

Spring Lake Hwy Parcel 2

Spring Lake Hwy | 2.79 Acres | AG Zoning



Listed By

Charles Buckner

352-848-5545

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Property Summary

Welcome to 2.79 Acres in a prime location on Spring Lake Hwy! This land is mostly cleared with some scattered oaks, making it ready to build on! No HOA or deed restrictions. Bring your animals to graze or plant your crops on this agriculturally zoned land! This property is already partially fenced. Enjoy the country living on this stunning piece of property, which sits 200 FT +/- above sea level and features a gentle slope and often a gentle breeze. Access to the property is by a shared driveway depicted by the light blue outline; all it needs is a gate! Take full advantage of being just 10 minutes away from essential shopping, banking, and downtown Brooksville. Less than 10 minutes to I-75 and ~15 minutes to the Suncoast Parkway. Some nearby activities include the County Community Center, just a few hundred feet north, which has game nights every Tuesday, and close proximity to Spring Lake for evening walks or bike riding. View the pictures to see a survey, topographic map showing elevations, zoning map, future land use map, and a soils report (fine sand). Make sure to check this one out! Parcel Key #1830745.

Highlights

- Perfect for animals and crops with AG zoned land and rural future land use
- Convenient Country Living in a premier location
- Mostly cleared land ready for building

Location Information

Site Address	0 Spring Lake Highway
City, State, Zip	Brooksville, FL 34602
County	Hernando

Property Information

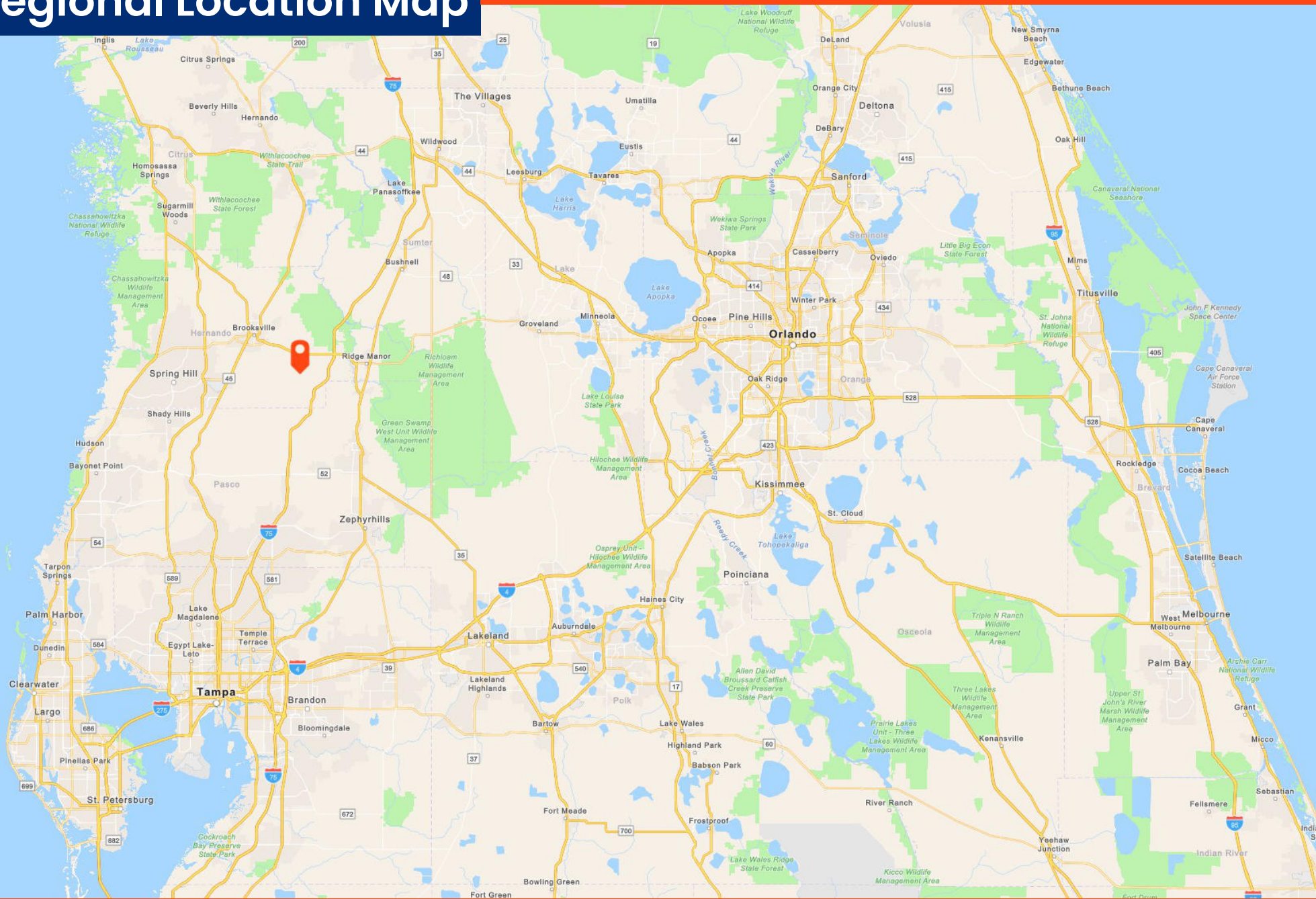
Size +/- (Acres, SF)	2.79 Acres or 121,700 SF
Parcel Key #	1830745
Zoning	Agricultural (AG)
DOR Use Code	(60) Improved Pasture Land
Utilities	Well & Septic Needed
Taxes (2024)	\$7.83
Price	\$219,900

Land ID Access

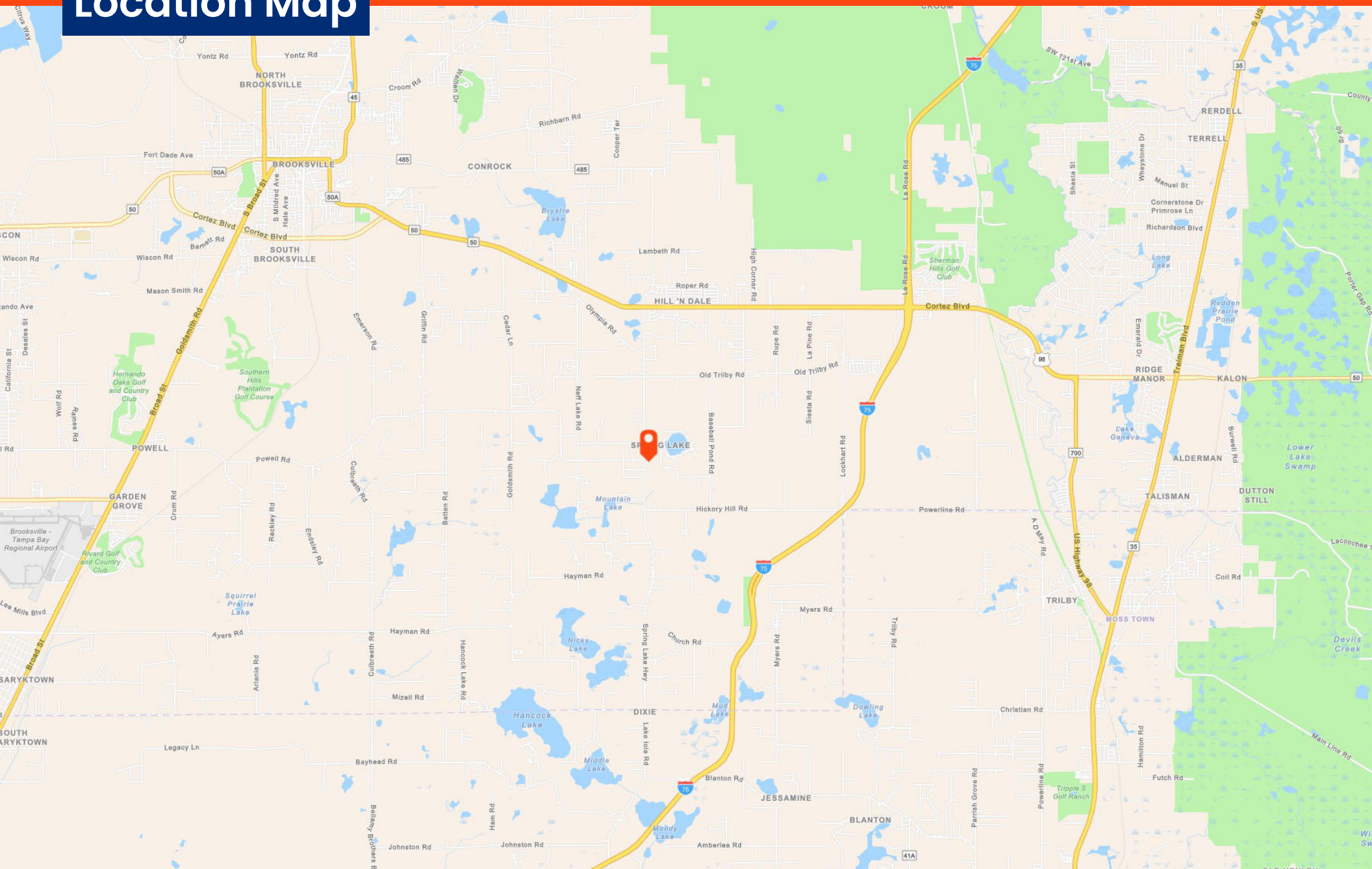


View the map [here](#)

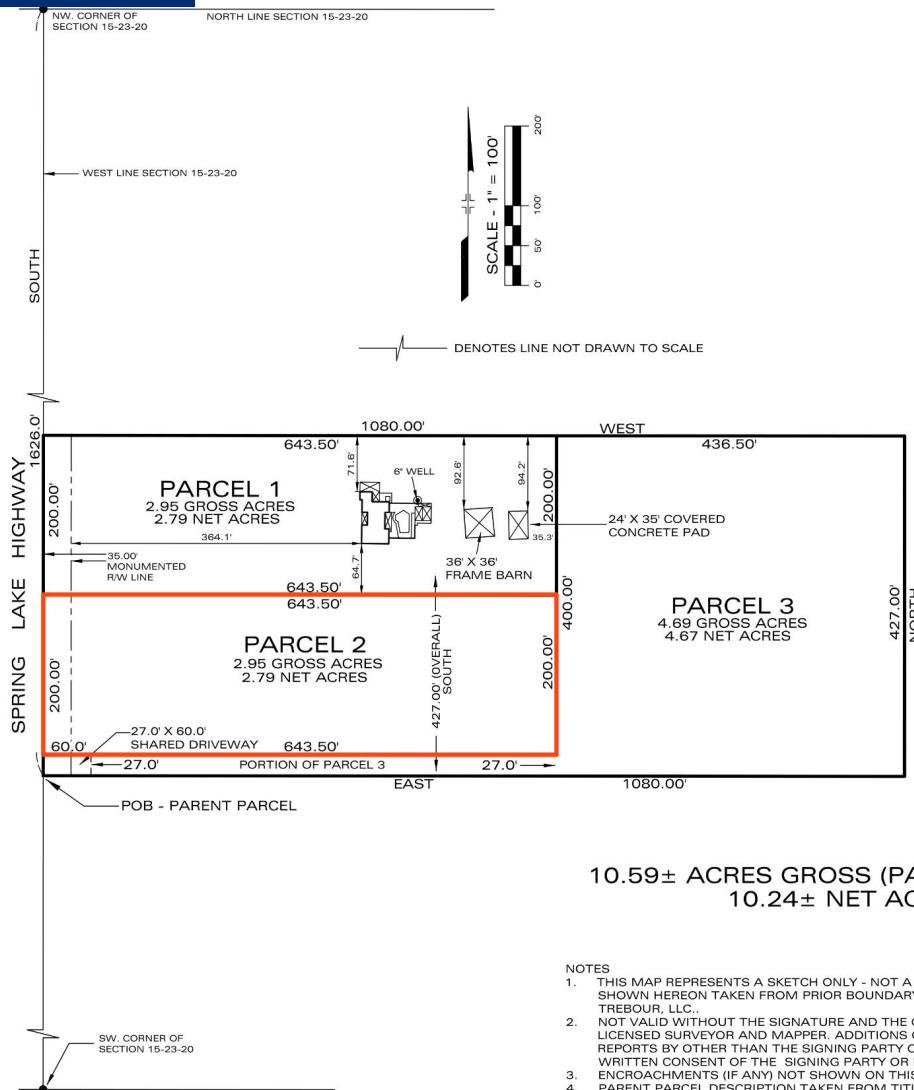
Regional Location Map



Location Map



SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST
HERNANDO COUNTY, FLORIDA



DESCRIPTION - PARENT PARCEL

DESCRIPTION - PARENT PARCEL
BEGINNING 1,626 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 15,
TOWNSHIP 23 SOUTH, RANGE 20 EAST, RUN THENCE EAST 1,080 FEET, THENCE
NORTH 427 FEET, THENCE WEST 1,080 FEET, THENCE SOUTH 427 FEET TO THE
POINT OF BEGINNING, LYING AND BEING IN HERNANDO COUNTY, FLORIDA.

DESCRIPTION - PARCEL 1

DESCRIPTION - PARCEL 1
THE NORTH 200.00 FEET OF THE WEST 643.50 FEET OF THE FOLLOWING
DESCRIBED PARCEL:
BEGINNING 1,626 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 15,
TOWNSHIP 23 SOUTH, RANGE 20 EAST, RUN THENCE EAST 1,080 FEET, THENCE
NORTH 427 FEET, THENCE WEST 1,080 FEET, THENCE SOUTH 427 FEET TO THE
POINT OF BEGINNING, LYING AND BEING IN HERNANDO COUNTY, FLORIDA.

SUBJECT TO MAINTAINED RIGHT-OF-WAY FOR SPRING LAKE HIGHWAY.

DESCRIPTION - PARCEL 2

DESCRIPTION #1 PARCEL 2
THE SOUTH 200.00 FEET OF THE NORTH 400.00 FEET OF THE WEST 643.50 FEET
OF THE FOLLOWING DESCRIBED PARCEL:
BEGINNING 1,626 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 15,
TOWNSHIP 23 SOUTH, RANGE 20 EAST, RUN THENCE EAST 1,080 FEET, THENCE
NORTH 427 FEET, THENCE WEST 1,080 FEET, THENCE SOUTH 427 FEET TO THE
POINT OF BEGINNING, LYING AND BEING IN HERNANDO COUNTY, FLORIDA.

SUBJECT TO MAINTAINED RIGHT-OF-WAY FOR SPRING LAKE HIGHWAY.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS
THE SOUTH 27.00 FEET OF THE NORTH 1626.00 FEET OF THE WEST 60.00 FEET OF
THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST,
HERNANDO COUNTY, FLORIDA.

DESCRIPTION - PARCEL 3

DESCRIPTION - PARCEL'S
BEGINNING 1,626 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 15,
TOWNSHIP 23 SOUTH, RANGE 20 EAST, RUN THENCE EAST 1,080 FEET, THENCE
NORTH 427 FEET, THENCE WEST 1,080 FEET, THENCE SOUTH 427 FEET TO THE
POINT OF BEGINNING, LYING AND BEING IN HERNANDO COUNTY, FLORIDA.
LESS AND EXCEPT THE NORTH 400.00 FEET OF THE WEST 643.50 FEET THEREOF.

SUBJECT TO MAINTAINED RIGHT-OF-WAY FOR SPRING LAKE HIGHWAY AND
SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE
WEST 60.00 FEET THEREOF.

10.59± ACRES GROSS (PARENT PARCEL)
10.24± NET ACRES

THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MAURICE W. BEALL, RLS NO. 4281
ON 03-19-2024.

NOTES

1. THIS MAP REPRESENTS A SKETCH ONLY - NOT A BOUNDARY SURVEY. IMPROVEMENTS SHOWN HEREON TAKEN FROM PRIOR BOUNDARY SURVEY BY SIMMONS, BEALL & TREBOUR, LLC.
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. ENCROACHMENTS (IF ANY) NOT SHOWN ON THIS SKETCH.
4. PARENT PARCEL DESCRIPTION TAKEN FROM TITLE COMMITMENT FURNISHED BY COMPASS LAND & TITLE, LLC. COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE - NUMBER: 9235877, ISSUED ON FEBRUARY 2, 2021 AT 11:00 PM. DESCRIPTIONS FOR PARCELS 1 THROUGH 3 CREATED PER THIS SKETCH.
5. THIS SKETCH PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT - SEE NOTE #4.
6. THIS SURVEYOR HAS REVIEWED THE BASIS OF THE ADDITIONAL RIGHTS OF-WAYS OR OTHER ENCUMBRANCES OF RECORD NOT FURNISHED TO THIS OFFICE.
7. ANY REPRODUCTION OR DISTRIBUTION OF THIS SKETCH, MAP OR REPORT WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR IS STRICTLY PROHIBITED. THIS SKETCH, MAP OR REPORT IS VALID ONLY TO THOSE INDIVIDUALS OR ENTITIES NAMED HEREON. THE SIGNING SURVEYOR ASSUMES NO RESPONSIBILITY TO ADDITIONAL PARTIES FOR ITS UNAUTHORIZED USE.
8. THE LAND SHOWN HEREON IS NOT TO BE LIMITED IN FLOOD ZONE 'X' ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12053C 0356D, DATED 02/02/2012.



PREPARED BY: **Maurice W Beall** Digitally signed by Maurice W Beall
Date: 2024.03.19 13:53:21 -0400
MAURICE W. BEALL
Professional Land Surveyor
Florida Registration Number 4281
NOT VALID UNLESS IMPRINTED WITH RAISED SEAL
OR DIGITALLY SIGNED AND SEALED

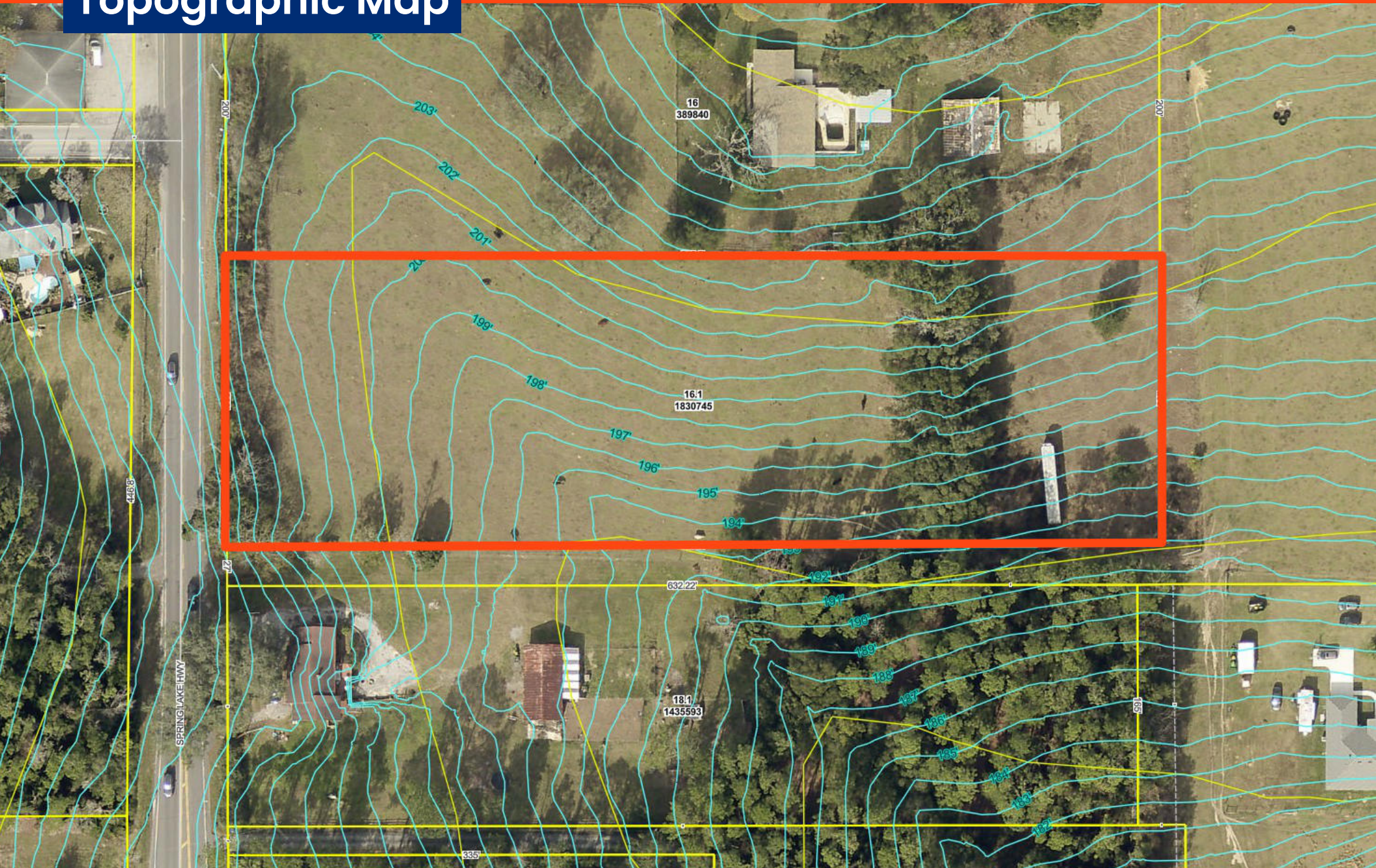
GENERAL LEGEND		SIMMONS, BEALL AND TREBOUR, LLC	
PLS	Professional Land Surveyor		
POB	Point of Beginning		
OD	Deed or Description		
CO	Computed Data		
P	Plot		
(R)	Radial		
(F)	Field Data (NR) - Non Radial		
IR	Iron Pipe		
NR	Non Radial		
NRK	Non Radial and Nod and Disk		
CM	Concrete Monument	P.O. BOX 1297 36739 S.R. SD. DADE CITY, FLORIDA 33526 (352) 567 - 0048 FAX (352) 567 - 0675 MWBEALL@TAMPABAY.RR.COM	
Set	Set		
F	F - Found		
PM	Permanent Reference Monument		
PCP	Permanent Control Point		
P	Point of Curvature		
TR	Traverse		
RT	Right of Title		
R/W	Right of Way		
OR	Official Record		
CD	Conditioner		
CL	Center Line	Date of Survey : _____ Drawn by : <u>MWB</u> Date of Plot : <u>03-19-2024</u> Checked by : <u>SDT</u> Job Number : 2021-040-2 Sheet : <u>ONE OF ONE</u>	
REVISIONS		CERTIFIED TO: CHRISTOPHER GROUDAS	

Property Aerial

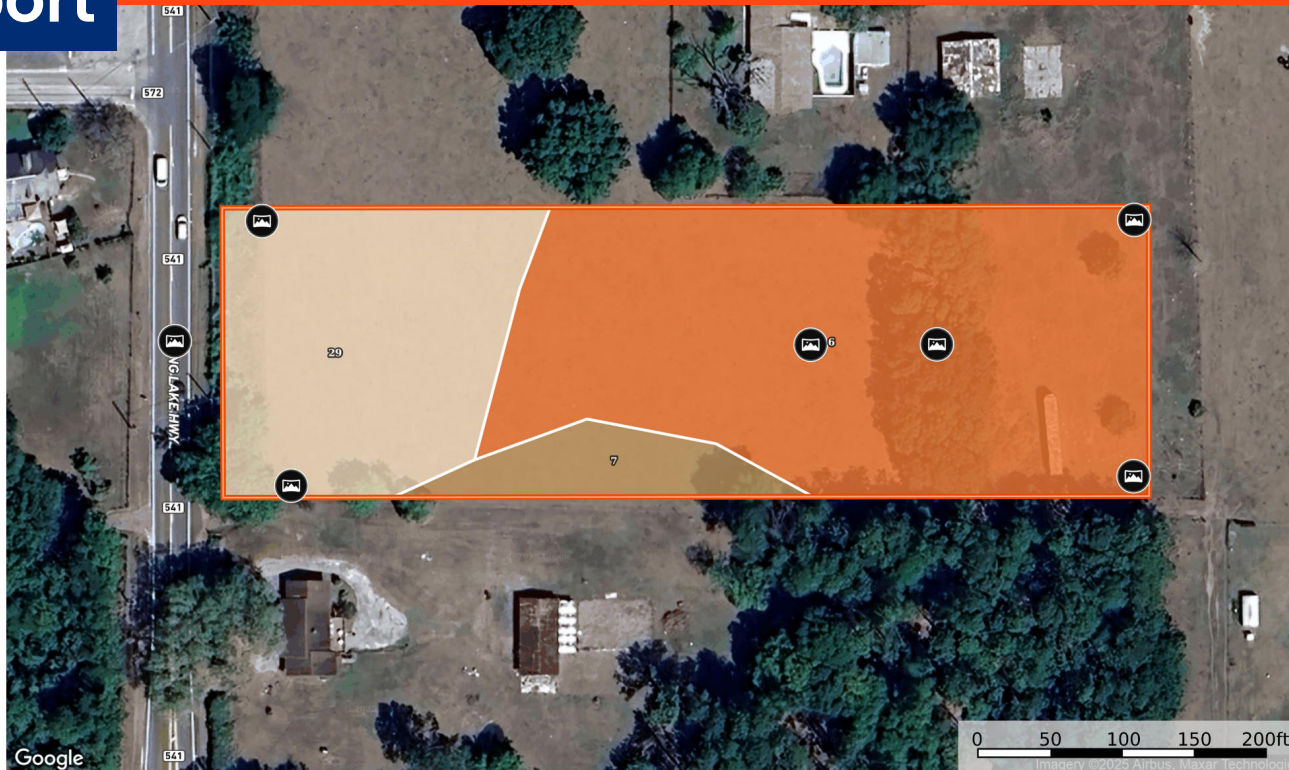
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Topographic Map



Soils Report



Panoramic View Boundary 1

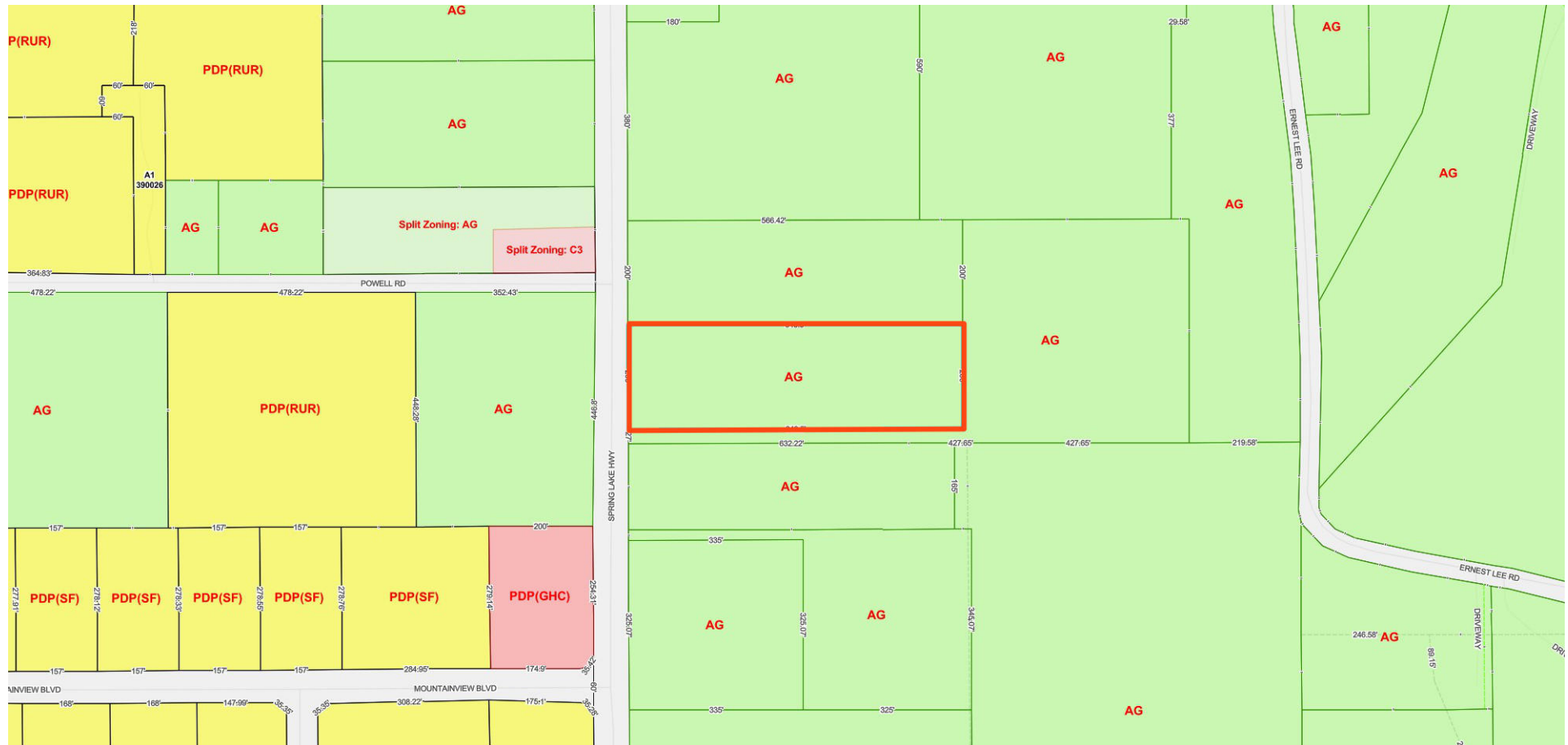
The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Boundary 1 2.95 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6	Arredondo fine sand, 0 to 5 percent slopes	1.86	62.84	0	24	3s
29	Kendrick fine sand, 0 to 5 percent slopes	0.88	29.73	0	29	2e
7	Arredondo fine sand, 5 to 8 percent slopes	0.21	7.09	0	24	4s
TOTALS		2.95(*)	100%	-	25.41	2.77

(*) 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.

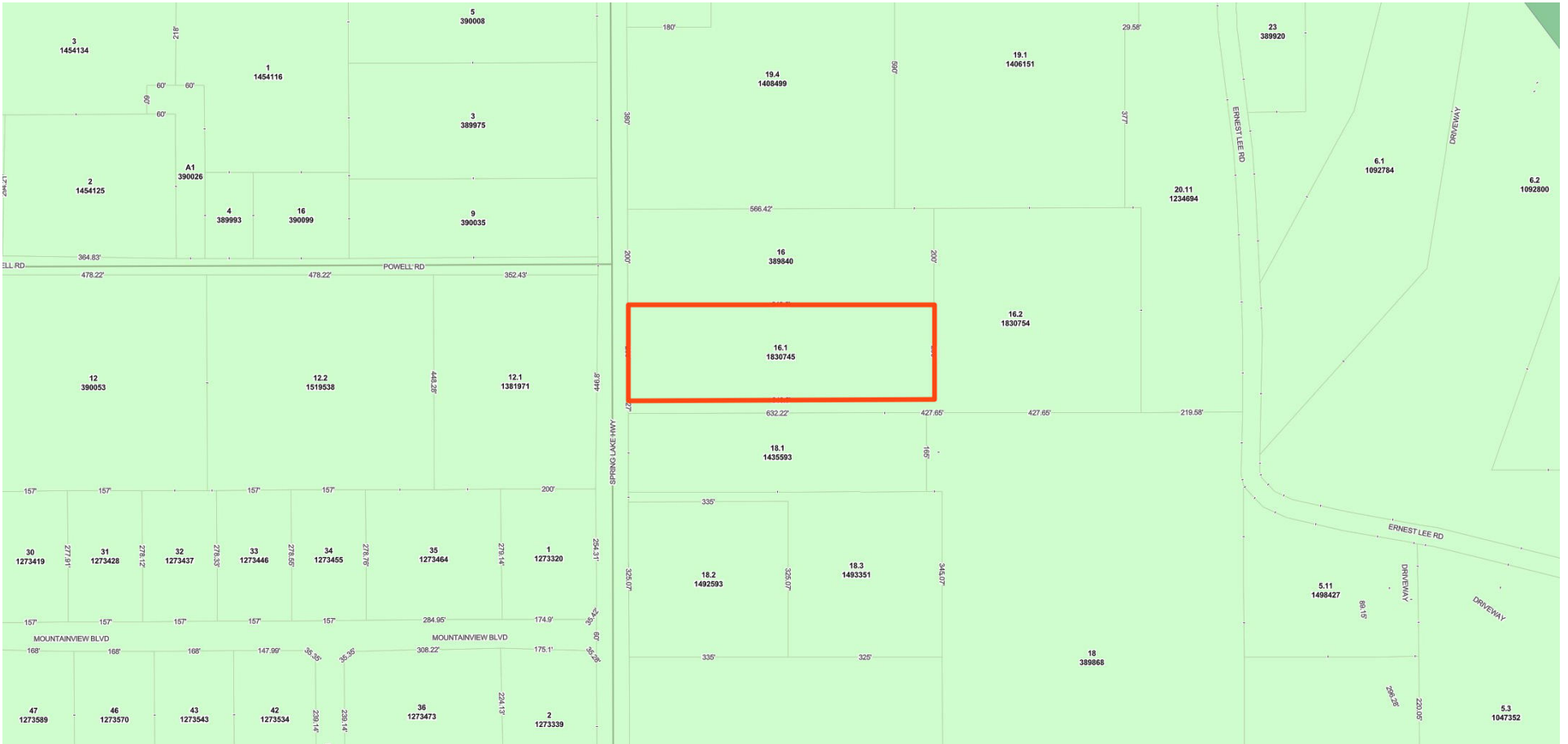
Zoning Classification



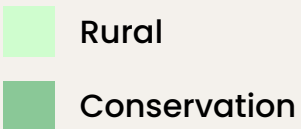
Zoning Key

- Agricultural
- Commercial
- PDP Single Family or Rural

Future Land Use



Future Land Use Key



e approximate







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, 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

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