

ANNUTTELIGA HAMMOCK TRACT 1

WEEKI WACHEE, FL | HERNANDO COUNTY

163.83 ± ACRES



The Beauty of the Natural Landscape, Pines, and Oaks Create an Ideal Peaceful Country Setting for a Single Family Acreage Homesite

This property is subject to a conservation easement that allows the property to be divided into no less than 40-acre parcels with one building unit on each parcel.

Beautiful, quiet acreage for one or multiple single-family homesites. Property is surrounded by other homesites and is in an area suitable for growth. This parcel would support recreational activities right at home! Located between US 19 and Suncoast Parkway.

SPECIFICATIONS & FEATURES

Acreage: 163.83 ± acres

Sale Price: \$552,000

Price per Acre: \$3,369

County: Hernando

Site Address: Tigger Path, Weeki Wachee, FL 34614

Road Frontage: 255 ± FT on Stilt Avenue, several streets dead-end into the property

Water & Utilities: Well and septic

Fencing: Perimeter fencing

Soil Types: Candler Fine Sand

Land Cover: 3% open land, 87.9% mixed rangeland, 7.4% longleaf pine and xeric oak

Uplands/Wetlands: All Uplands

FLU: Conservation

Conservation Easement: This property is subject to a conservation easement that allows the property to be divided into no less than 40-acre parcels with one building unit on each parcel.

Current Use: State Use (SWFWMD)

Potential Uses: Homesites, hunting, recreation, trail riding, walking, and other outdoor activities

Game Populations: Deer and turkeys



LOCATION & DRIVING DIRECTIONS

Parcel IDs:

- R19 421 18 0000 0010 0000

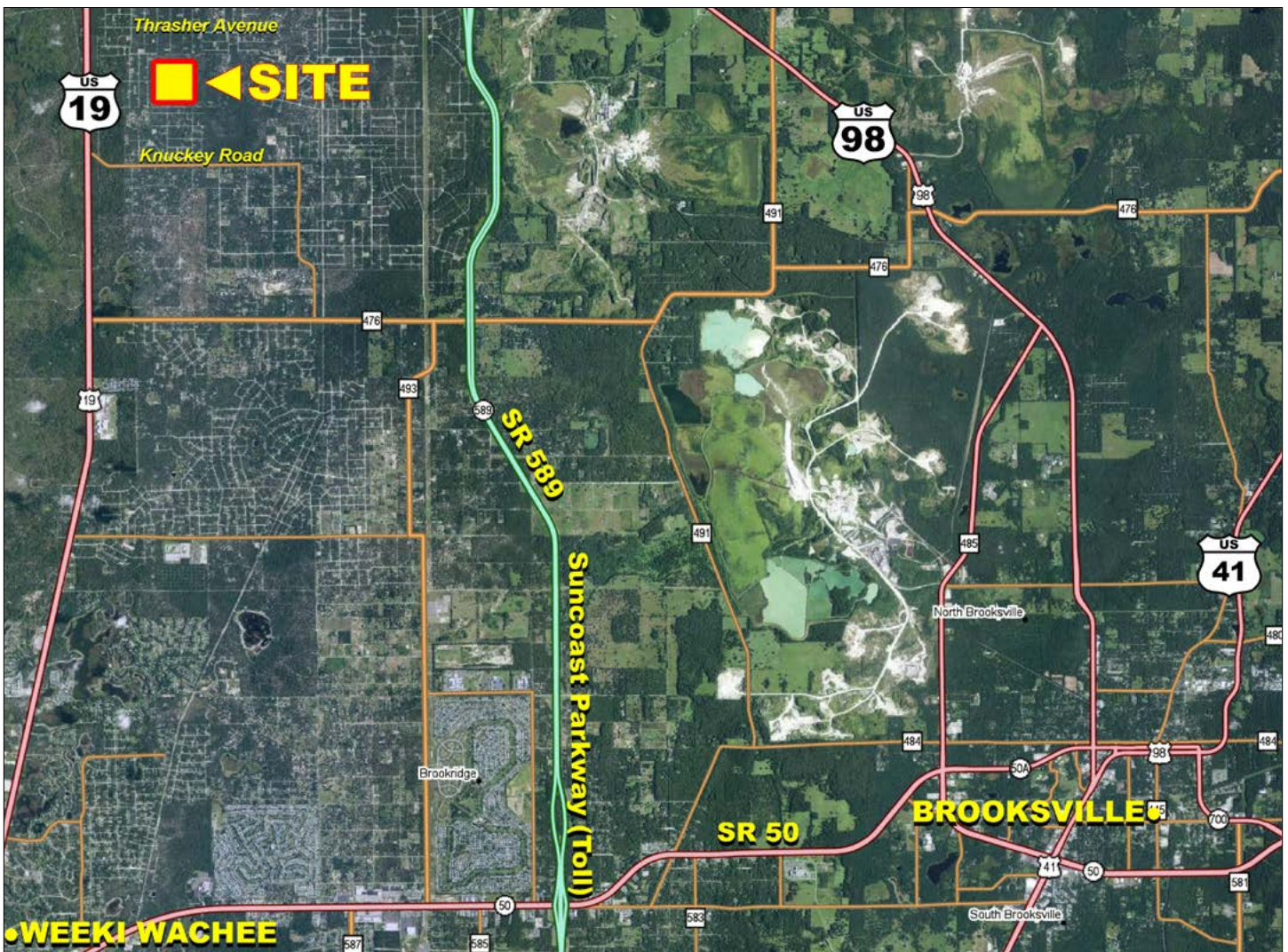
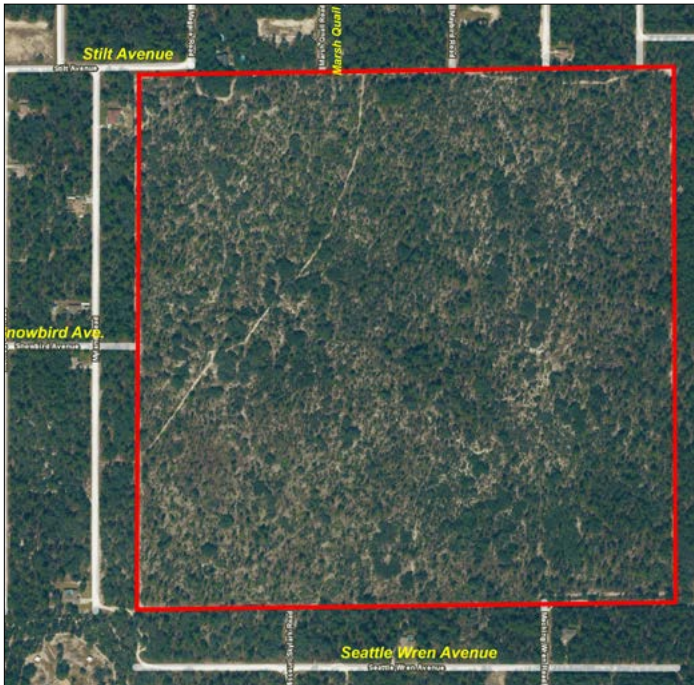
GPS Location: 28.628257, -82.502196

Driving Directions:

- From US 19, take Thrasher Road for a little less than one mile
- Turn right on Marsh Quail Road
- Property Lies straight ahead

Subject to a Conservation Easement

That Allows the Property to be Divided into
No Less Than 40-Acre Parcels with
One Building Unit on Each Parcel





1723 Bartow Rd | Lakeland, Florida 33801

163.83 ± Acres • Beautiful, Quiet Acreage for One or Multiple Single-Family Homesites!
Hunting, Recreation, Trails

Visit SVNsaunders.com and search for: Annutteliga

Britt Peace, 863.274.3931 | britt.peace@svn.com
Zeb Griffin, 352.630.7547 | zeb.griffin@svn.com



HEADQUARTERS

1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

NORTH FLORIDA

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

©2021 SVN | Saunders Ralston Dantzler Real Estate.
All SVN® Offices Independently Owned and Operated

SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.



060921-A