



**AGRICULTURAL ACREAGE
TRACTS FOR SALE**

Spring Prairie Rd & Snow Memorial Hwy

Brooksville, FL 34601

Listed By:

Robert Buckner

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Charles Buckner

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Property Summary

This beautiful land has been divided into seven acreage tracts varying in size and scenery as part of a Class C Subdivision. The land contains a gentle hill to the north-west side, open grassland areas, tree coverage, and two wetland areas that foster a unique habitat for wildlife to visit. This deed restricted subdivision's land is the perfect place to build a home and live the rural lifestyle while still being close to the shopping areas you need.

The location of the subdivision's parcels are 8.7 miles (15 minutes) from downtown Brooksville and 13.5 miles (18 minutes) from downtown Inverness, making this subdivision the perfect place to live a rural lifestyle and remain close to all the shopping and entertainment you need. Just to the south-west of the subdivision, 2 miles away, is the Sparacia Witherell Family Winery & Vineyard which features locally made wines and live entertainment.

Location Information

Site Address	Spring Prairie Rd & Snow Memorial Hwy
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

Cumulative Size +/- (Acres)	38.27
Parcel Key Numbers	331652, 1631719, 1631728, 1631737, 1631746, 1631693, & 1631700
Zoning	AG
DOR Use Code	(51) Cropland Soil Capability CLS 1
Utilities	Withlacoochee River Electric, Water and Sewer Needed
Percent Uplands / Floodplain	83% Uplands 17% Floodplain
Traffic Count	3,000 AADT
Taxes (All Parcels 2021)	\$980.50
Pricing	Varies, See Next Page

Offering Summary

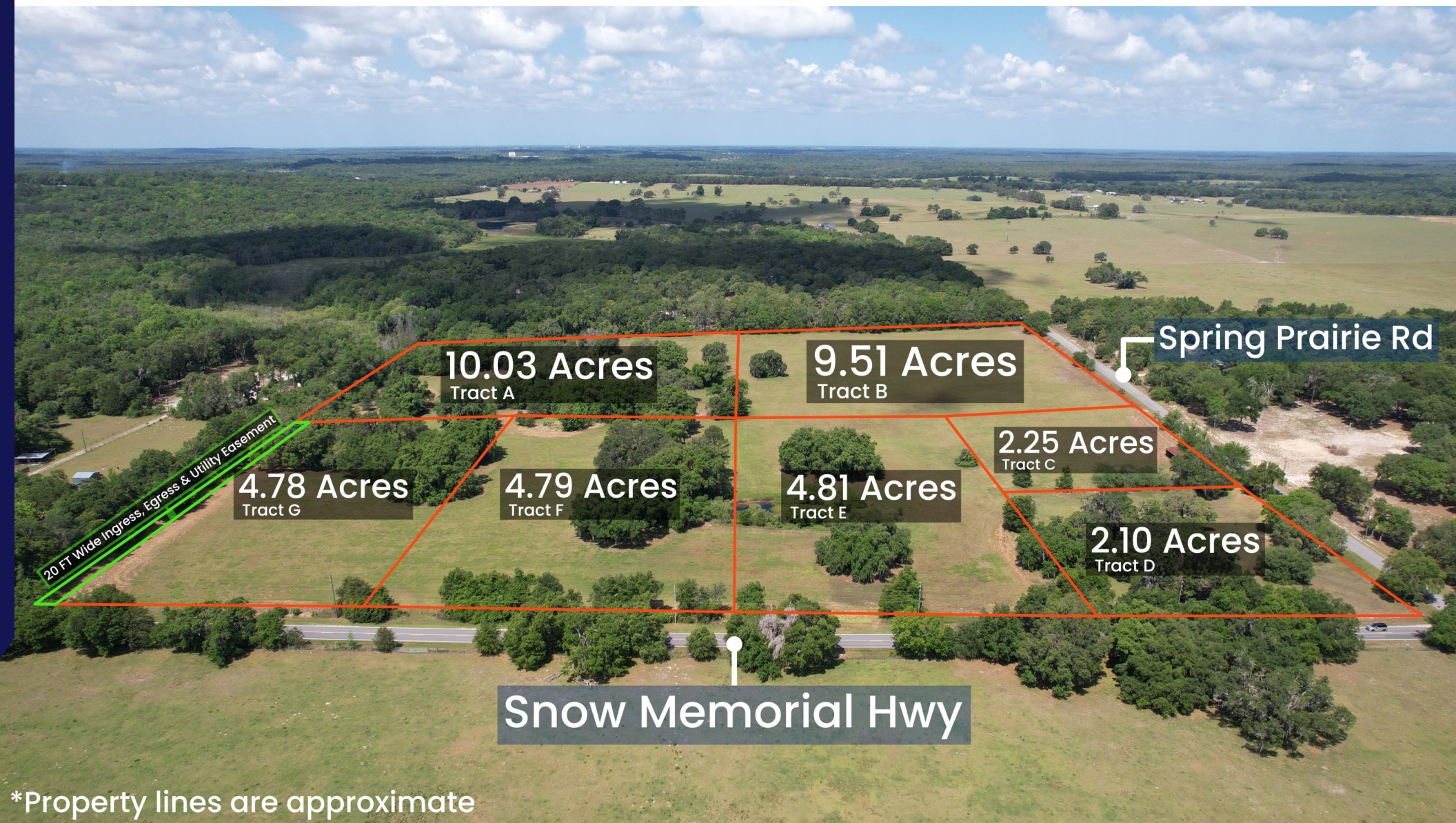


About the Tracts

This 38.27 Acre property has been subdivided into seven acreage tracts as part of a class C subdivision with deed restrictions. The subdivision comprises of 7 parcels ranging in size from ten acres, five acres, and two acres.

	Size +/- (Acres)	Parcel Key #	Taxes (2021)	Price	Status
Tract A	10.03	1631693	\$143.67	\$250,000	Available
Tract B	9.51	1631700	\$146.28	\$310,000	Available
Tract C	2.25	1631719	\$137.51	\$90,000	Available
Tract D	2.10	331652	\$178.27	\$85,000	Available
Tract E	4.81	1631728	\$125.65	\$180,000	Available
Tract F	4.79	1631737	\$124.56	\$180,000	Available
Tract G	4.78	1631746	\$124.56	\$180,000	Available





Aerial—All Tracts

Deed Restrictions



Summary of Deed Restrictions

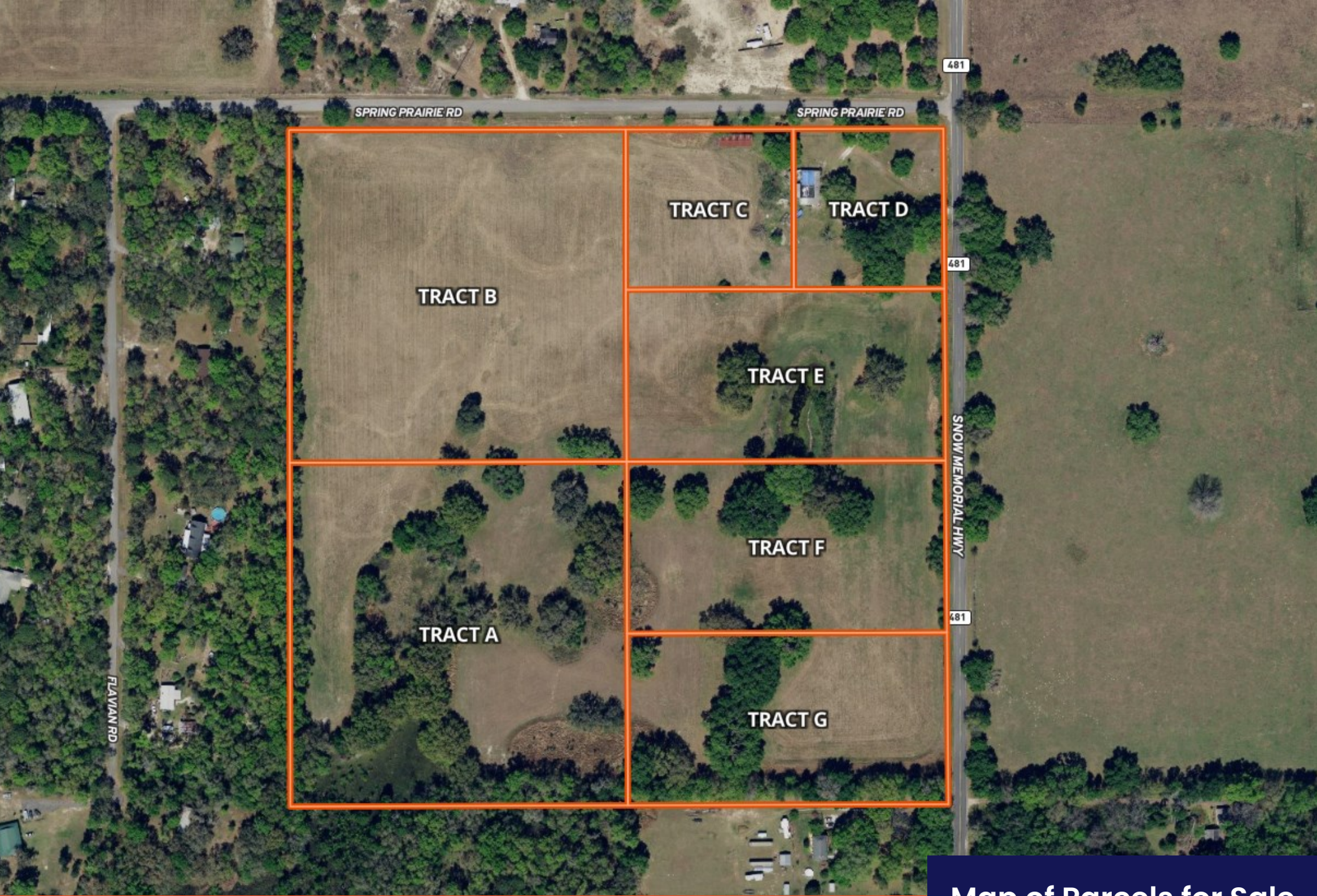
The subdivision development is subject to a Declaration of Restrictions (Deed Restrictions) to promote and maintain a “gentleman farming” community to enhance long-term value and quality living standards. The Declaration of Restrictions is recorded in the Public Records of Hernando County, Florida per ORB BK: 4176 PG: 1372. A summary for a portion of the restrictions is highlighted below:

- Conventional homes only (No mobile, manufactured or modular homes allowed)
- No further subdividing of lots and only one (1) dwelling unit per parcel
- Minimum dwelling unit living area of NOT LESS than 1,400 square feet.
- No noxious or offensive activities
- No commercial poultry or swine farms
- No carrier pigeon operations or dog or cat commercial breeding operations and kennel facilities serving the public
- Any unexpired licensed or inoperable vehicles shall be stored in fully enclosed garage, barn or building.
- No parking of “semi-trucks,” “dump or rock trucks” or associated trailers except if temporary for improvement construction activity.
- No commercial activities or business trade except for a home-base business (“home office”) not in violation of any ordinance, statute, law or regulations of jurisdictional government entities.
- No Homeowners Association or associated dues.
- Construction or improvement may require permits from the Southwest Florida Water Management District (SWFWMD) prior to building.

*It is the ultimate responsibility of the buyer to research in detail the complete Declaration of Restrictions, and Buyer by signature below confirms knowledge, understanding and agreement to the Declaration of Restrictions. Further, a Buyer is responsible to confirm with the Hernando County Department of Public Works for the location of driveways, construction parameters and permitting.

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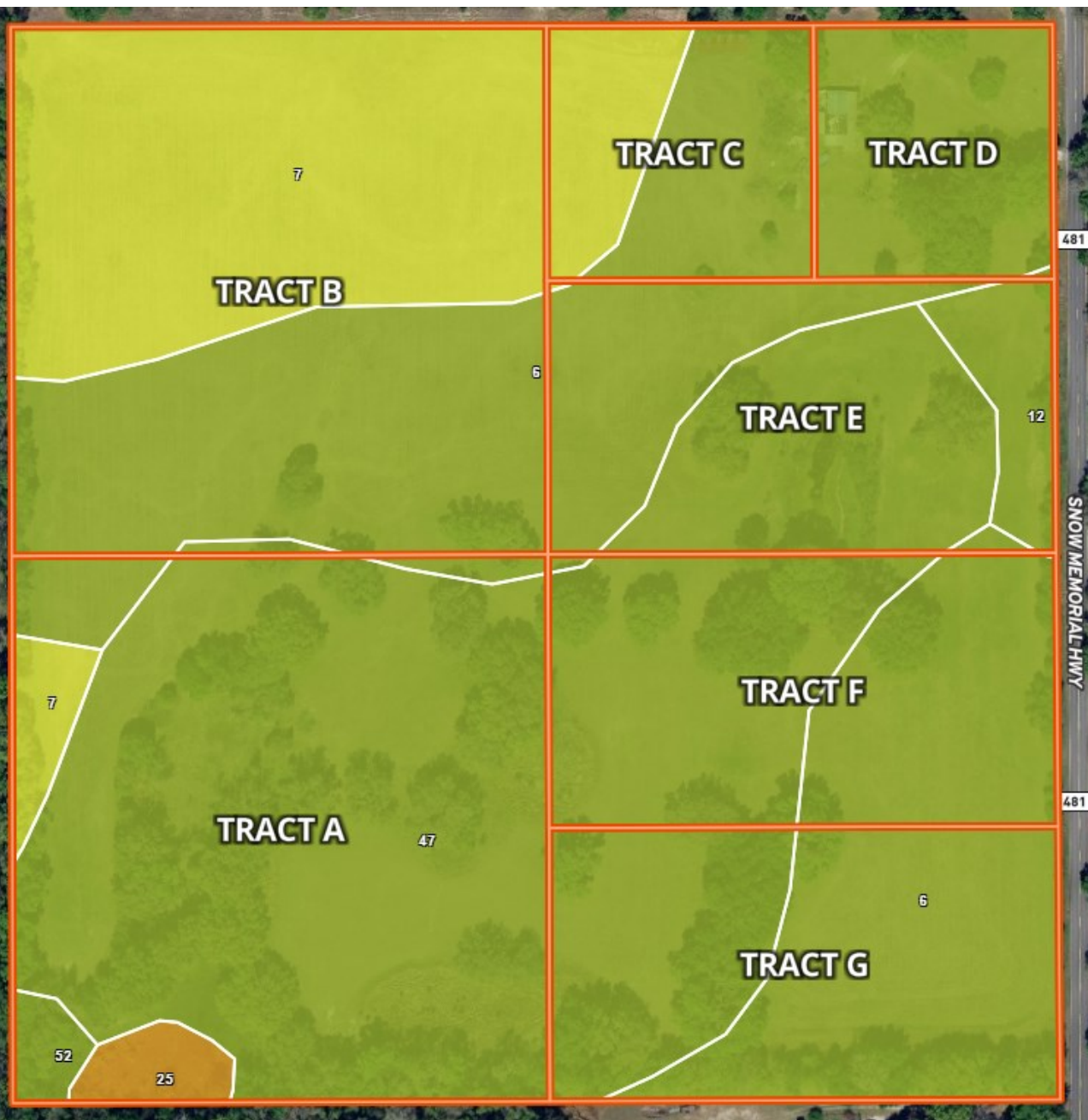


Map of Parcels for Sale

View this property on MapRight:

<https://mapright.com/ranching/maps/ed2f5a6e882ca51fc2b8e62379337548/share>

ACRES				CAPABILITIES				WAPI			
Soil: Non-Irrigated ▾											
Boundary  38.45 ac											
CODE	DESCRIPTION	CPI	NCCPI	CAP ?	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming, Very Intense Farming
47	Sparr fine sand, 0 to 5 percent slopes	-	36	3w							
6	Arredondo fine sand, 0 to 5 percent slopes	-	24	3s							
7	Arredondo fine sand, 5 to 8 percent slopes	-	24	4s							
12	Blichton loamy fine sand, 2 to 5 percent slopes	-	37	3w							
25	Floridana variant loamy fine sand	-	13	6w							
52	Wauchula fine sand, 0 to 5 percent slopes	-	38	3w							
Totals 38.45 ac ⓘ		0 CPI Average		29.09 NCCPI Average		3.21 Cap. Average					



Soil Capabilities Report

View this property and soil report on MapRight:

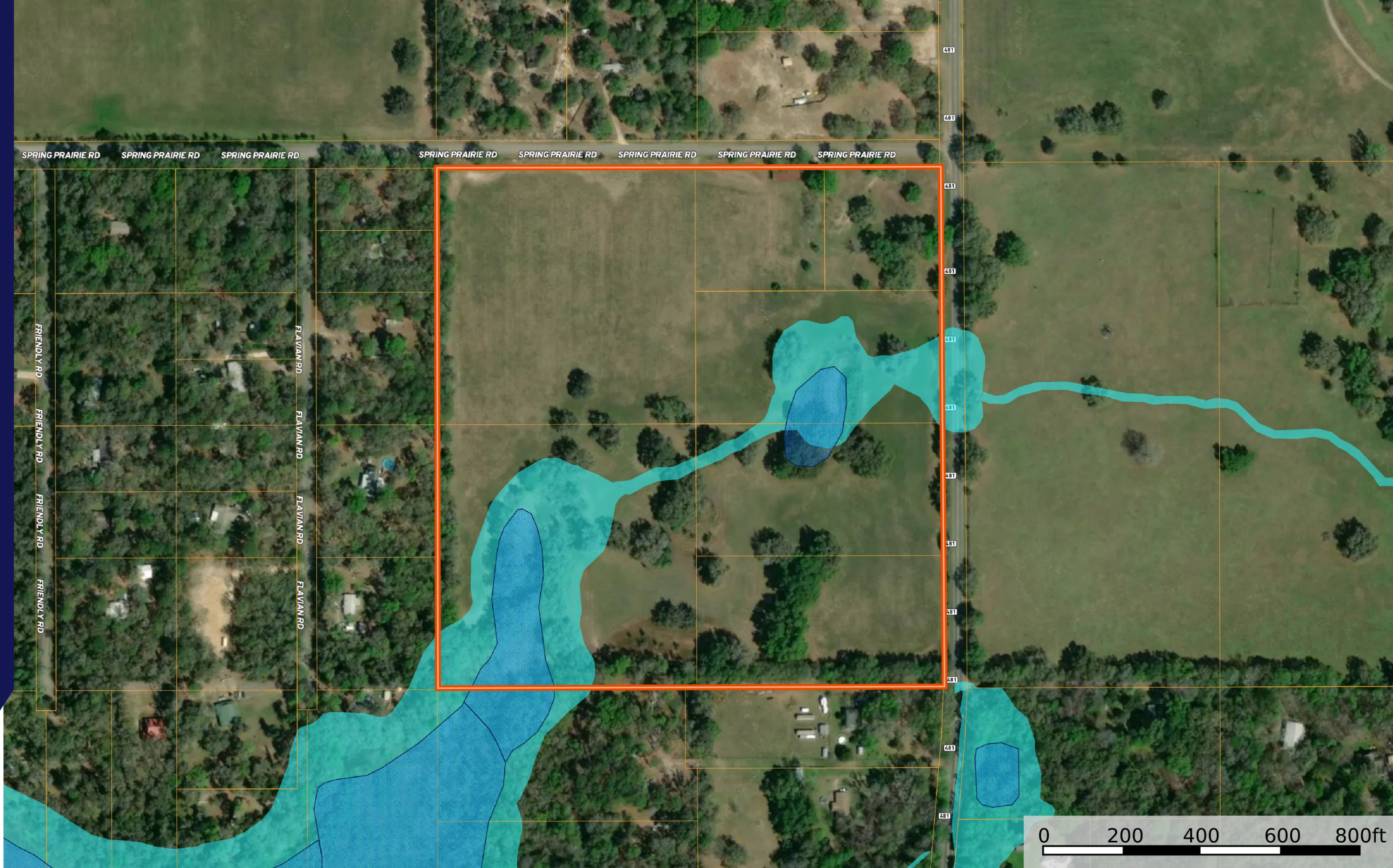
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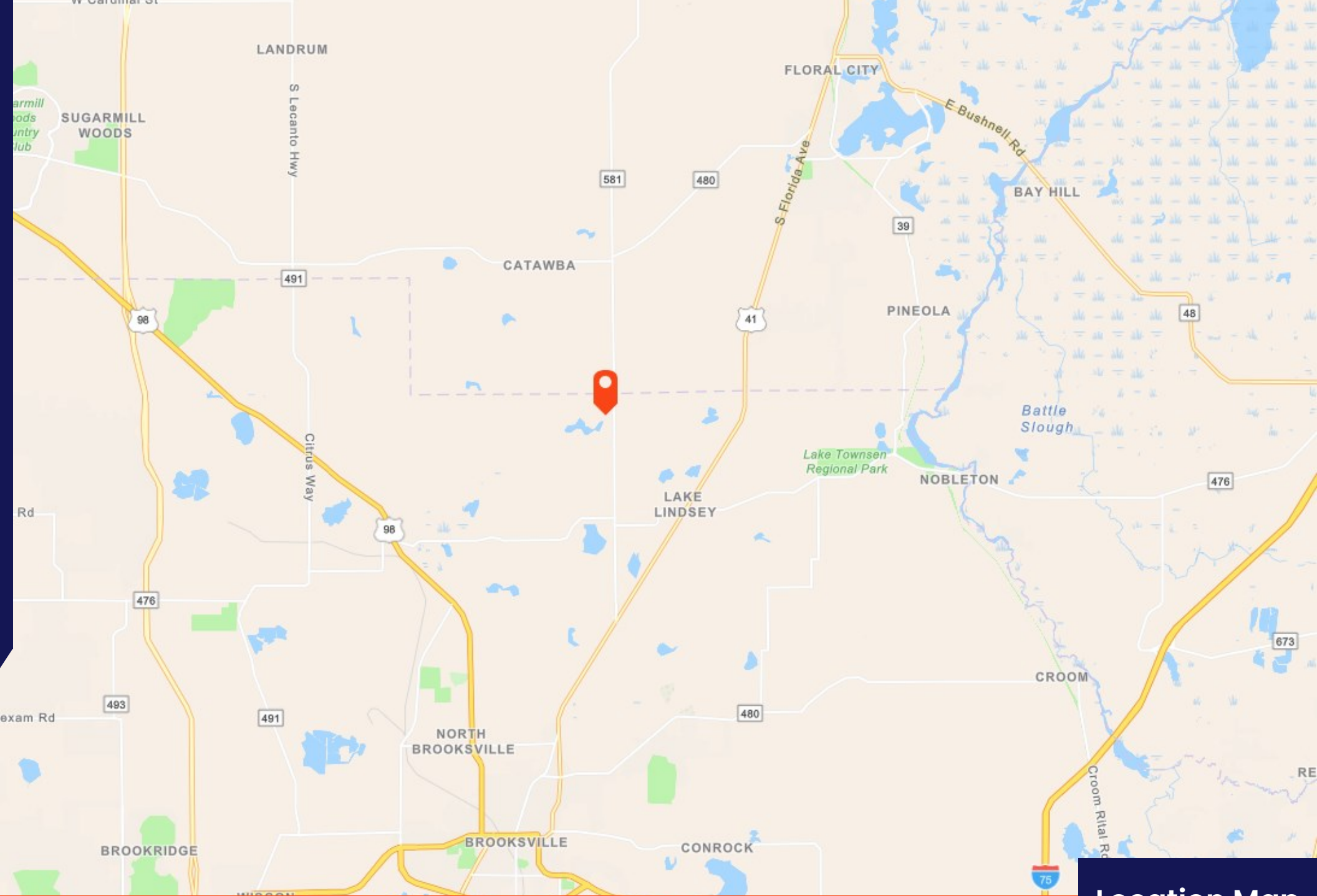




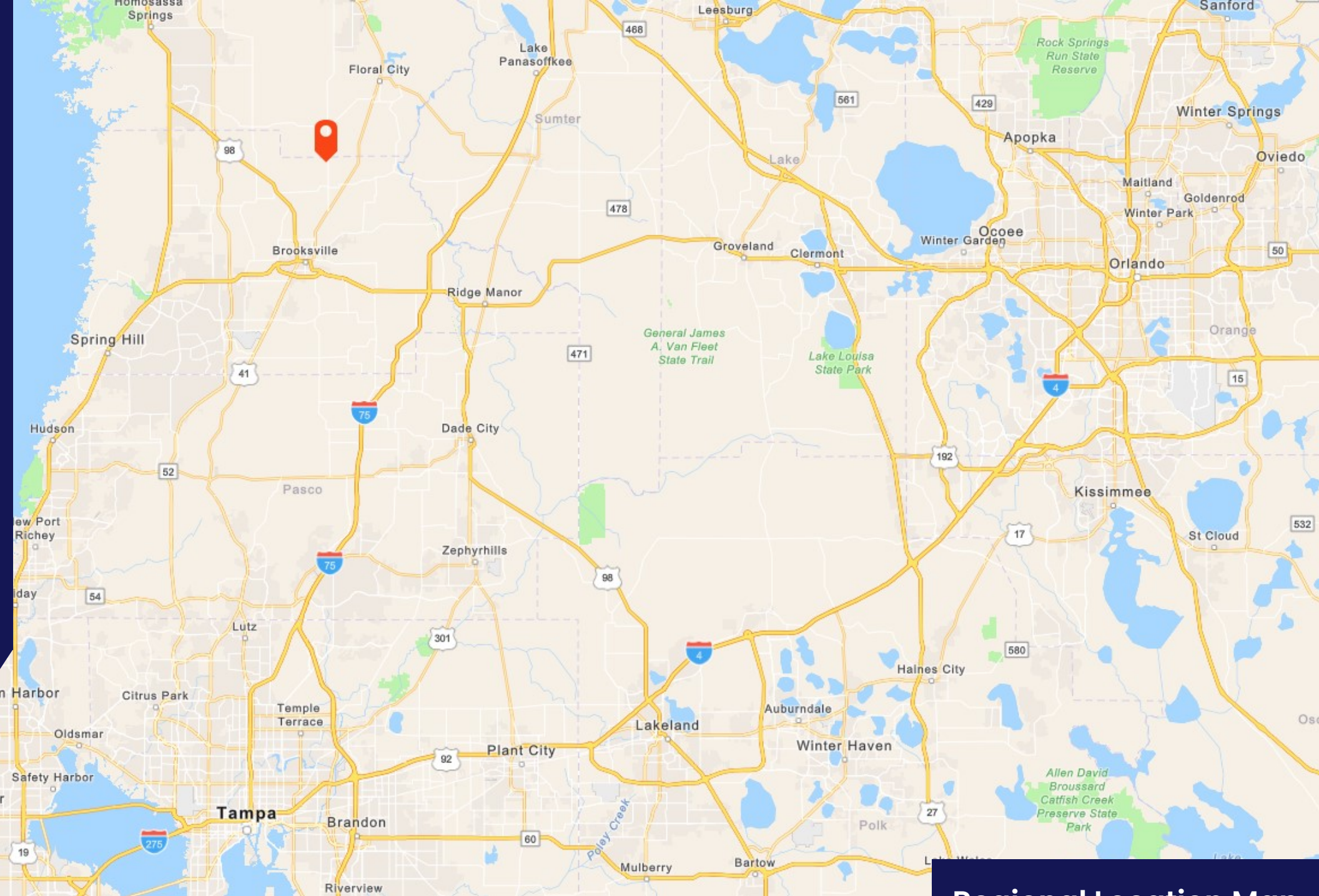


- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Wetlands
- Riparian

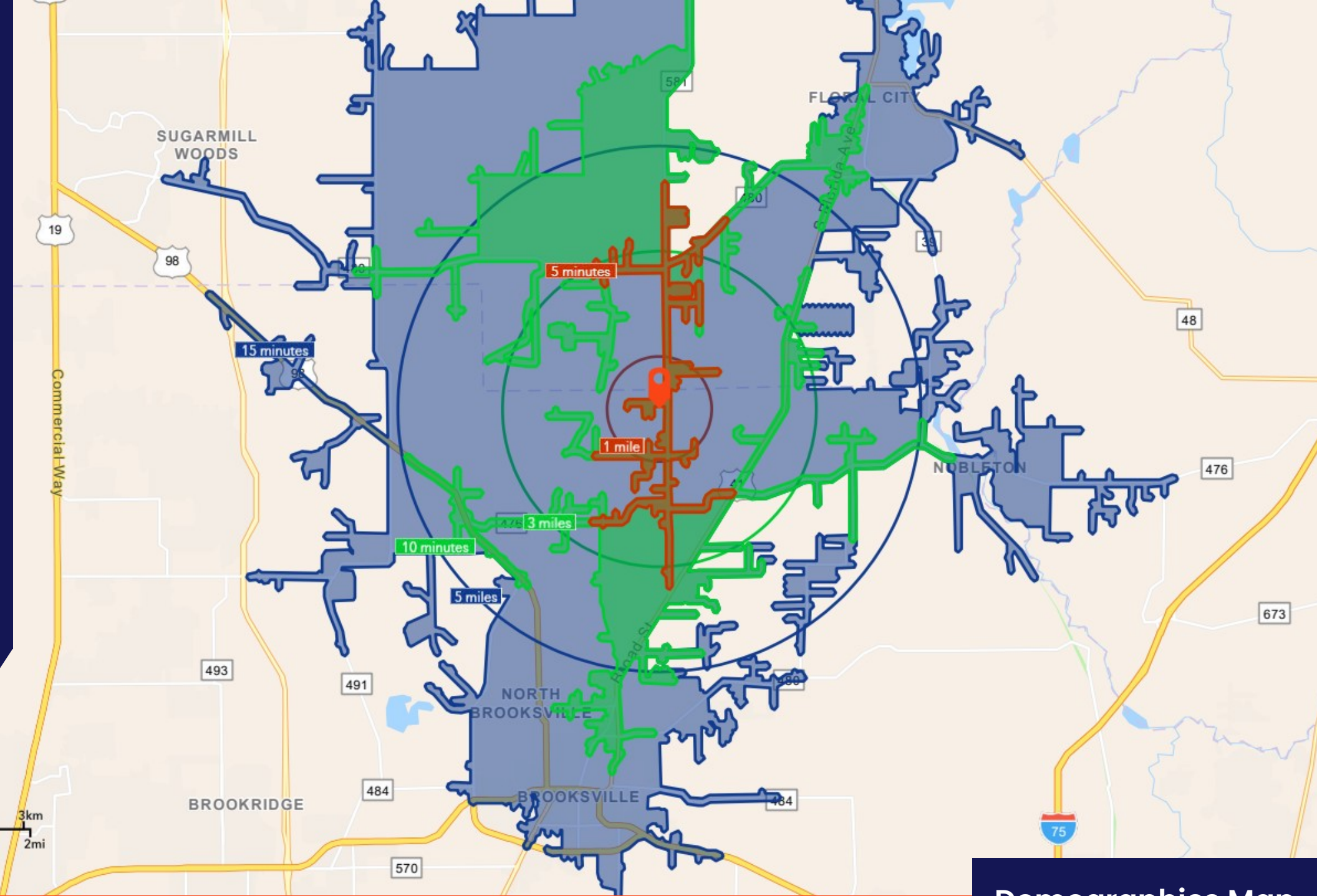
Floodplain Map



Location Map



Regional Location Map



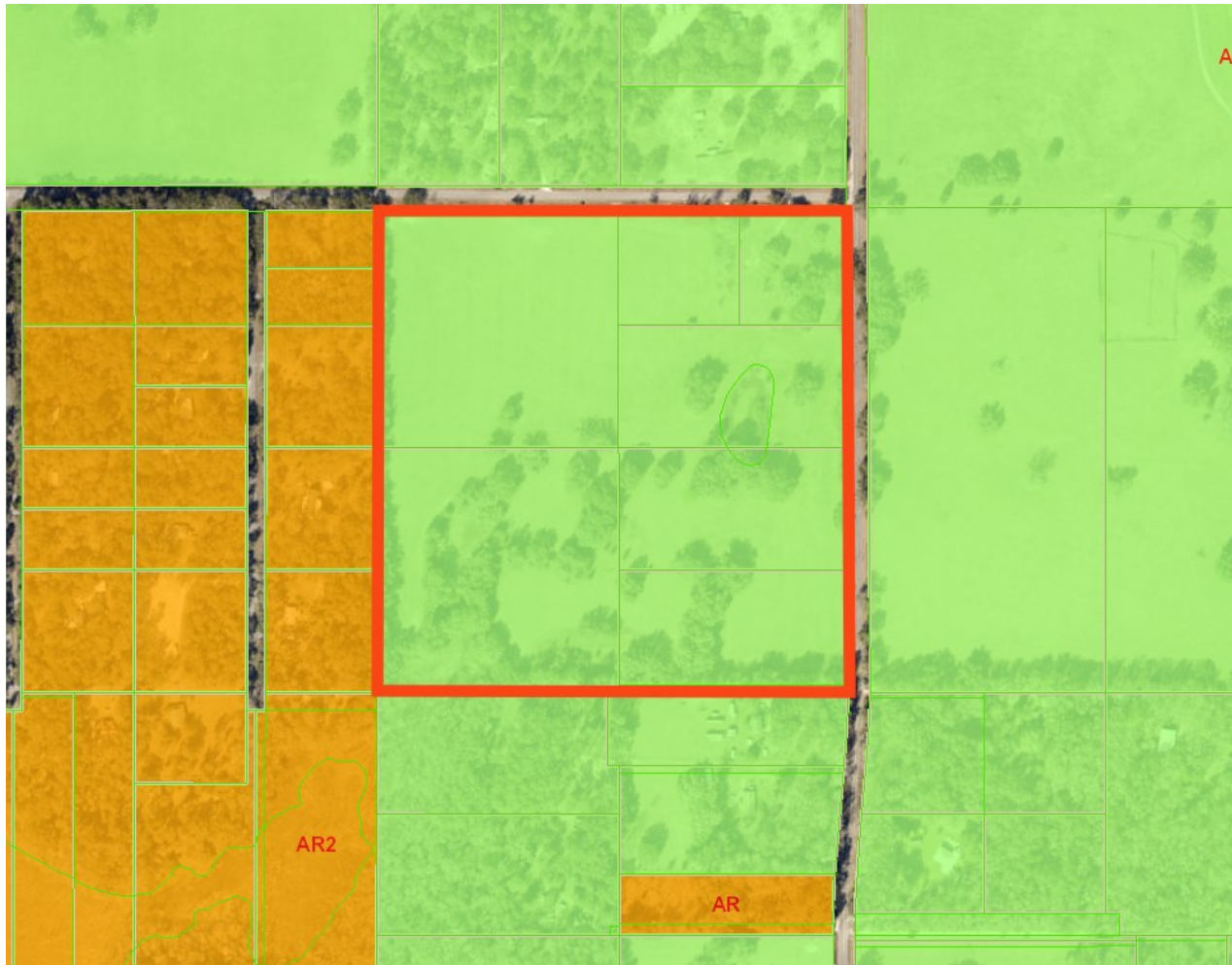
Demographics Map

Drive Time	5 Minutes	10 Minutes	15 Minutes	1 Mile	3 Mile	5 Mile	Hernando	Citrus	Florida
Population Data									
Total Population	277	3,020	27,158	226	1,620	6,627	196,241	154,252	21,733,419
Households	125	1,293	11,689	94	644	2,663	80,394	69,508	8,514,543
Average Household Size	2.22	2.31	2.27	2.4	2.52	2.48	2.42	2.19	2.5
Owner Occupied Housing Units	110	1,051	9,029	83	550	2,273	64,087	57,904	5,633,437
Renter Occupied Housing Units	15	242	2,660	11	94	390	16,307	11,604	2,881,106
Median Age	55.7	52.3	52.4	49.8	52.1	53.1	50.9	58.8	42.8
Income Data									
Median Household Income	\$55,705	\$44,521	\$42,043	\$56,286	\$50,601	\$51,782	\$51,170	\$49,866	\$58,462
Average Household Income	\$67,829	\$64,686	\$60,280	\$82,597	\$72,461	\$69,541	\$65,095	\$66,078	\$83,820
Per Capita Income	\$28,624	\$26,938	\$25,565	\$30,800	\$28,726	\$28,292	\$26,657	\$29,807	\$32,917
Business Data									
Total Businesses	2	74	1,005	2	34	126	5,746	4,851	978,439
Total Employees	5	462	9,065	14	278	717	50,811	39,227	9,165,693

Key highlights

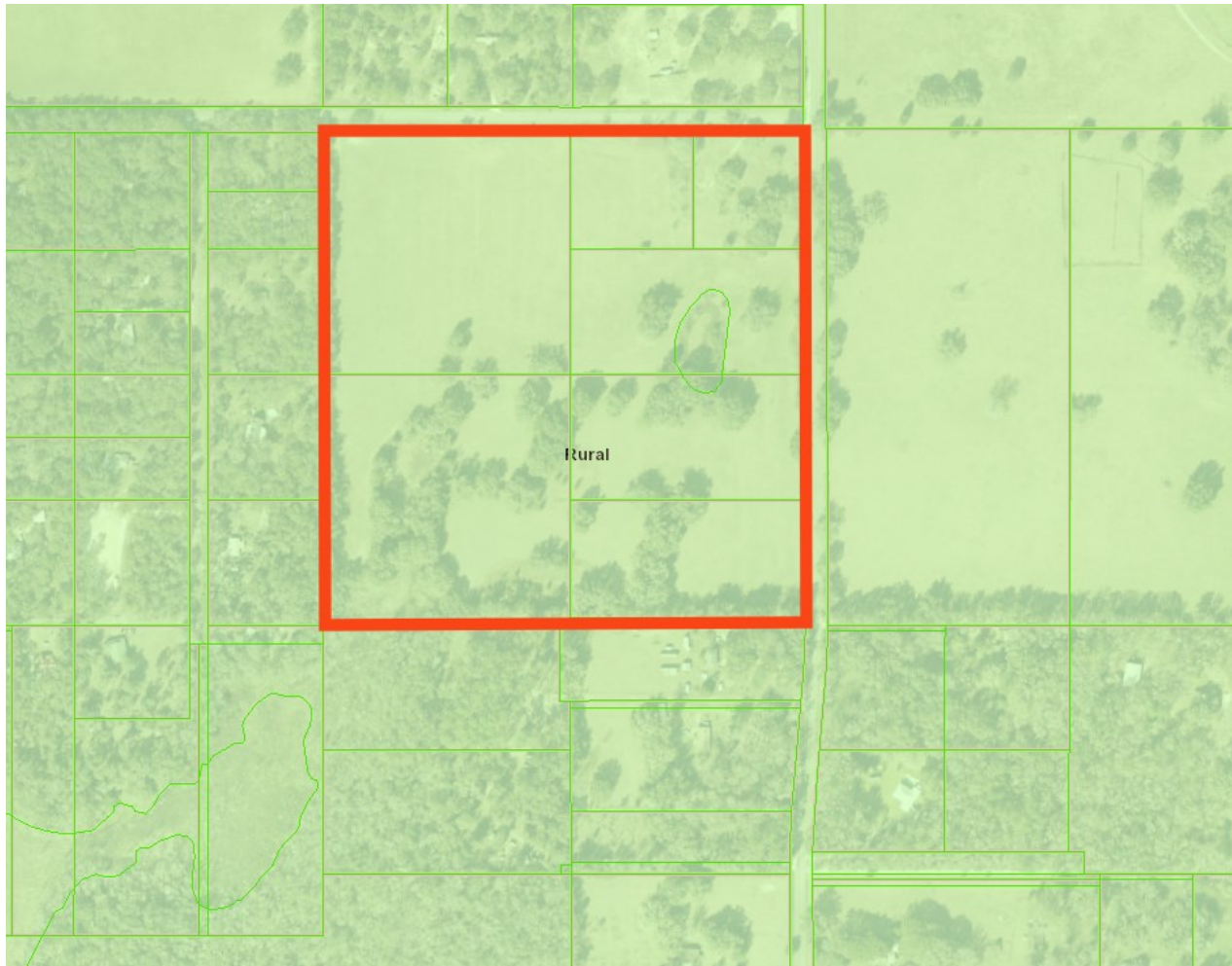
- An average household income of \$82,598 within a 1-mile radius
- Access to 9,065 businesses within a 15-minute drive

Benchmark Demographics



Zoning

- Agriculture
- Agriculture-Residential



 Rural

Future Land Use



Robert Buckner

Broker/Owner

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Office: 352 796 4544 | **Cell:** 352 238 6930

About & Experience

Robert has been the broker-owner of Robert A. Buckner & Associates, Inc. since 1987. He is of the sixth generation of his family to reside in Hernando County, Florida. With over 30 years of experience and integrity in all aspects of real estate brokerage, he has established a company that endeavors to provide superlative professional advice and assistance to clients. In his spare time, Robert is an avid golfer and hunter.

Education

- Attended the University of Florida and graduated from St. Leo University in 1983 with a BA in Business Administration

Current Board Involvement

- Gator Boosters, President
- Hernando SunTrust Bank Board of Directors
- Nature Coast Board
- Hernando Progress, Inc.
- Brooksville Vision Foundation

Community Involvement

- Former Board of Trustees of Saint Leo University for over 20 years
- Former Vice Chairman Coastal Rivers Basin Board
- Former Economic and Development Commission of Hernando County
- Former President of Downtown Development Corporation of Brooksville

Robert A. Buckner & Associates, Inc.

11 N Main Street
Brooksville, FL 34601



Charles Buckner

Associate

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About & Experience

Charles now marks the seventh generation of his family to reside in Hernando County and has always wanted to come back to Brooksville. He recently completed both his undergraduate and graduate degrees in real estate. Charles specializes in the brokerage of commercial properties and land. He also helps manage the company's privately owned portfolio of commercial properties. He is also primarily responsible for the new features and capabilities of the brokerage that can be seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby. On the side he owns a business that grows freshwater aquarium plants that are then sold online.

Education

- BSBA in Real Estate, University of Central Florida
- Master of Science in Real Estate, University of Florida

Focus Areas

- Land Brokerage
- Commercial Brokerage
- Marketing
- Commercial Property Management

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rbuckner.com | 352-796-4544 | 11 N Main Street Brooksville, FL 34601

Confidentiality & Disclaimer

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