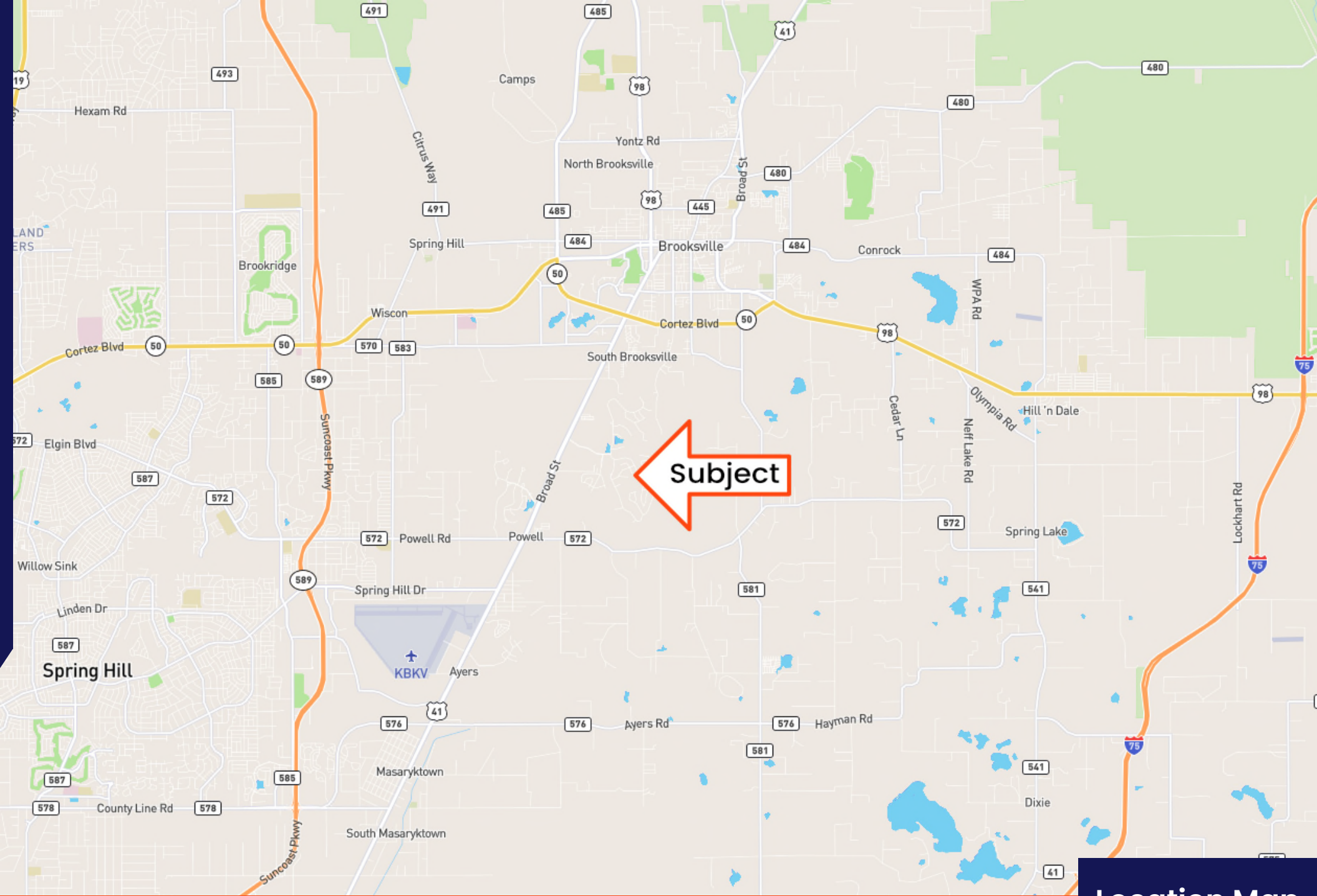


Blocks / Neighborhoods			
100'	1 Sterling Bluff	80'	10 Hickory Hills
80'	2 Summit View	80'-100'	11 Majestic Hills
52'	3 Lily Pond	80'-100'	12 Majestic Hills Estates
110'-130'	4 Golf Vista	110'	13 Pinnacle Place
80'	5 Grand Oaks	52'	14 Forest Garden
100'-110'	6 Grand Summit	52'	15 Bristol Wood
105'	7 Southern Valley	80'	16 Oak Bluff Estates
95'	8 Autumn Oaks	100'	17 Creek Ridge Grand
105'	9 Southern Valley	80'	18 Oak Bluff Estates
★	Model Home	Acre	19 Hidden Hills

Community Site Plan





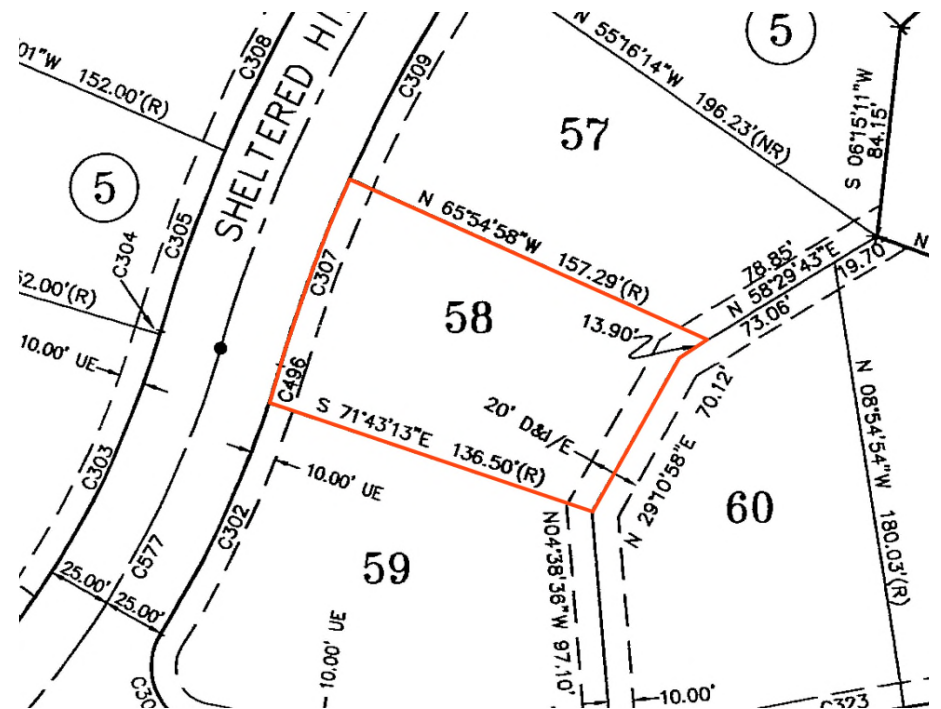
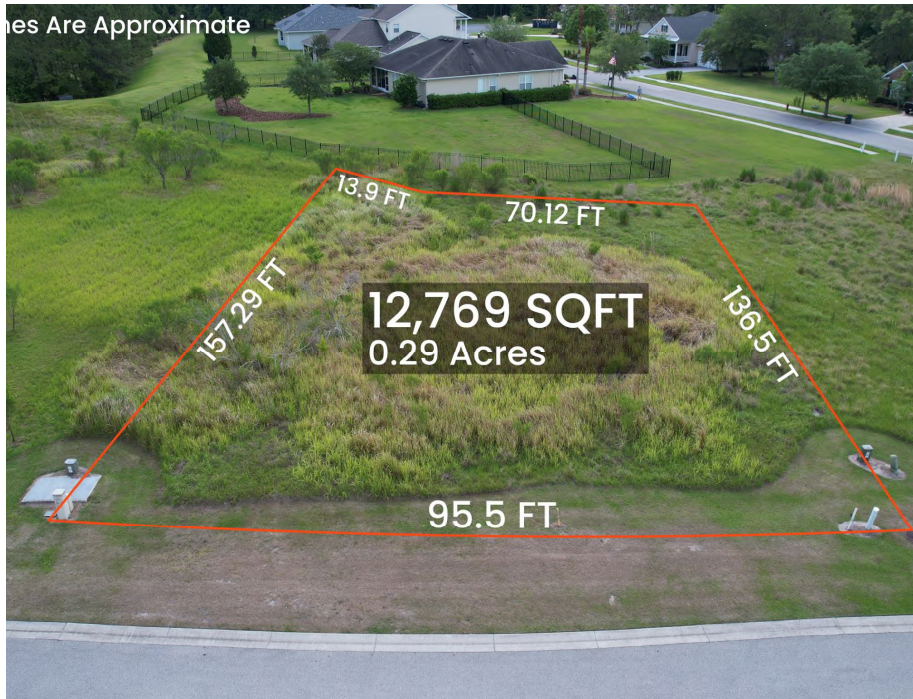


Location Map



Aerial

Dimensions 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



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Confidentiality & Disclaimer

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