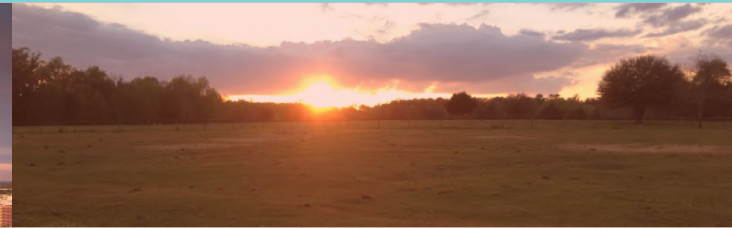
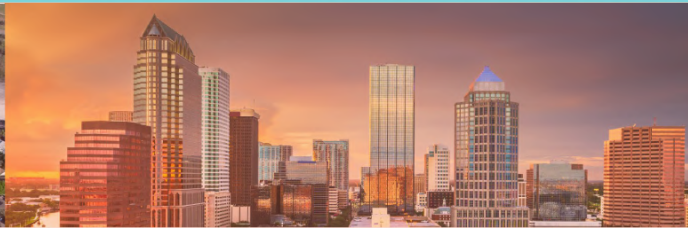


We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



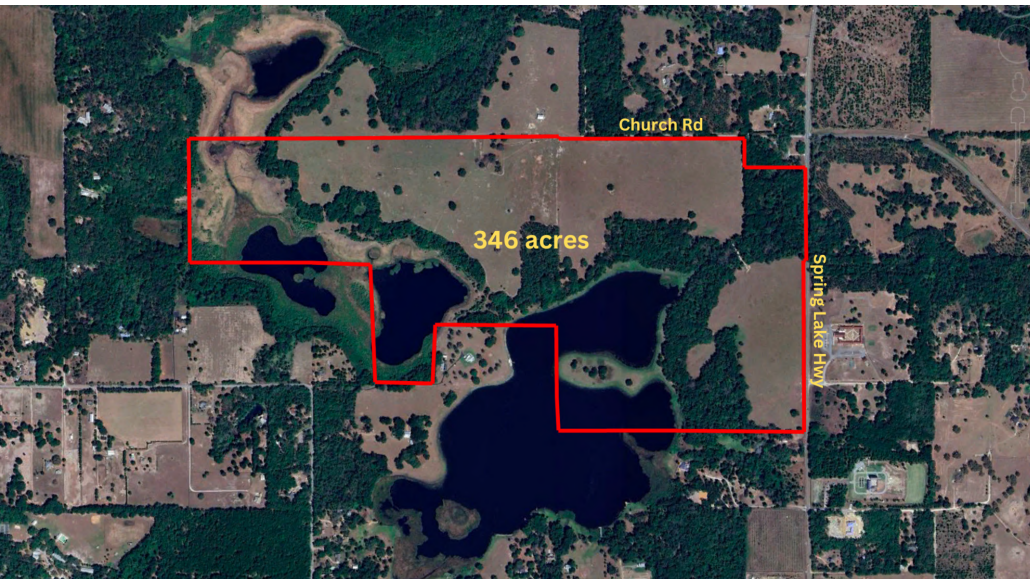
304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

The St. Clair Lake Ranch is a 346-acre lakefront property on Spring Lake Highway in Brooksville. This sprawling ranch features rolling hills, improved pastures, and frontage on two shimmering lakes (St. Clair Lake and Nicks Lake). Improvements include cattle pens, one 4" well, and perimeter and cross fencing.

This ranch offers a rural setting while still being within an easy commute to the downtown life, allowing easy enjoyment of both lifestyles. Its diverse habitat, including shrubbery, wildflowers, oak hammocks, planted pine, and woods, bring the property to life.

The property is zoned AG (Agricultural) and has future land use of Rural. It's estimated to consist of 225 acres of uplands and 121 acres of wetlands/lowlands. It has frontage on two roads - Church Road (2,000 ft) and Spring Lake Highway (2,800 ft).

LOCATION DESCRIPTION

St. Clair Lake Ranch is located on the west side of Spring Lake Highway (County Road 541) in Brooksville in southern Hernando County. It's less than one mile north of the Pasco County/Hernando County line.

The property is centrally situated between downtown Brooksville and downtown Dade City. Local shops, restaurants, medical facilities, and schools are all easily reachable within 15 minutes. Due to its close proximity to I-75, lively downtown Tampa (30+ minutes), Tampa International Airport (40 minutes), and downtown St. Petersburg (1 hour) are all readily accessible.

PROPERTY SIZE

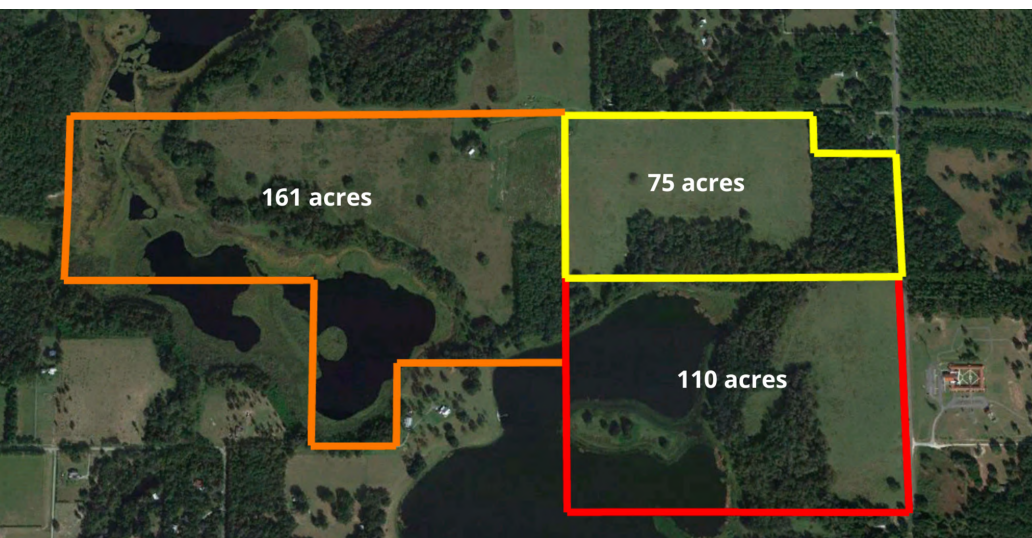
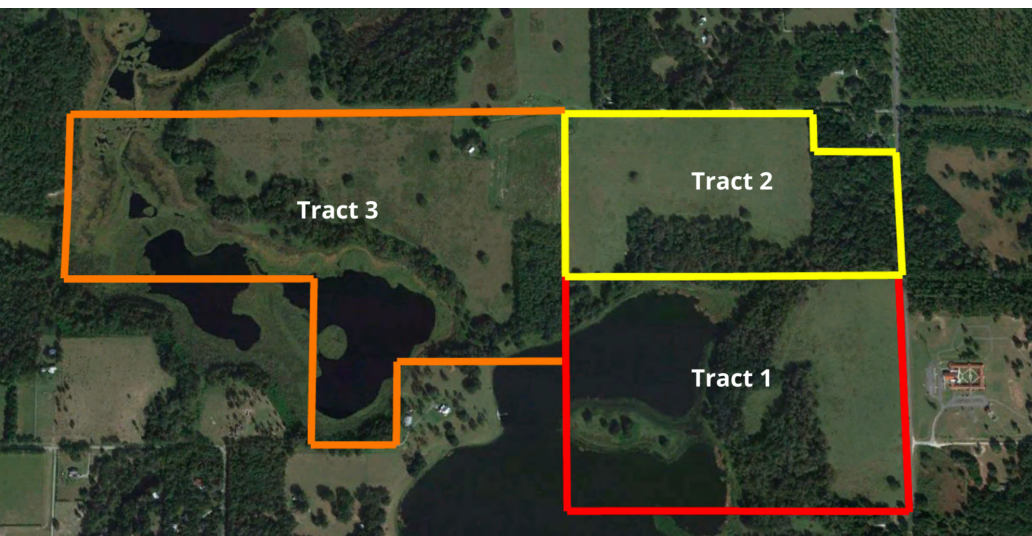
346 acres

PRICE

\$7,625,000.00

For smaller tracts, see next page.

Tracts Description



TRACT DESCRIPTION

The owner of this property is willing to sell the 3 tracts separately. Below describes the breakdown of the acreage and pricing for each tract.

TRACT 1- SAINT CLAIR LAKE

- 110 acres
- \$2,750,000
- Native woods on site
- Access via Spring Lake Highway
- Features significant lake frontage to Saint Clair Lake, including access to peninsula
- Contains approximately 19 acres of Saint Clair Lake (109 acres total)

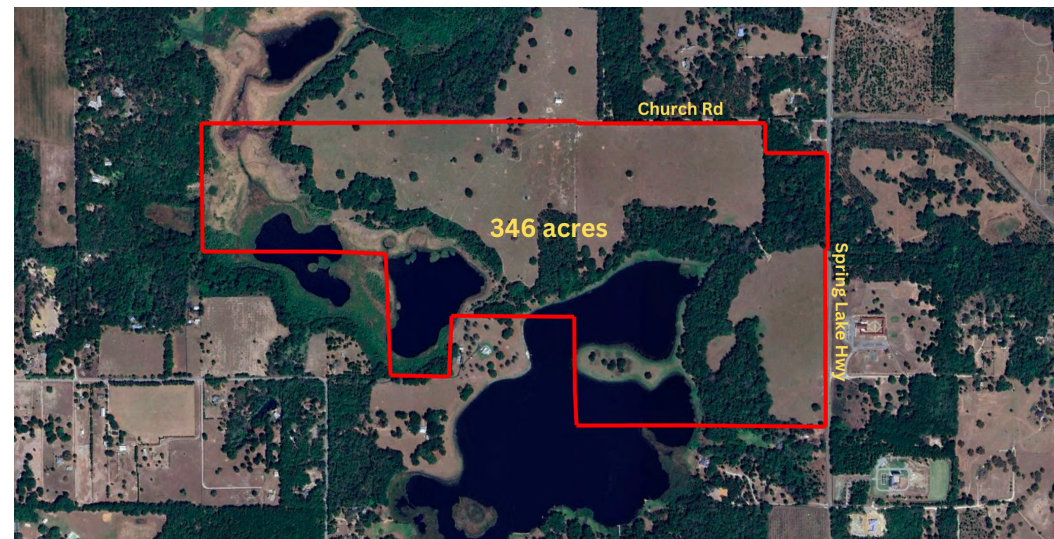
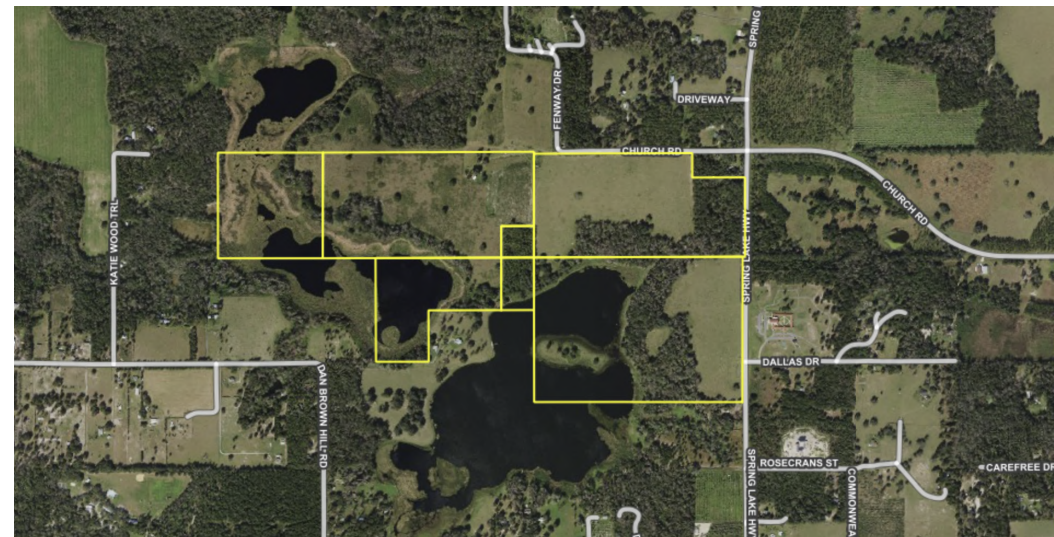
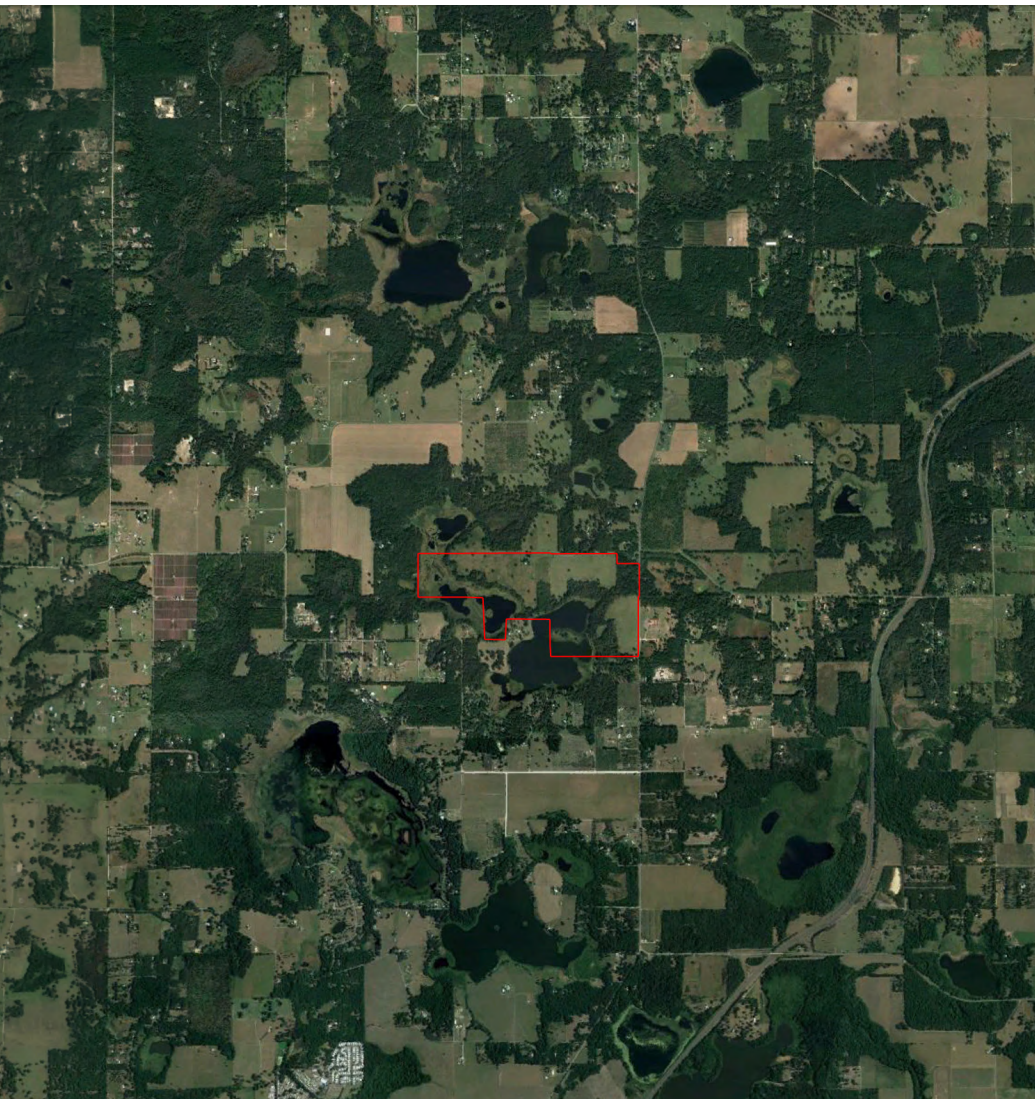
TRACT 2- CHURCH ROAD

- 75 acres
- \$1,875,000
- Features rolling hills, hilltop views and native woods
- Access via both Church Rd and Spring Lake Highway
- Contains the highest elevation point on the property (200ft)

TRACT 3- NICKS LAKE

- 161 acres
- \$3,000,000
- Features rolling hills, hilltop views, pines, oak hammocks, cattle pens, and one well
- Access via Church Road
- Contains approximately 17 and 5 acres of the two Nicks Lakes (18 and 11 acres total)

Aerials



Aerial Photo



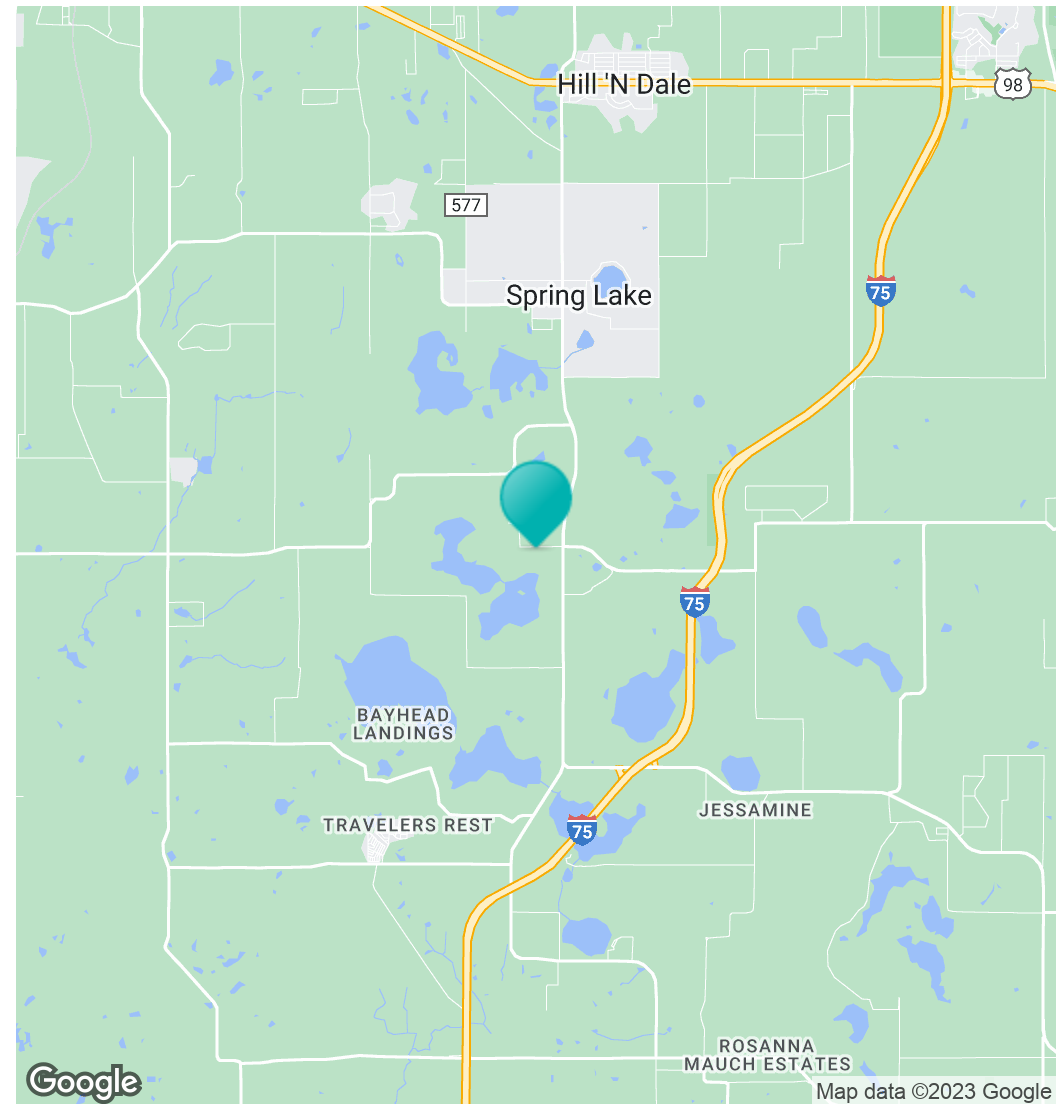
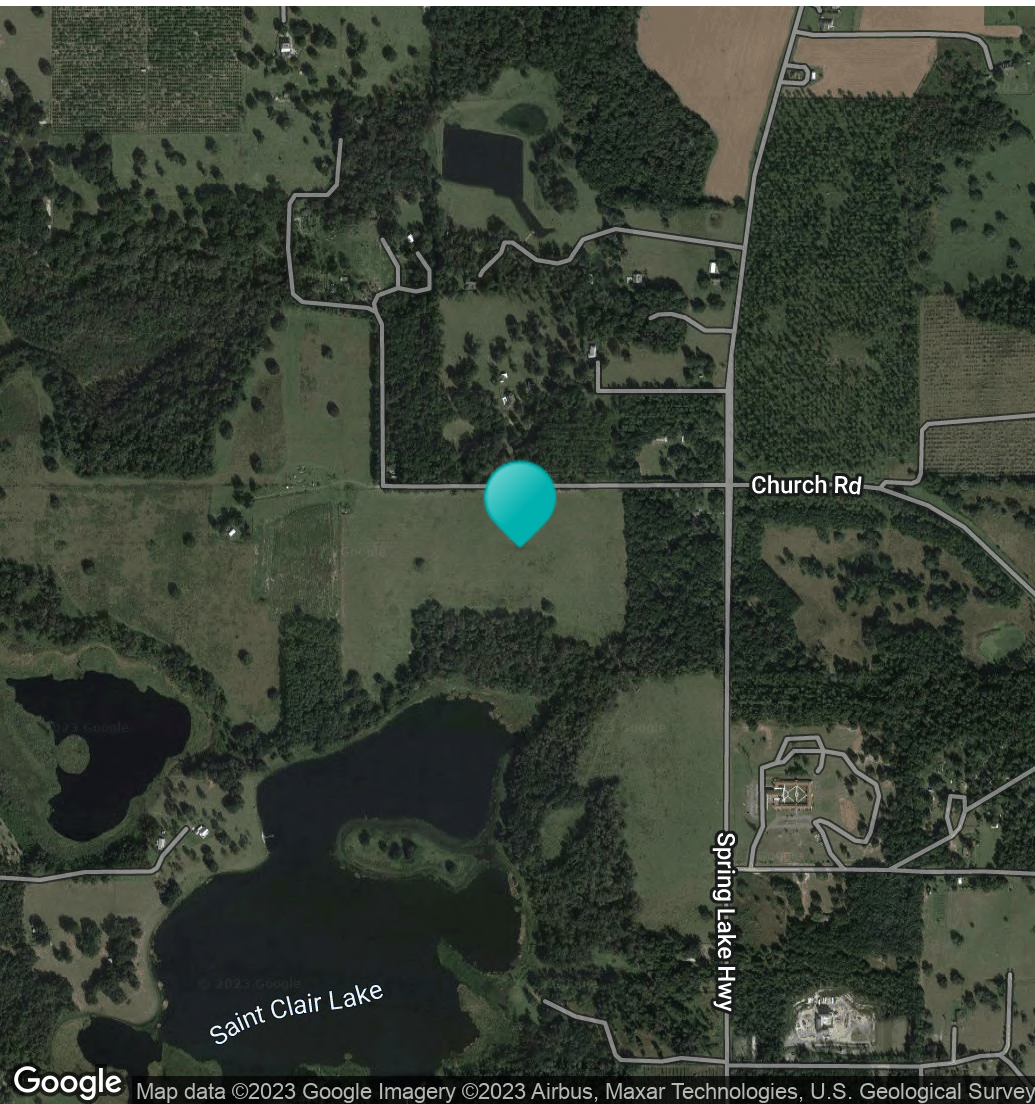
Aerial Photos



Property Photos



Location Map



Demographics Map & Report

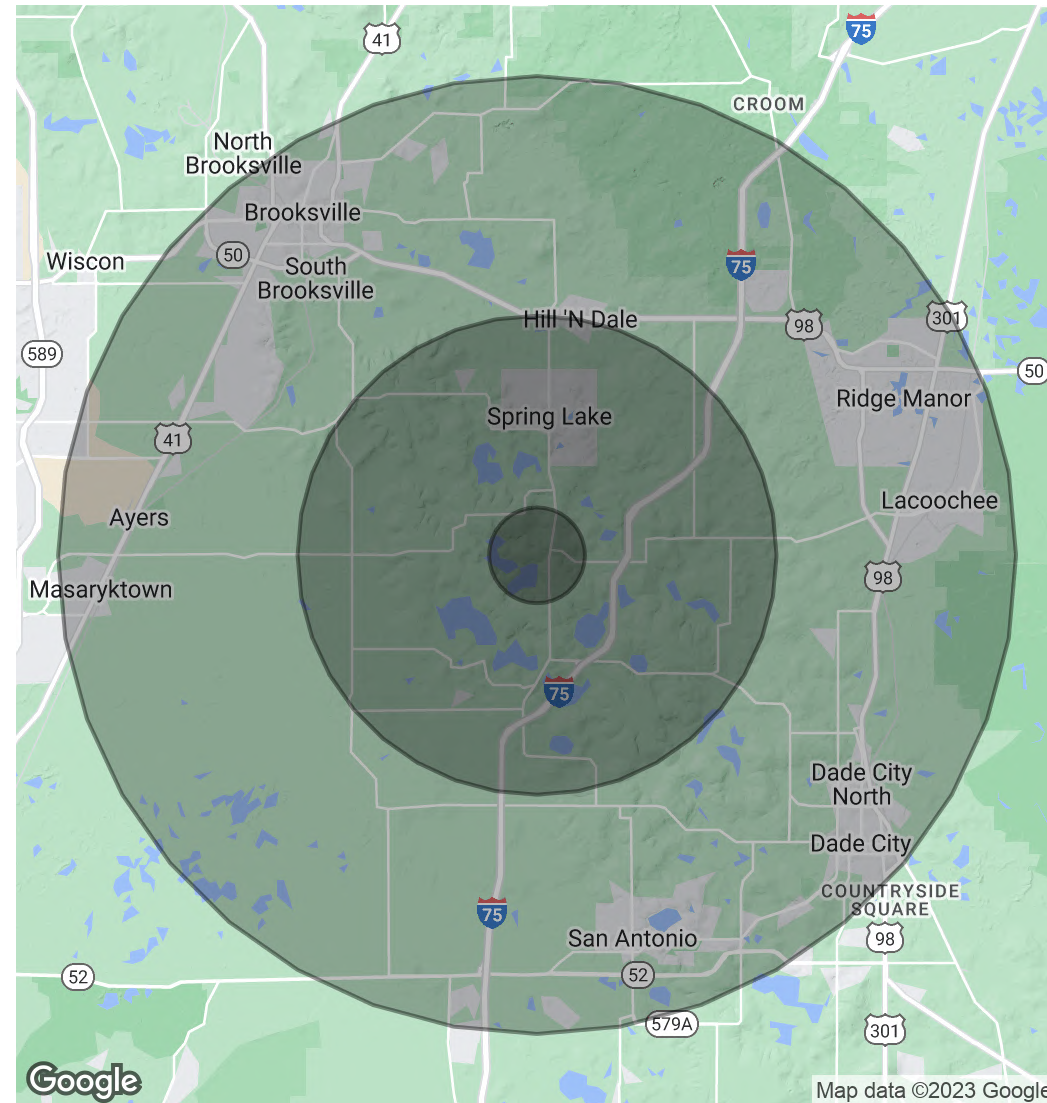
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	363	7,268	56,022
Average Age	44.7	45.1	42.2
Average Age (Male)	39.3	43.1	39.9
Average Age (Female)	51.7	47.2	44.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	138	2,829	21,103
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$62,996	\$73,575	\$58,950
Average House Value	\$256,405	\$258,046	\$256,781

* Demographic data derived from 2020 ACS - US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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