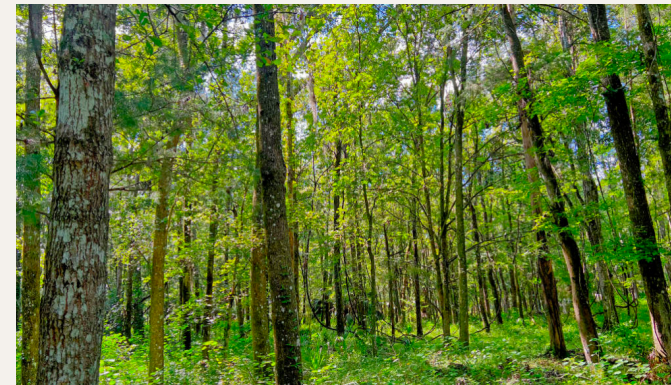


Whitman Road Acreage

Brooksville | 5.10 Acres | AG Zoning



Listed By

Robert Buckner

352-238-6930

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Charles Buckner

352-848-5545

charles@bucknerrealestate.com



Property Summary

Welcome to your very own piece of Florida on 5.10 acres just outside the charming City of Brooksville by only ~7 minutes. This property offers an extra element of privacy by being set back from the road and accessed by a 15 FT wide easement. Here you will find many mature oaks, sugar plums, tangerine trees, and even wild orchids! On this property is a very unique ravine feature running close to the western boundary. General location can be seen on the topographic map. To get to the other side of the ravine or the greater remaining area of the property, you could place a culvert crossover point. Zoning on the property is agricultural, which allows for both conventional and mobile homes. Well and septic would be needed.

Highlights

- Unique ravine feature on property
- AG Zoning for conventional or mobile homes
- Good mix of vegetation including mature oaks, tangerines, orchids, and more

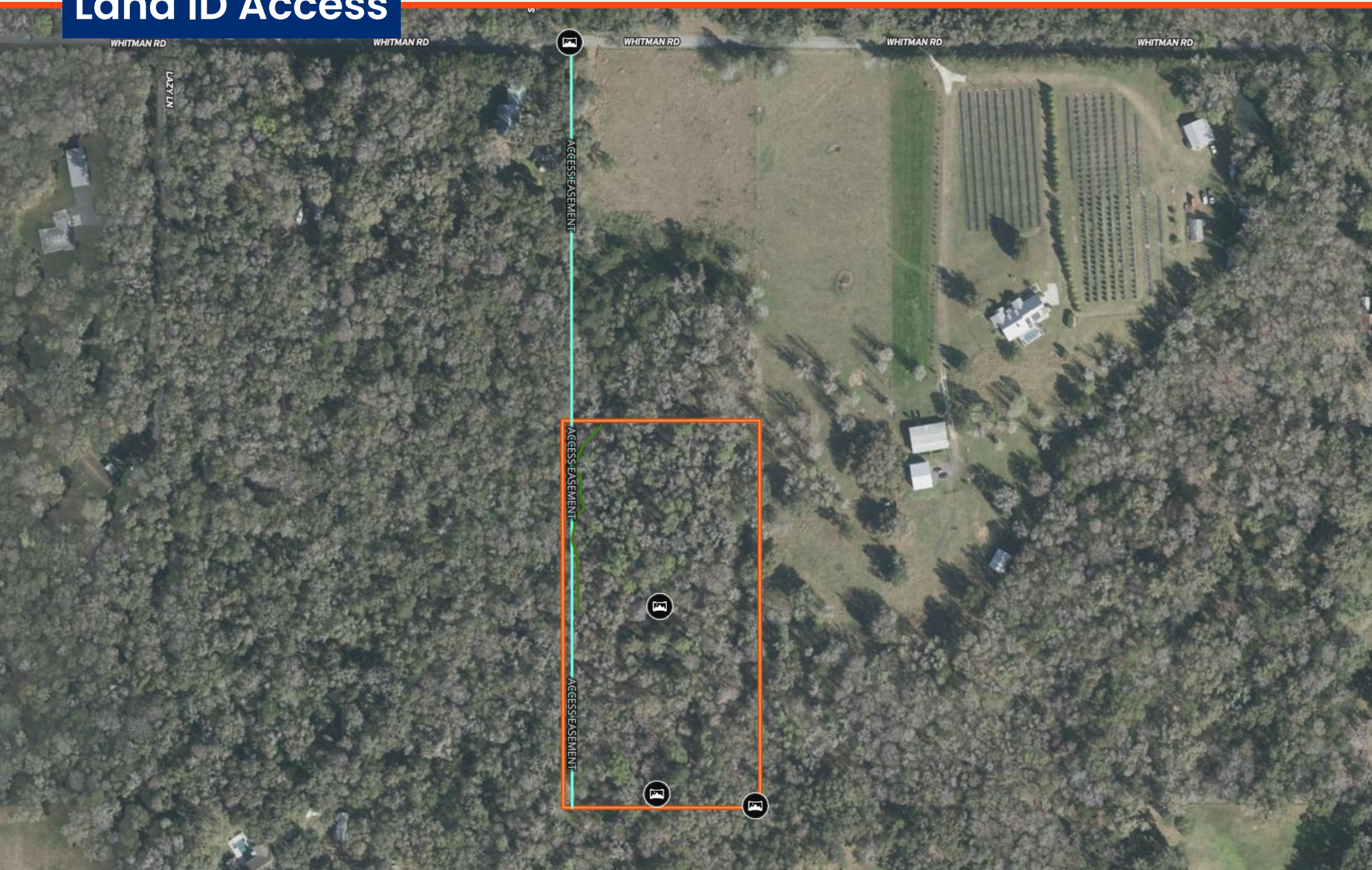
Location Information

Site Address	Whitman Rd
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

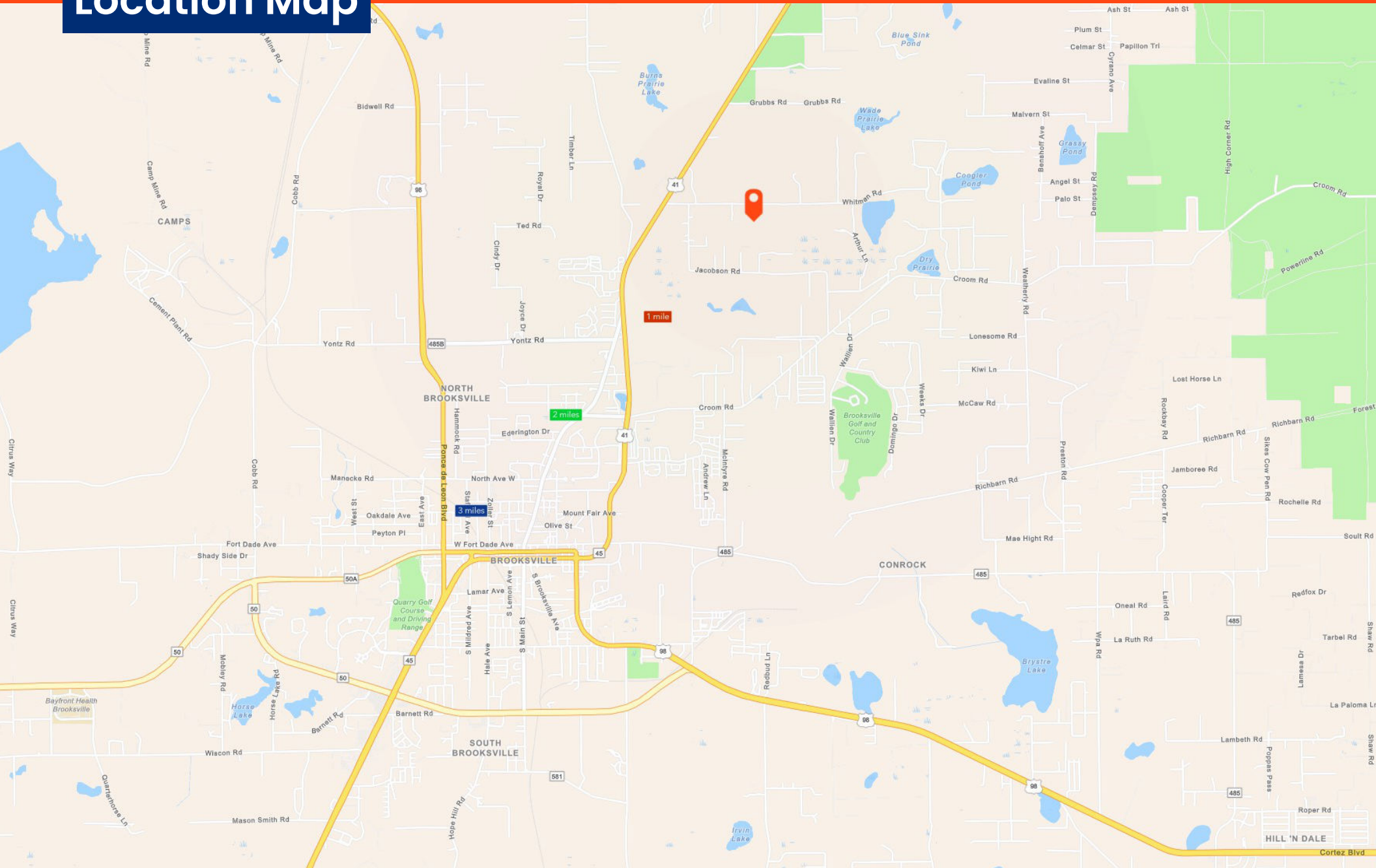
Size +/- (Acres, SF)	5.10 Acres or 222,1560 SF
Parcel Key #	1168319
Zoning	AG (Agricultural)
DOR Use Code	(99) Acreage not Classified
Utilities	Well and Septic Needed
Taxes (2025)	\$2,257.66
Price	\$170,000

Land ID Access



View the map [here](#)

Location Map



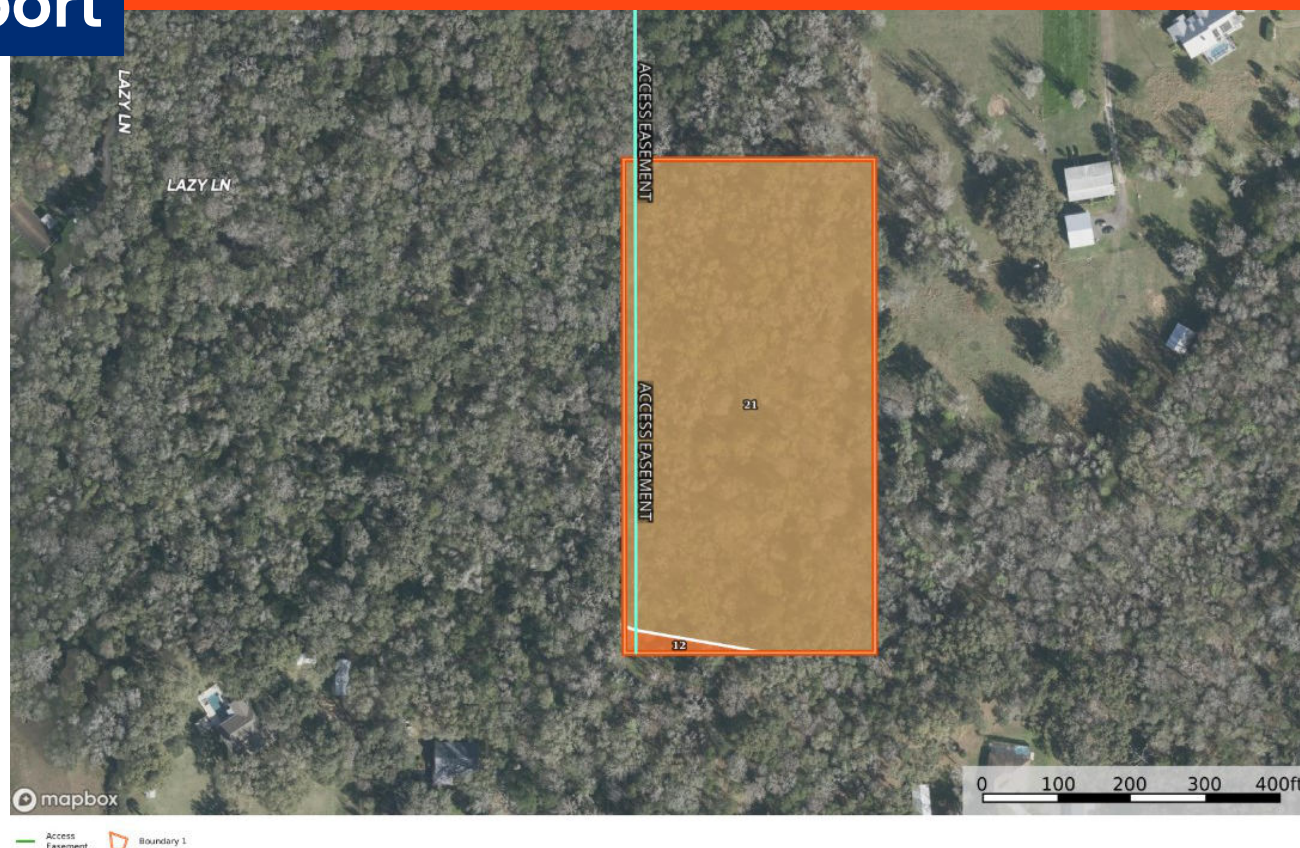
Property Aerial



Topographic Map

The image displays a topographic map overlaid on an aerial photograph. The map features green contour lines indicating elevation, with labels such as 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, and 200. Yellow lines delineate property boundaries, and a red rectangle highlights a specific area in the lower center. The map includes labels for 'WHITMAN' and 'LAZY', and various numerical values like '1377502' and '1342229'. A red rectangle highlights a specific area in the lower center.

Soils Report



id. 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 5.13 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
21	Flemington fine sandy loam, 2 to 5 percent slopes	5.06	98.44	0	45	3w
12	Blichton loamy fine sand, 2 to 5 percent slopes	0.07	1.36	0	37	3w
TOTALS		5.13(*)	100%	-	44.8	3.0

(*) 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
-  Agricultural/Residential 2
-  City of Brooksville
-  PDP Rural





Robert Buckner

Broker/Owner

robert@bucknerrealestate.com

Office: 352 796 4544 | Cell: 352 238 6930

About & Experience

Robert has been the broker-owner of Buckner Real Estate since 1987. He is the sixth generation of his family to reside in Hernando County, Florida. Over 35 years of experience and integrity in all aspects of real estate brokerage, and he established a company that endeavors to provide superlative professional service, advice and assistance to clients. Robert is an avid golfer, hunter and Florida Gator fan.

Education & REALTOR® Involvement & Awards

- Attended the University of Florida and graduated from St. Leo University Cum Laude with a BA degree in Business Administration
- Member of National Association of REALTORS®, Hernando County Association of REALTORS® and past District Vice-President of the Florida Realtors®
- 1989 President of Hernando County Association of REALTORS®, 2012 Realtor of the Year Award and 2-time recipient of the Civic Achievement Award
- Numerous courses in commercial real estate investment and appraisal technique

Current Board Involvement

- 2022-2024 President of Gator Boosters, Inc.
- Hernando Progress, Inc.
- Brooksville Vision Foundation, Inc.
- Hernando County Business Alliance

Buckner Real Estate, Inc.

11 N Main Street
Brooksville, FL 34601



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

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