

ST CLAIR LAKE RANCH

BROOKSVILLE, FL | HERNANDO COUNTY

524 ± AC TOTAL





Located amid gorgeous lakes and woods, the St Clair Lake Ranch is a stunning property featuring rolling hills in Central Florida's Hernando County. This property is perfect for personal enjoyment, acreage lot development, potentially an RV park, eco-tourism, and many other uses.

Unique for property in Florida, St Clair Lake Ranch boasts elevated views and picturesque scenes like looking up a hill to see the nearby Holy Trinity Seminary. Deer, turkey, doves, and other wildlife provide ample opportunities for hunting or just animal watching.

St Clair Lake Ranch offers easy and convenient access, just one turn and two miles from the intersection of I-75 and County Road 41 at Exit 239. Reportedly, there is a proposed Suncoast Parkway connector road to I-75 planned for just north of the property. Hayman Road adjoins St Clair Ranch to the north and is the third of three paved roads that border the property,

The sellers are willing to split the property. Contact the Advisor for details on pricing for smaller portions of the tract.





SPECIFICATIONS & FEATURES

Acreage: 524 ± AC

Sale Price: \$8,646,000

Price per Acre: \$16,500

Site Address: Spring Lake Road, Brooksville, FL 34602

County: Hernando

Road Frontage: 2,800 ± FT on Spring Lake Highway, 1,800 ± FT on Church Road, 425± FT on Hayman Road

Lake Frontage: Frontage on four lakes

Predominant Soil Types: Mostly Arredondo - well drained

Uplands/Wetlands: 363 ± AC uplands; 161 ± AC wetlands and lake bottom

Grass Types: Bahia

Water Source: One residential well

Game Populations: Deer, turkey, dove

Structures: Double-wide mobile home

Taxes: \$4,895 for 2019

Fencing: Barbed wire

Zoning/FLU: Ag/Rural

Current Use: Pasture

Potential Use: Hunting, fishing, ATV riding, horses, hiking, animal watching, acreage development, retreat center, RV development

Sellers are willing to
split the property!

LOCATION & DRIVING DIRECTIONS

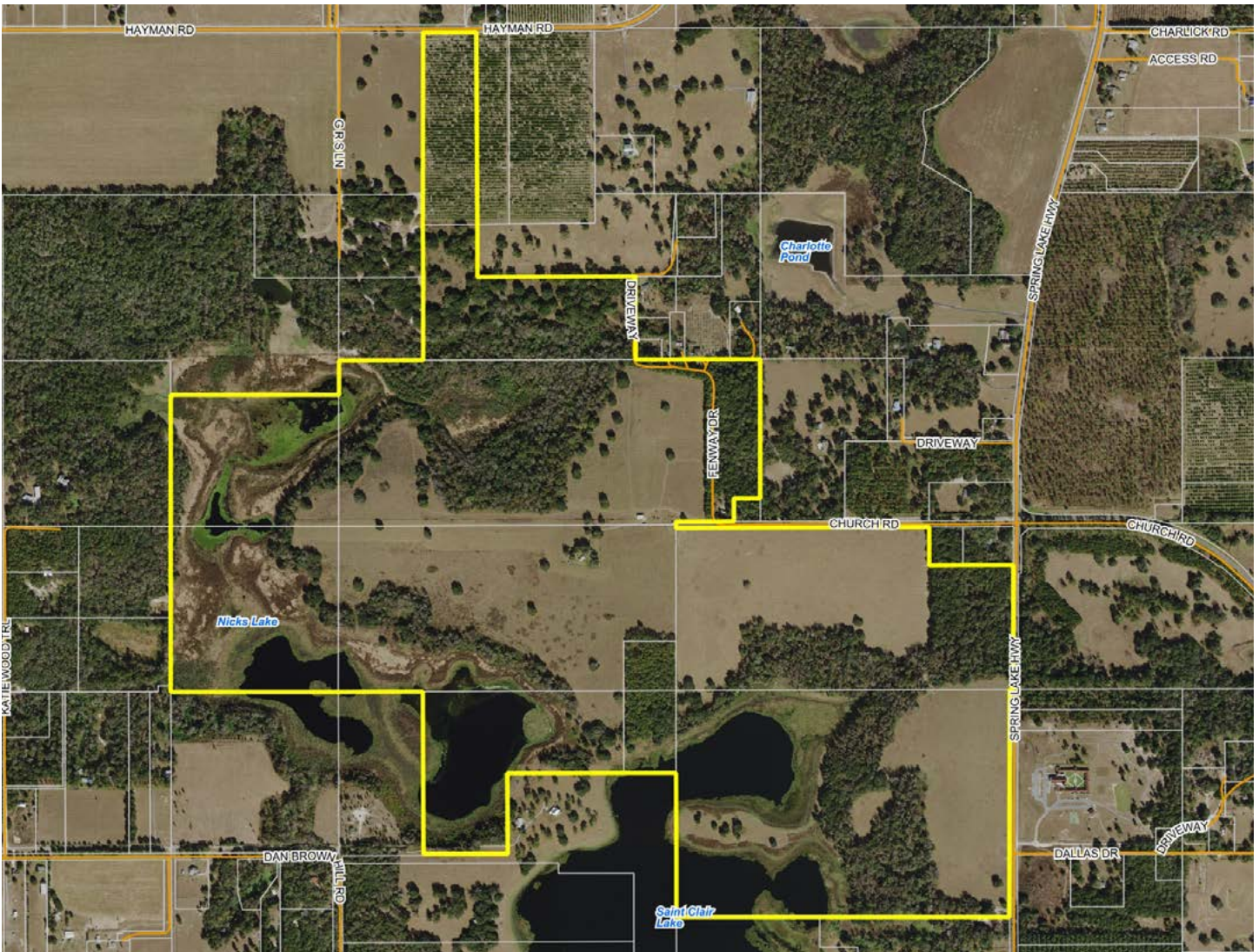
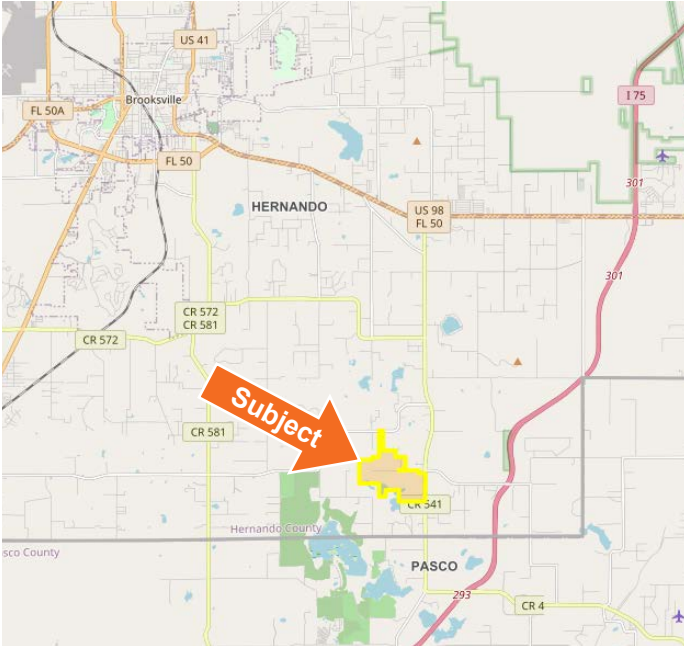
Parcel IDs: 01267051 01267042 00392051
00392284 00392239 00392159
00392177 01075375 00392872
01355116 00392998

GPS Location: -82.30326, 28.44743

Driving Directions:

- From I-75, take exit 239 CR 41 (Blanton Road).
- Head west to Spring Lake Highway and go north to the property.
- Property is two miles from the exit.

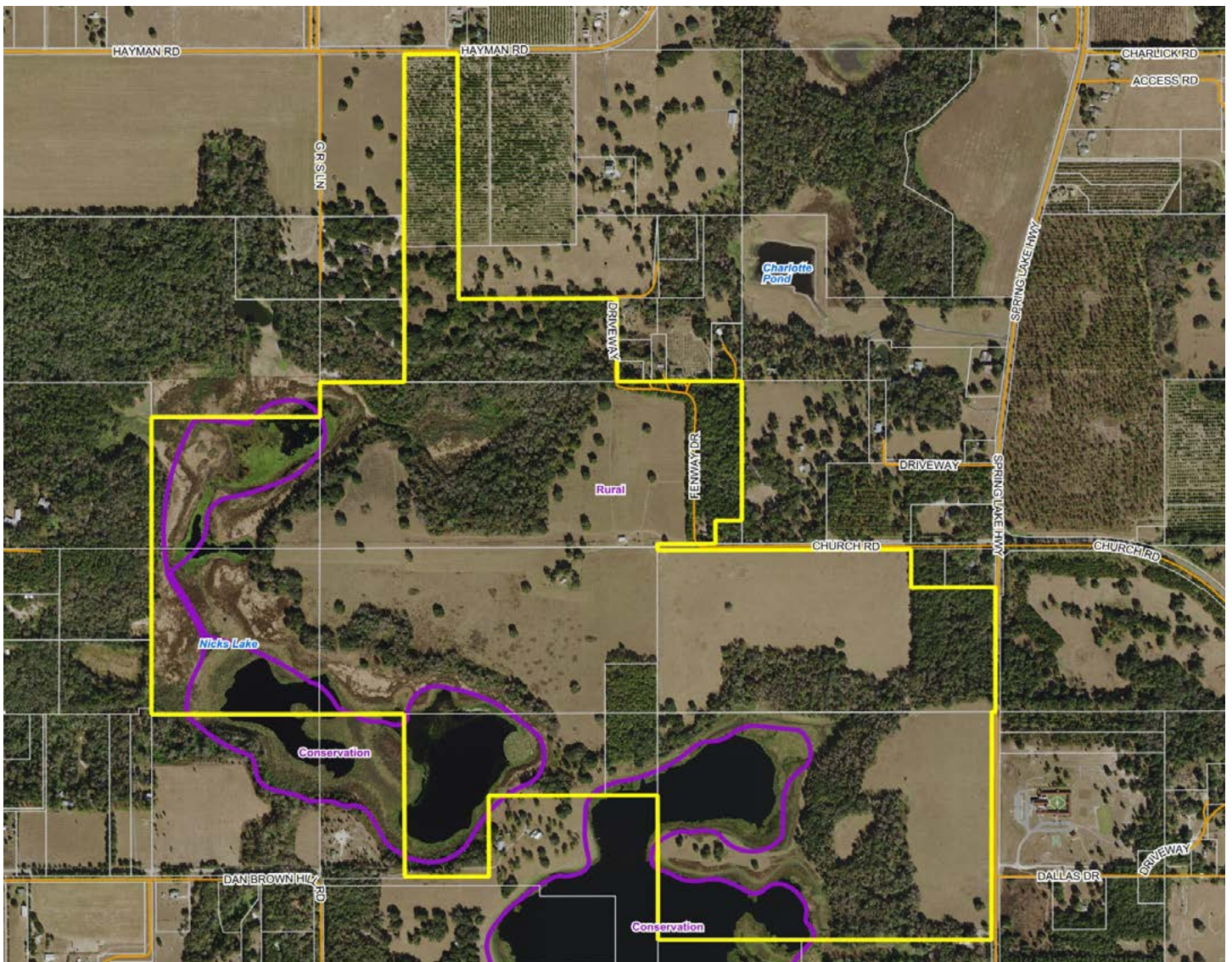
Showing Instructions: Contact Advisor Richard Dempsey, 863.581.1903, to learn more or schedule a showing.





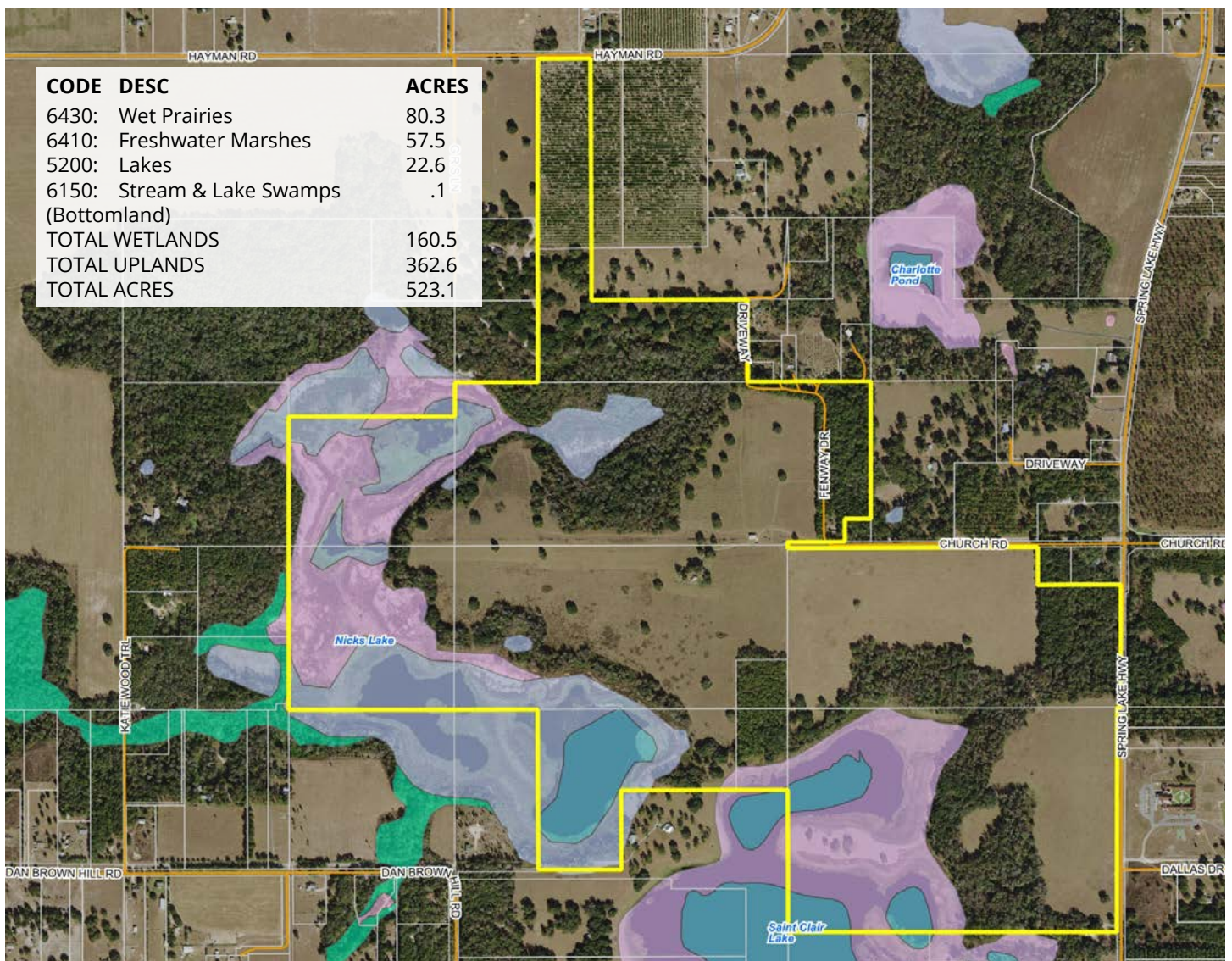
LAND USE

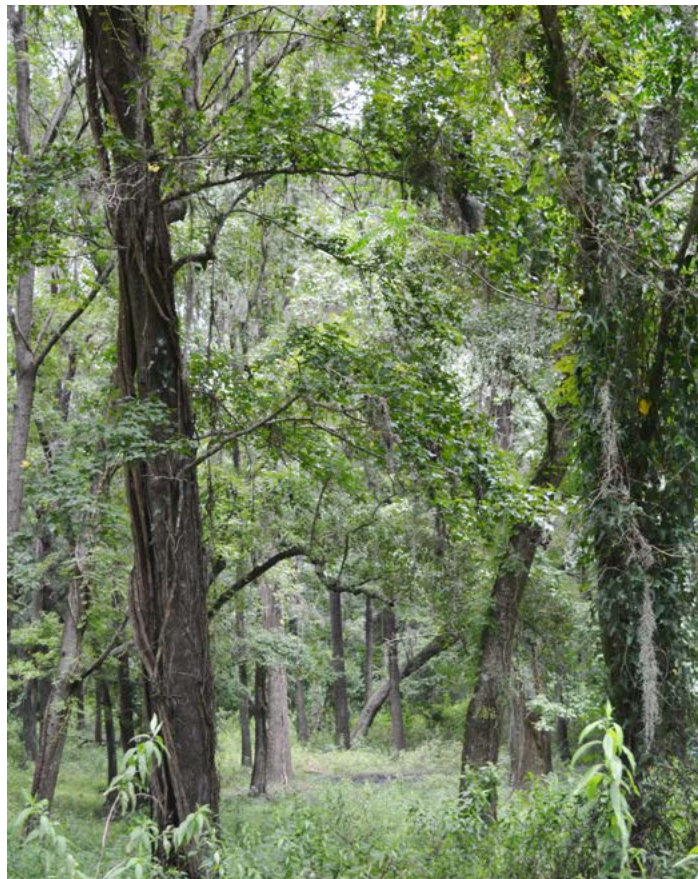
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Future Land Use Outlines
- Future Land Use Outlines
- Future Land Use Outlines
- Water Labels
- Water Labels
- Water Labels

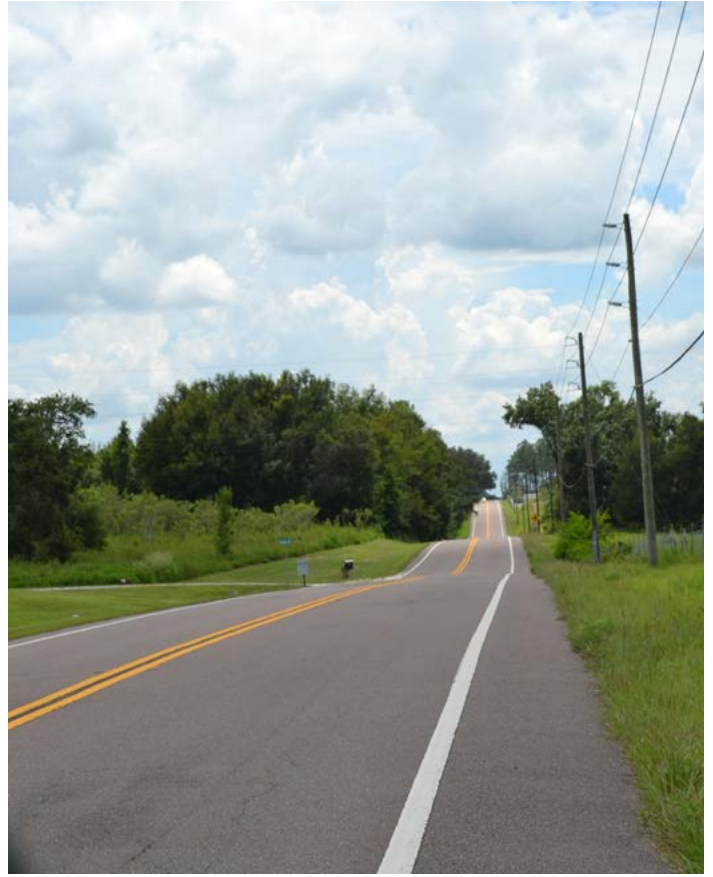


WETLANDS

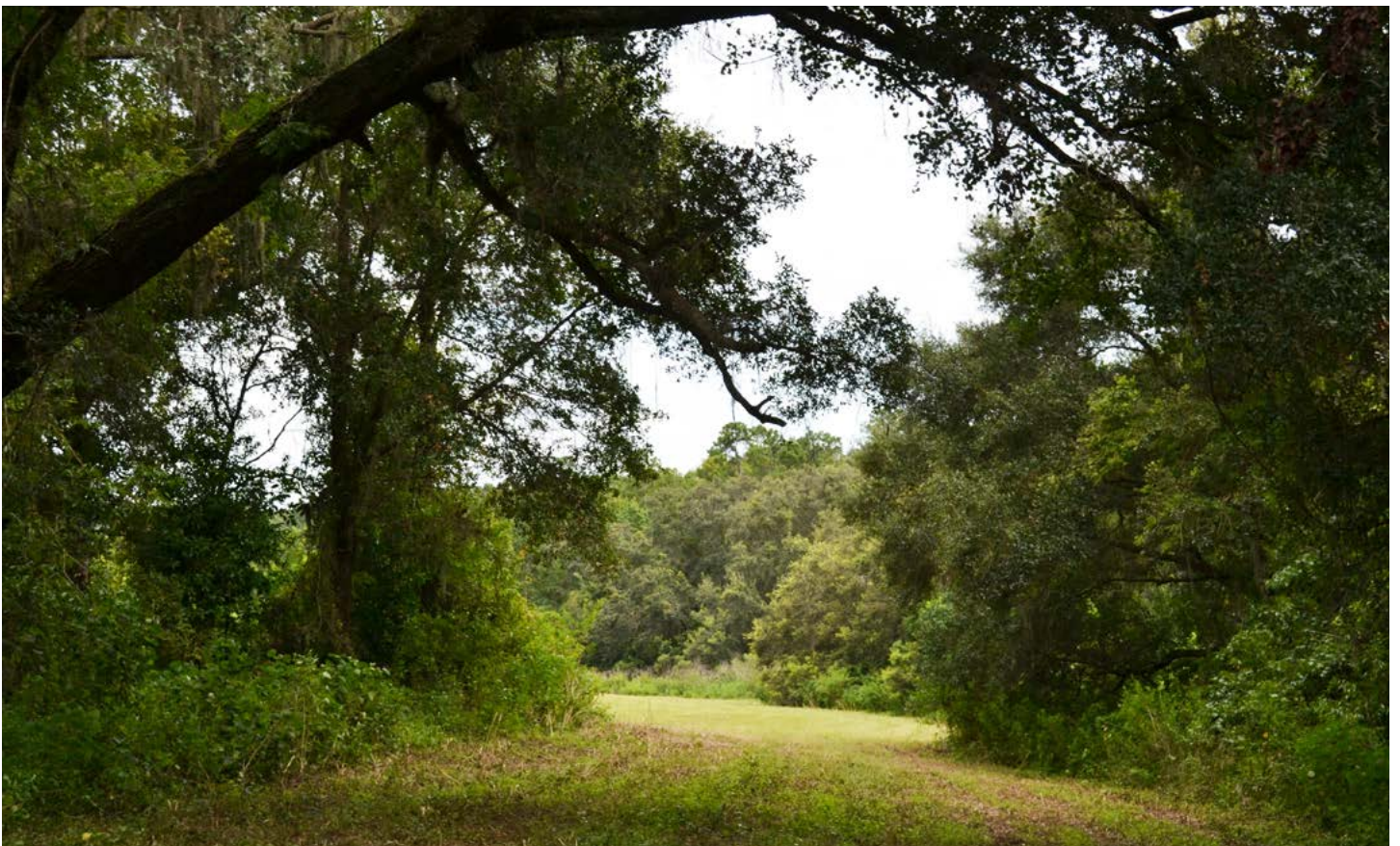
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands













114 N. Tennessee Ave.
Third Floor
Lakeland, FL 33801

524 ± AC • Stunning ranch featuring rolling hills
Perfect for personal enjoyment, acreage lot development, and many other uses
Easy and convenient access, just two miles from I-75

Visit SVNsaunders.com and Search For: **St Clair**

Richard Dempsey, ALC 863.581.1903 | r.dempsey@svn.com



LAKELAND OFFICE:
114 N. Tennessee Ave.
Third Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Ave.
Lake City, FL 32055
386.438.5896

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