

NEFF LAKE LAND FOR SALE



Neff Lake Road | 32 Acres | Two Separate or Together Parcels Available

Listed By

Robert Buckner

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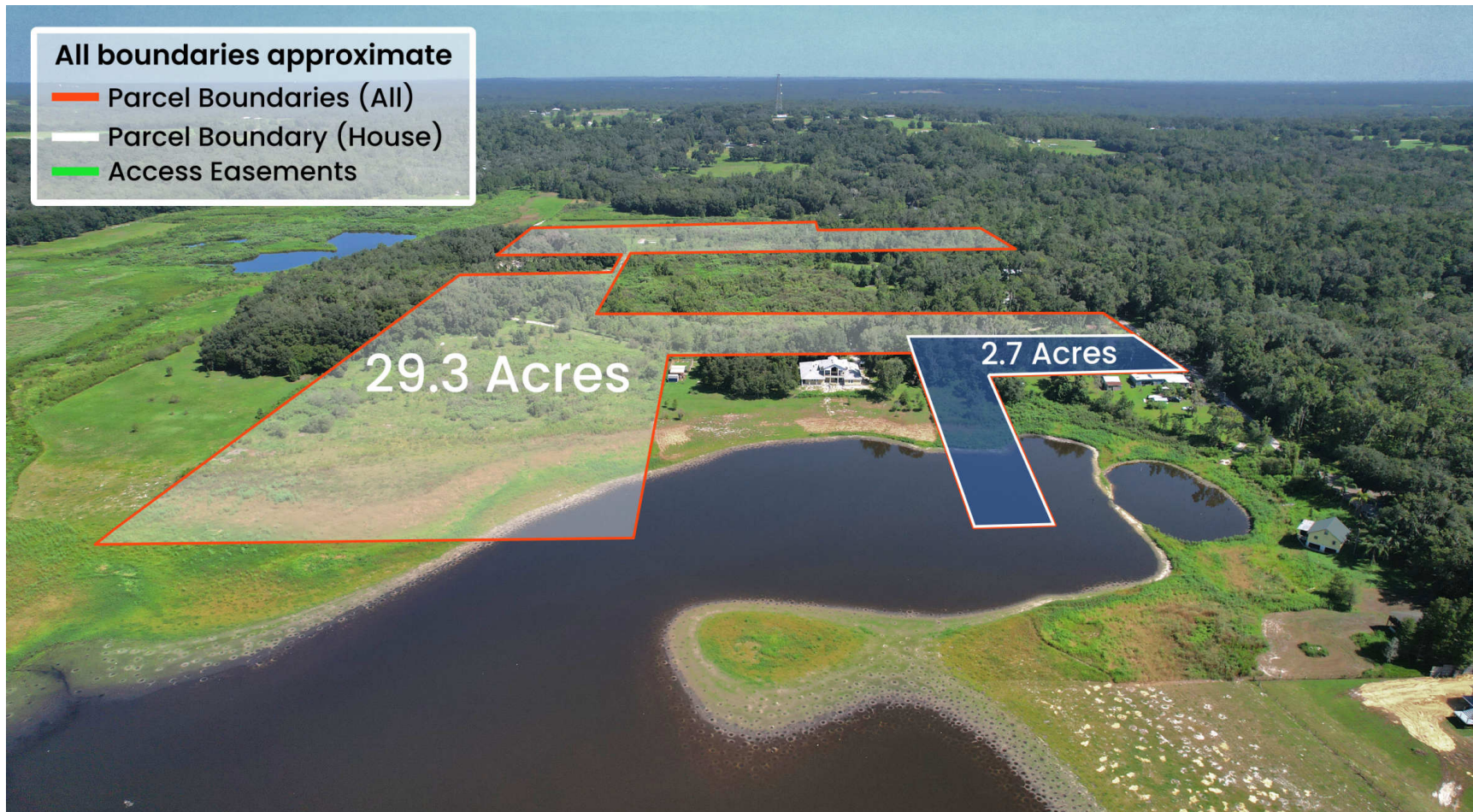
Charles Buckner

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charles@bucknerrealestate.com



11 N Main St, Brooksville, FL 34601



Land Configurations Available	Sizes	Notes	Price
All Land & House	32 Acres	Survey has been ordered by owners, estimated completion in October. Key# 390400	\$997,000
House Parcel Only	2.7 Acres	Only the parcel the home is on. Key# 1267765	\$397,000



Highlights

- Beautiful lakefront property on a quiet street
- Zoned as AG & AR2 with multiple mobile homes allowed
- 9 minutes or 7.3 miles away from I-75 via Blanton Road

Location Information

Site Address	3257 Neff Lake Rd
City, State, Zip	Brooksville, FL 34602
County	Hernando

Property Information

Size +/- (Acres, SF)	32 Acres or 1,393,920 SF
Parcel Key #	390400 & 1267765
Zoning	AG & AR2
DOR Use Code	(36) Camps
Utilities	Withlacoochee River Electric, Well & Septic
Taxes (2022)	\$3,125.94 & \$3,949.54, \$7,075.48 Total
Price	\$997,000



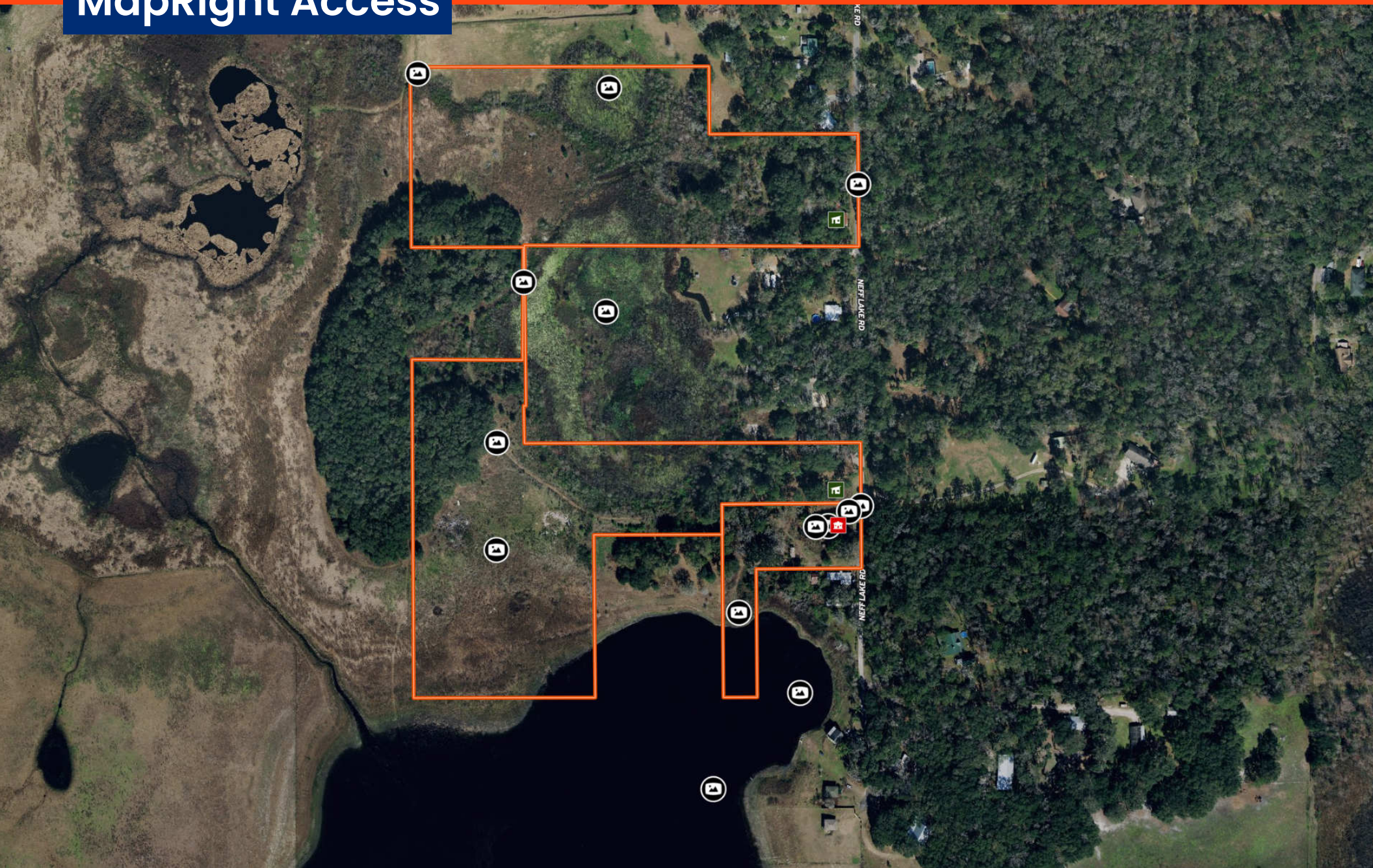
Property Summary

Unique lakefront property which historically was a fish camp with cabins for rent, thus potential development and improvements for additional revenue. The primary home (3257 Neff Lake Rd.) is in a challenging condition, and all improvements sold in AS IS conditions. (Key # 390400) zoned AG with Special Use for Multiple Mobile Homes and the primary house (Key # 1267765) zoned AG with special use for Multiple Mobile Homes per County GIS mapping, but awaiting zoning letter from Hernando County to confirm and inform allowable uses, which may include 15 +/- RV sites for development. Sold subject to easements, and one is Lily Pad Lane. The North and South parcel for Key # 390400 has a cross-access strip with fee simple ownership. The vast majority of the combined property is within a flood zone, and the buyer is responsible for confirming and concluding all elements and improvements associated with the flood plain. A survey has been ordered with an estimated completion in October. Total acreage per Property Appraiser for both parcels is 32 acres +/- (the portion in Neff Lake). The primary home is listed for sale separately per MLS #2233586.

About the Home and its Parcel

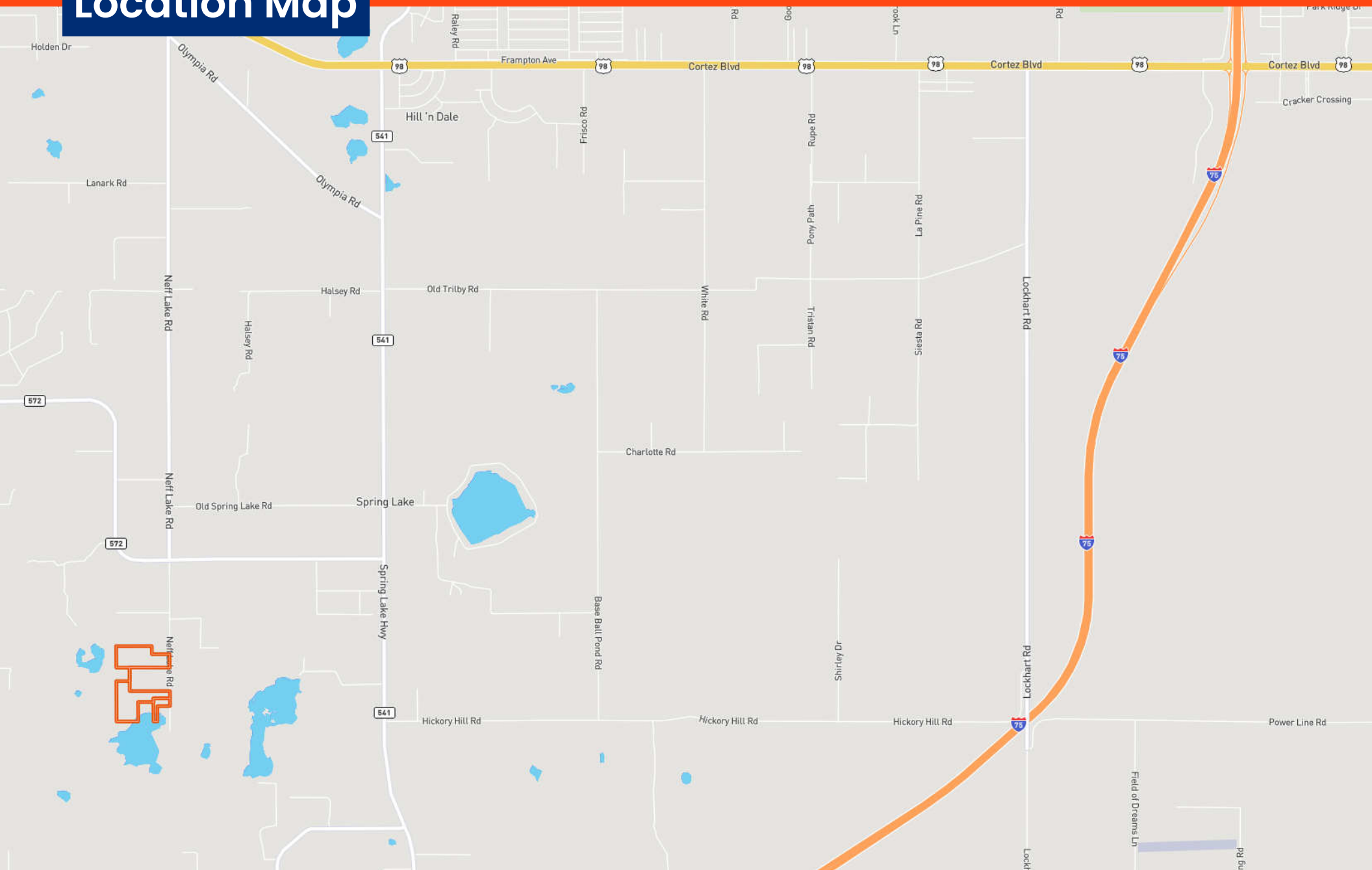
Home with need of major repairs with access to Neff Lake. The primary is in a challenging condition, and all improvements sold in AS IS, AS IS, AS IS conditions. 2.7 acres per Property Appraiser with a portion in Neff Lake. Zoned AG, Multiple Mobile Homes allowed per County GIS mapping, but awaiting zoning letter from Hernando County to confirm and inform allowable uses. The portion near the lake is within a flood zone, and the buyer is responsible for confirming and concluding all elements and improvements associated with the flood plain. A survey has been ordered with completion estimated in October. The subject and adjoining property (combined 32 acres +/- total) are listed separately per MLS #2233587.

MapRight Access

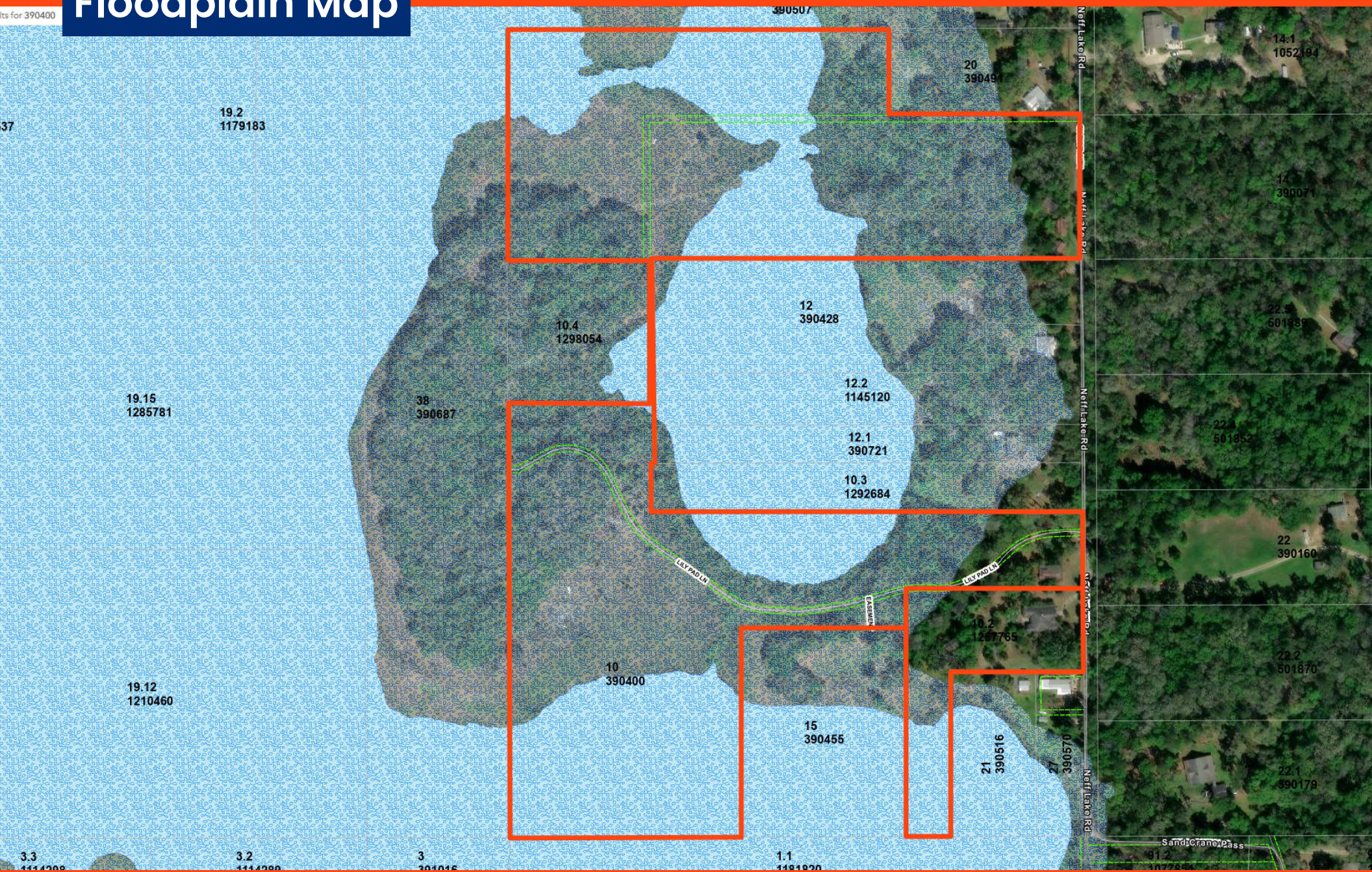


View the map [here](#)

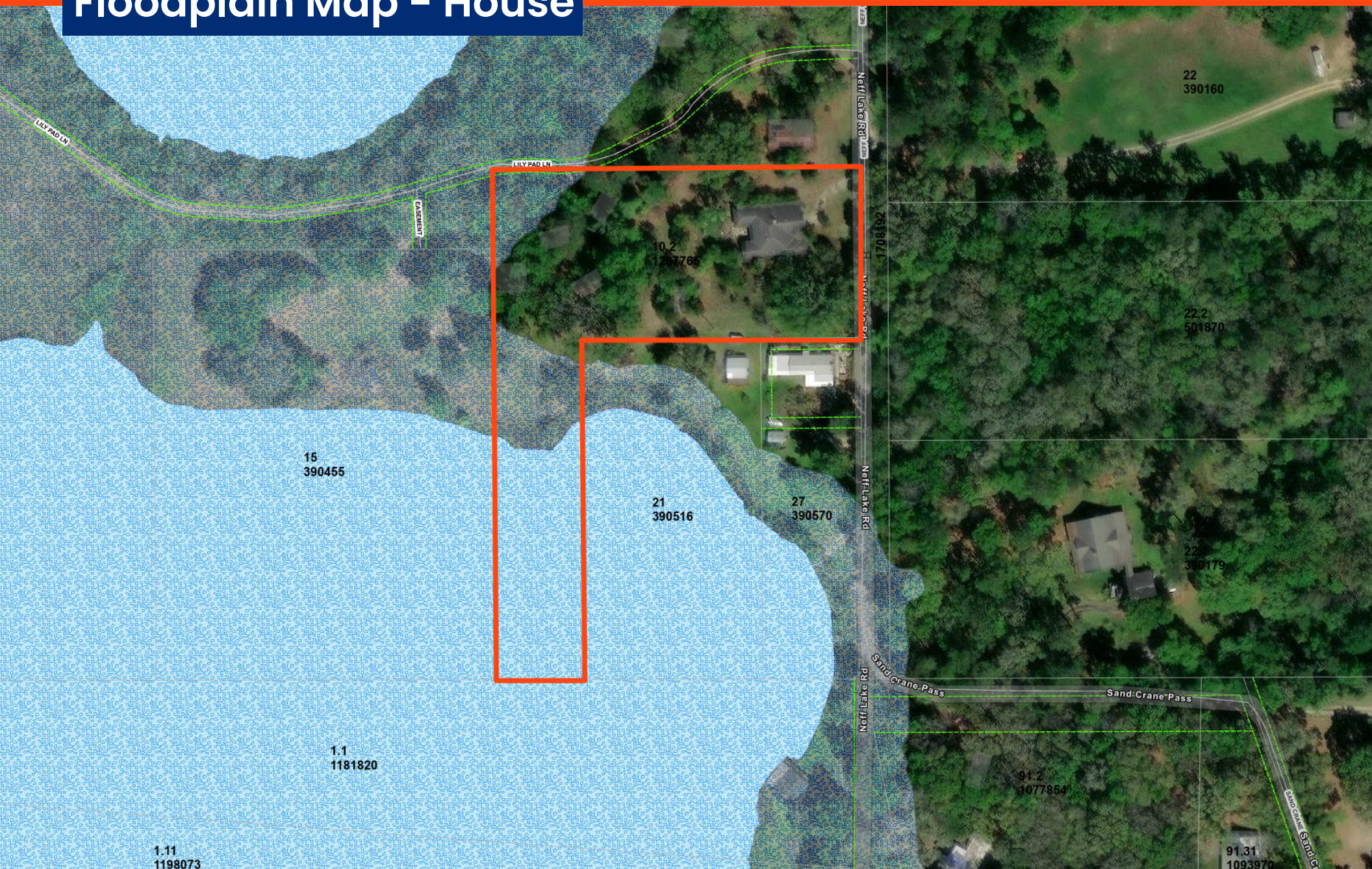
Location Map



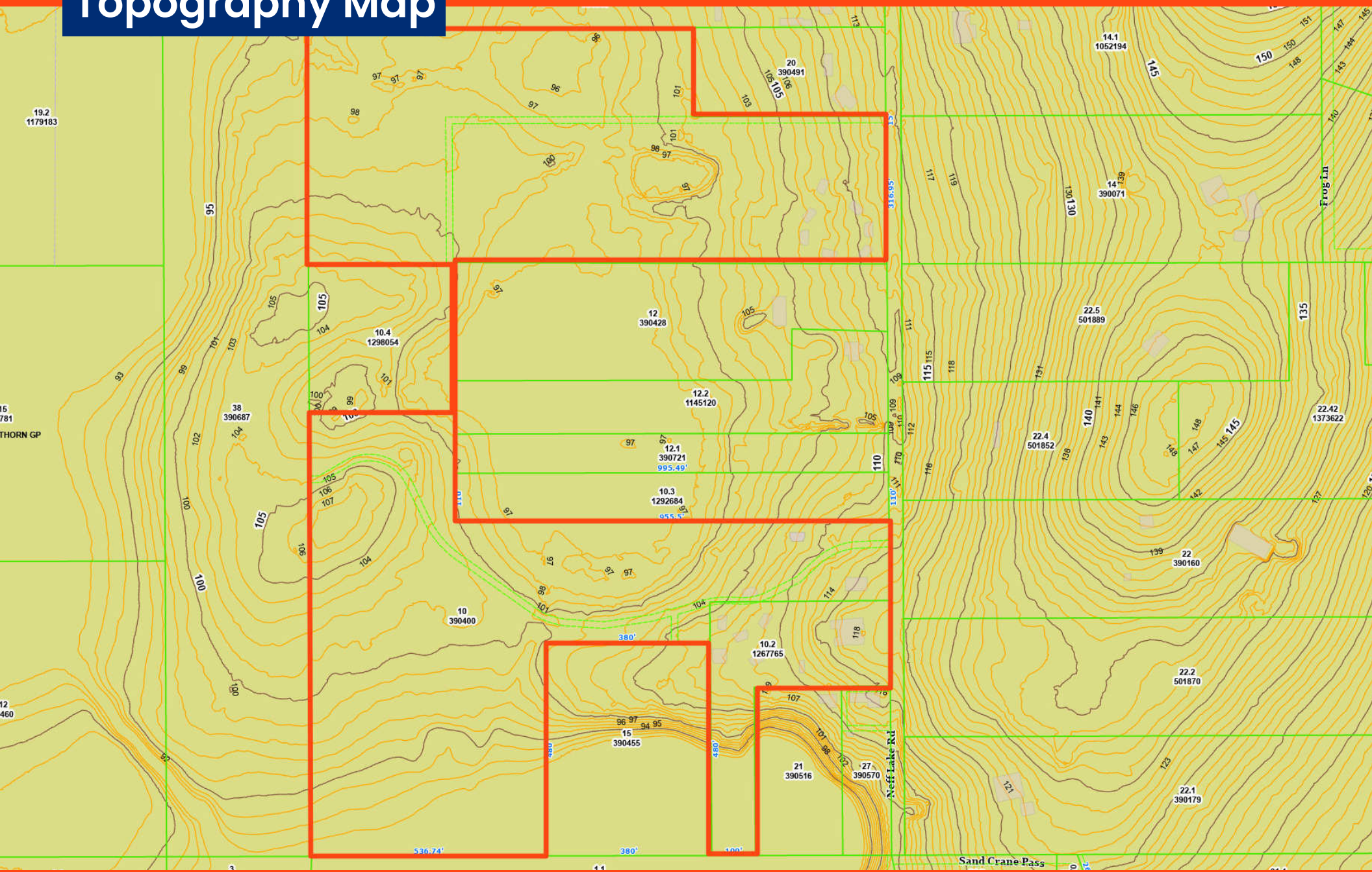
Floodplain Map



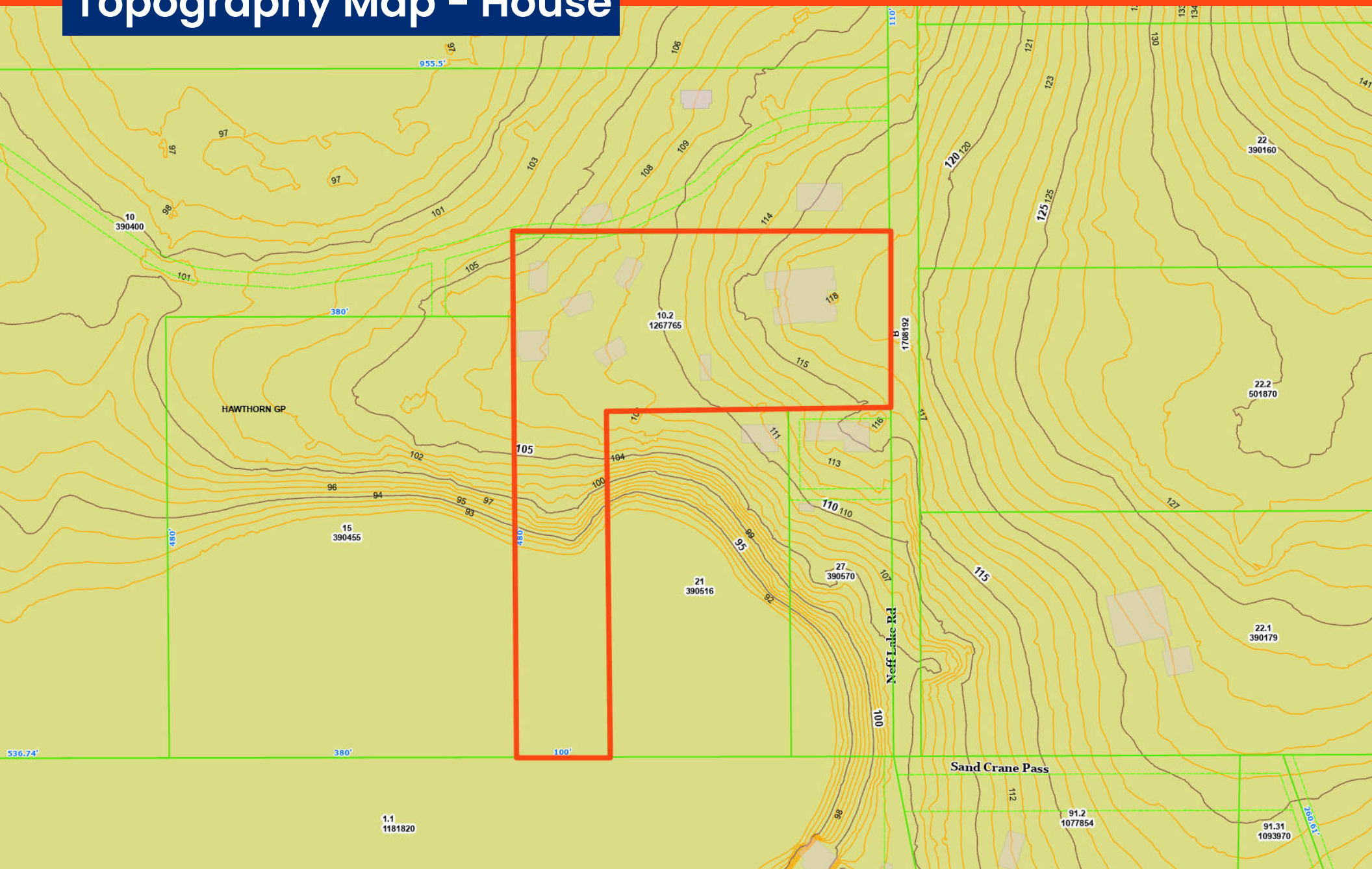
Floodplain Map - House



Topography Map



Topography Map – House



Property Aerial

All boundaries approximate

- Parcel Boundaries (All)
- Parcel Boundary (House)
- Access Easements

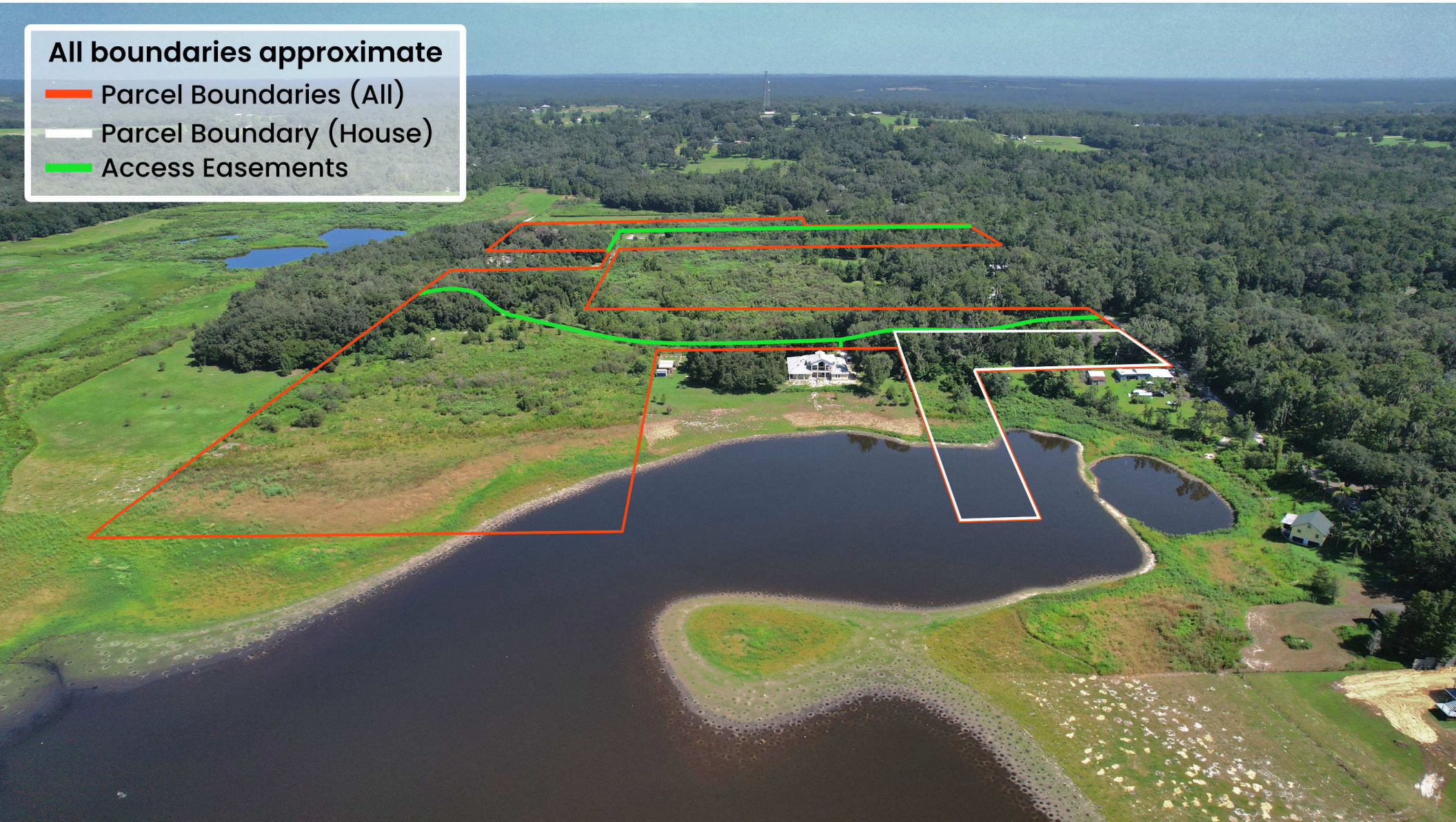
29.3 Acres

2.7 Acres

Property Aerial

All boundaries approximate

- Parcel Boundaries (All)
- Parcel Boundary (House)
- Access Easements

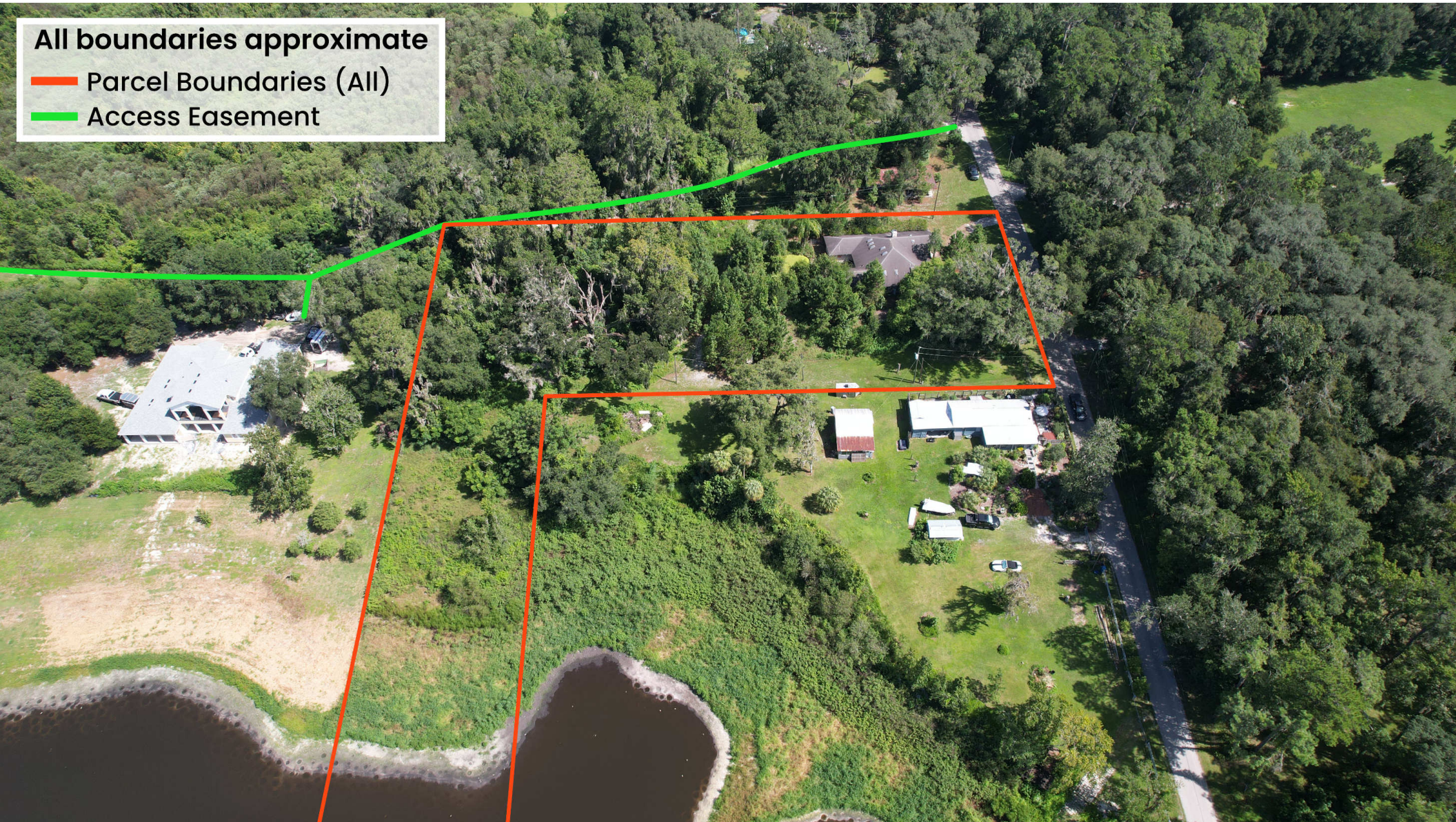


Property Aerial – House

All boundaries approximate

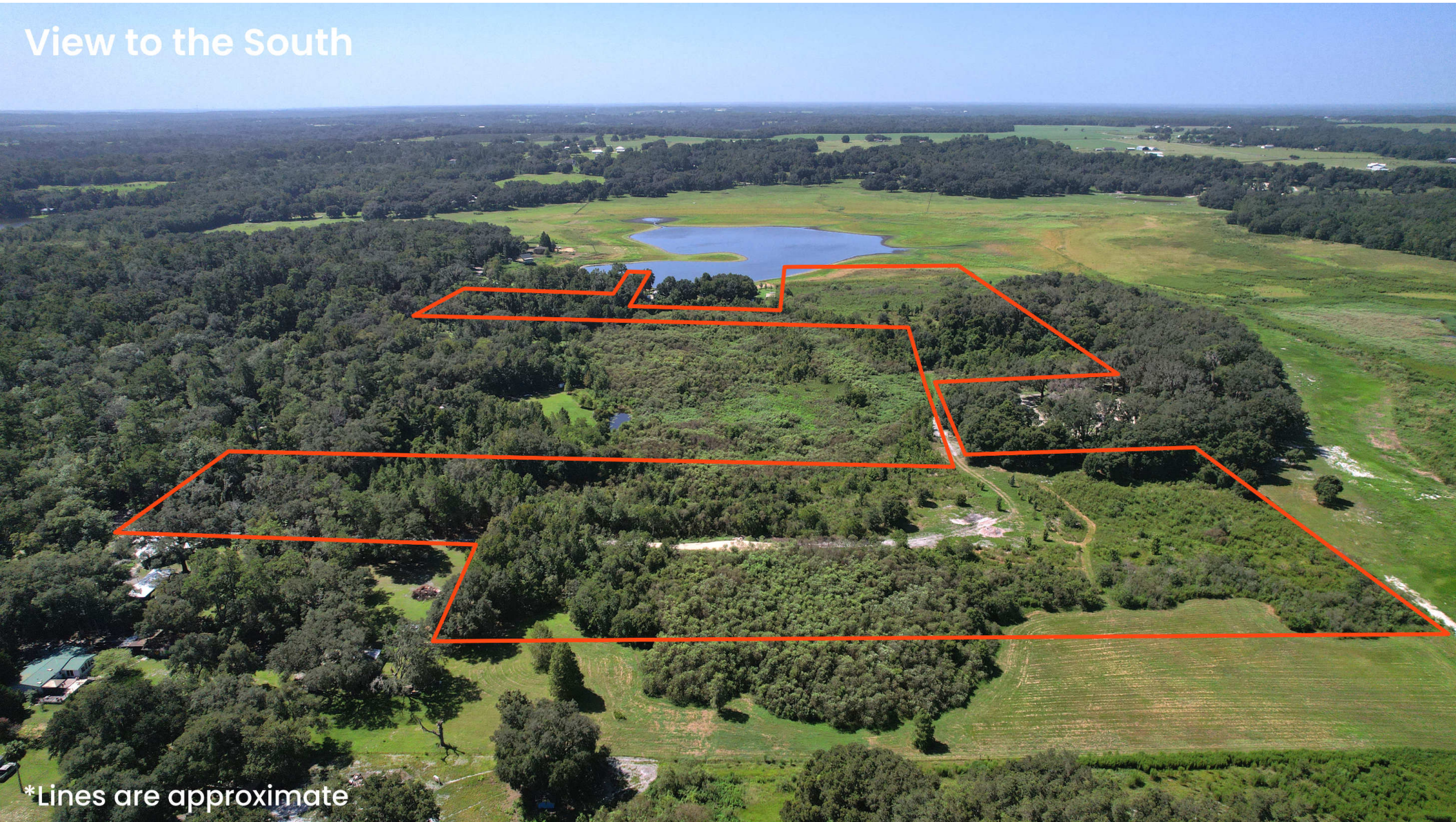
Parcel Boundaries (All)

Access Easement



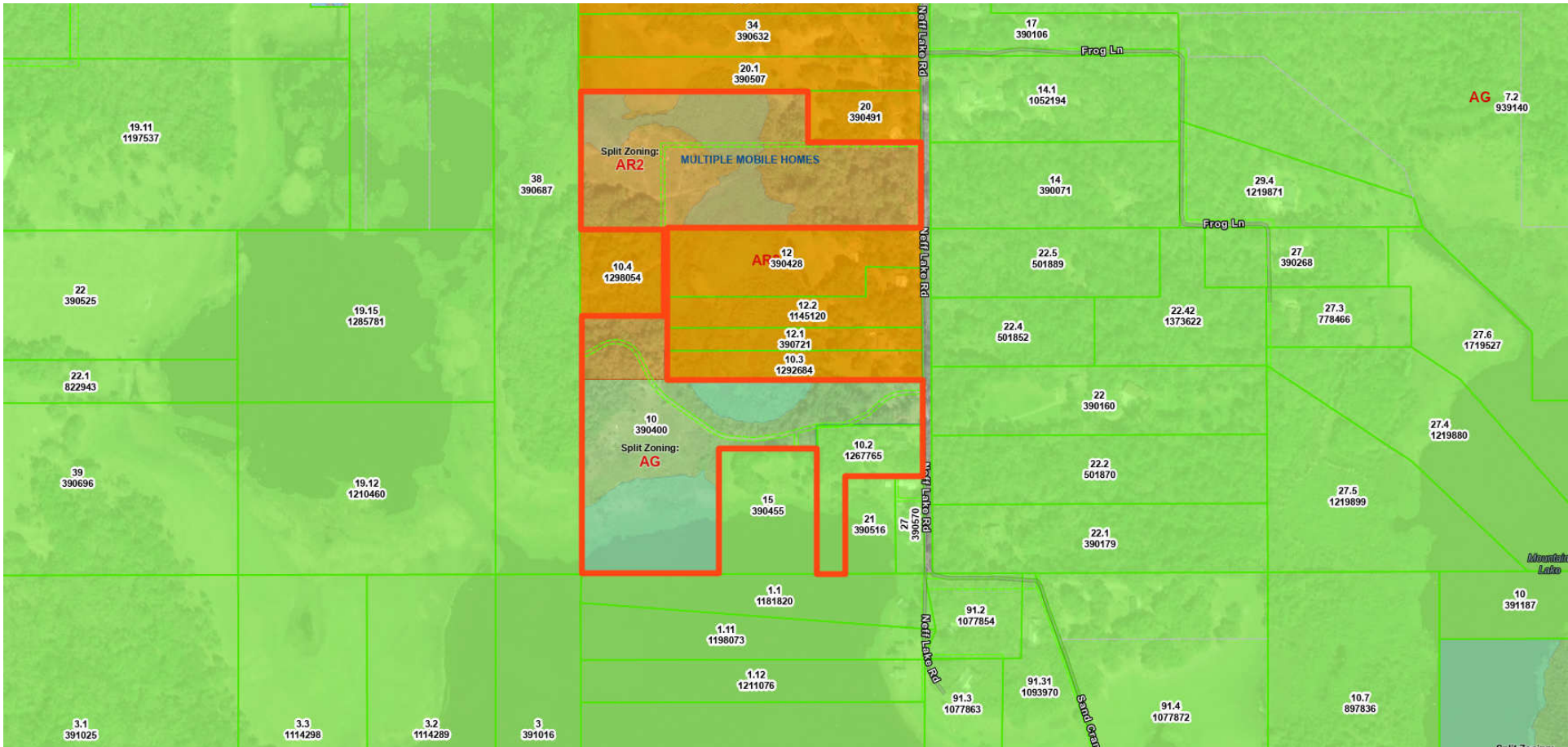
Property Aerial

View to the South



*Lines are approximate

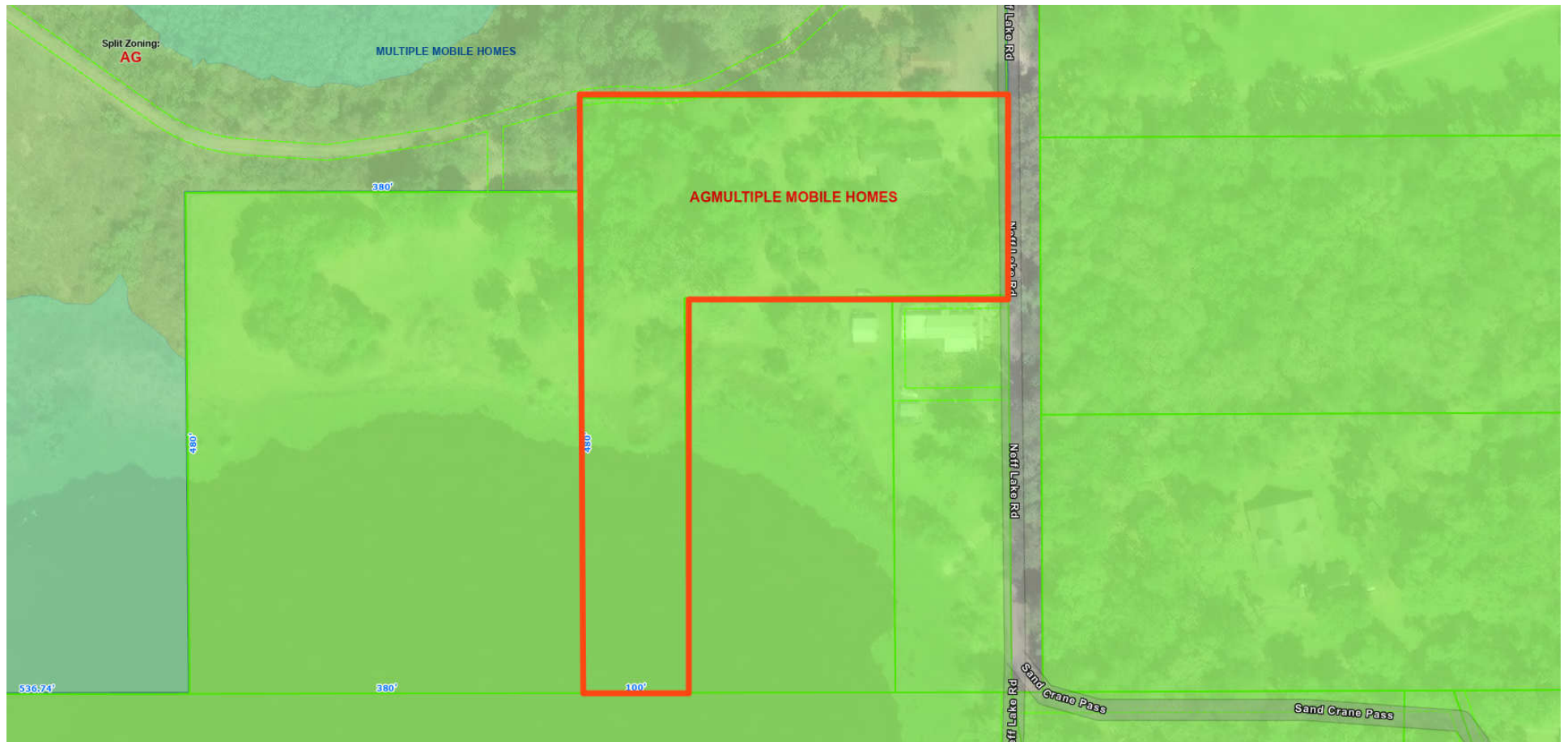
Zoning Map - All



Zoning Key

- Subject – Split Zoning AG & AR2, Multiple Mobile Homes
- Agricultural

Zoning Map – House



Zoning Key

-  Subject – Split Zoning AG & AR2, Multiple Mobile Homes
-  Agricultural







Robert Buckner

Broker/Owner

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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

- Truist Bank Advisory Board of Directors
- 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
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Charles Buckner

Senior Associate

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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
- Member, The Murray Family Foundation
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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