

# 26390 Spike Road

Private Road | 3,593 SF | Fully Fenced | Spring-Fed Pond



## Listed By

**Charles Buckner**

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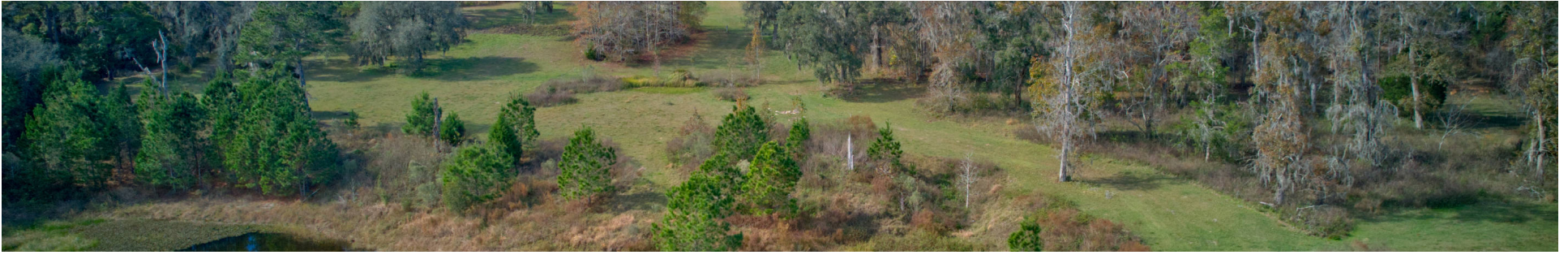
**Robert Buckner**

352-238-6930

[robert@bucknerrealestate.com](mailto:robert@bucknerrealestate.com)







## Property Summary

Welcome to a beautiful 13.7-acre property in the Spring Lake area of Hernando County with an amazing view, complete with both living and garage areas in a barndominium-style structure and with many other special features that reside on the land itself. This property is one of a kind and can be used as is or purchased with the intention of building an additional homesite on the surplus land (impact fee paid). Access to the property is on Spike Rd, a private road off Spring Lake Hwy. The subject's location is secluded, private, and conveniently located to everything you need. Access to I-75 is just six minutes away via Blanton Rd or ten minutes away via Cortez Blvd, which is where all shopping needs are located. Continue reading for separate details on the building and the land.

### About the Building

This building is best described as a barndominium and contains a total area of 3,593 square feet, more or less. The building has 2,000 SF +/- of garage area, with 8' - 9' 10" ceiling heights, approximately 1,327 SF of air-conditioned living space including a bonus or game room, and a screened porch with 278 SF. Inside the living area, you will find cozy and rustic-style living with a full kitchen, living room, 2 bedrooms, and one bathroom with a tub-shower combination. The garage area has plenty of open storage space, shelving, and the laundry appliances/hookups. The garage is ideal for storing a tractor, equipment, and ATV's. Finally, the bonus room can be a game room or air-conditioned storage area. A new roof was put on the building in 2017, the living area has newer HVAC, and the two garage doors are newer, and a new well pump was installed.

### About the Land

This property is comprised of 13.7 acres. The property has a steady rolling hill sloping downward which provides incredible views from almost every point. This property is fully fenced with barbed wire, making it a great option for livestock or horses. At the bottom of the property is a pond fed by two small springs which normally contains standing water. Surrounding the property are small trail paths perfect for recreational uses. This land has scattered trees and a more densely treed area on the northeast side.

## Highlights

- Incredible views from the top of a rolling hill
- Fully fenced-in property with a spring-fed pond
- The property offers privacy while being in a convenient location

### Location Information

Subdivision	Bartlett - Class 1 Subdivision
Site Address	26390 Spike Road
City, State, Zip	Brooksville, FL 34602
County	Hernando

### Property Information

Property Type	Residential
Parcel Key #	1385352
Zoning	Agricultural (AG)
Lot Size	13.7 Acres
Taxes (2022)	\$1,872.49
Price	<b>\$649,000</b>

### Barndominium Information

Total Building Area	3,593 SF
Living Area	925 SF
Water & Sewer	Shallow Well & Septic
Year Built	1988
Bed/Bath	2/1
Garage/Barn	4-car with storage space
Extra Features	Fireplace,

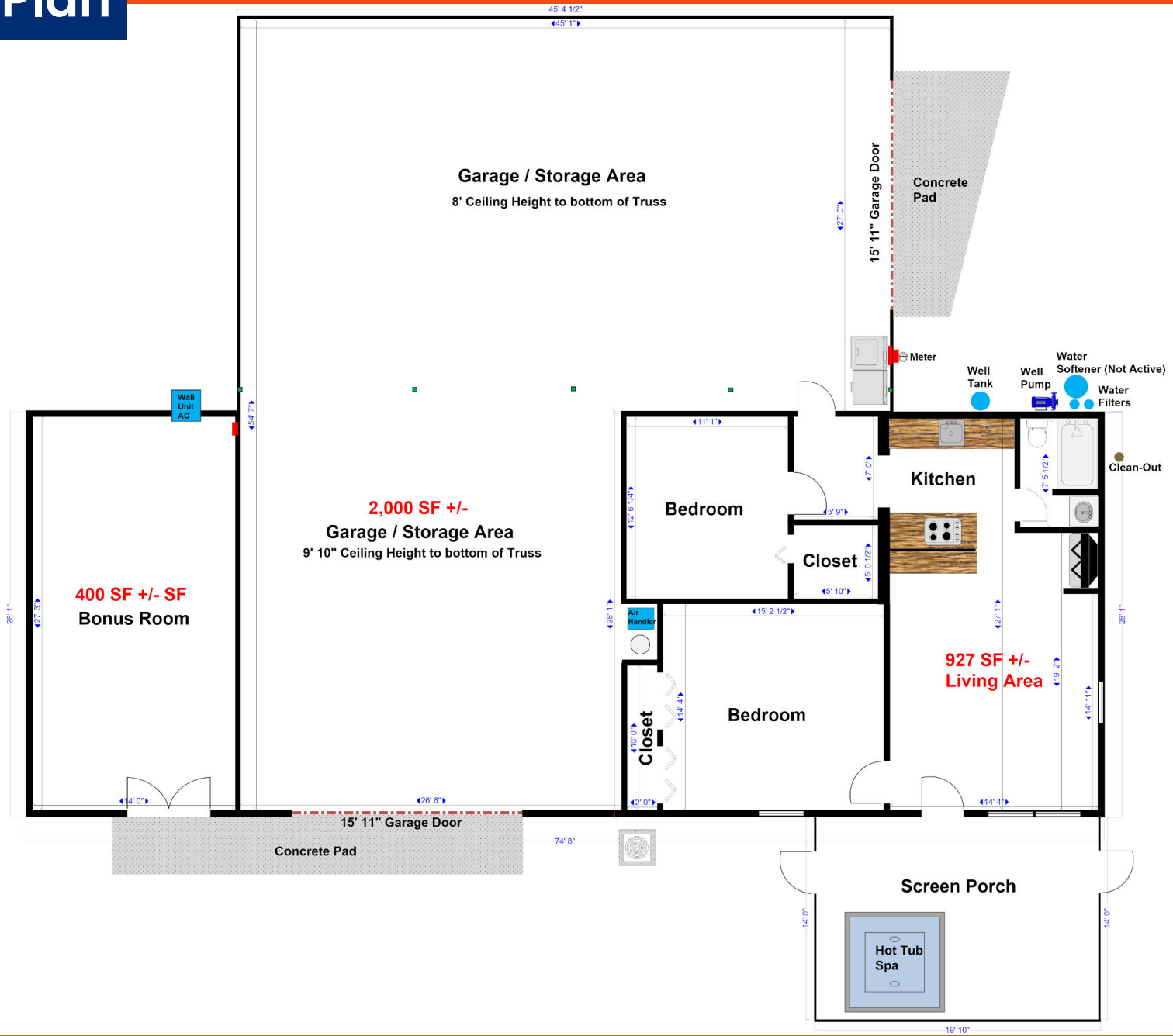
3D Tour Link



View the tour [here](#)

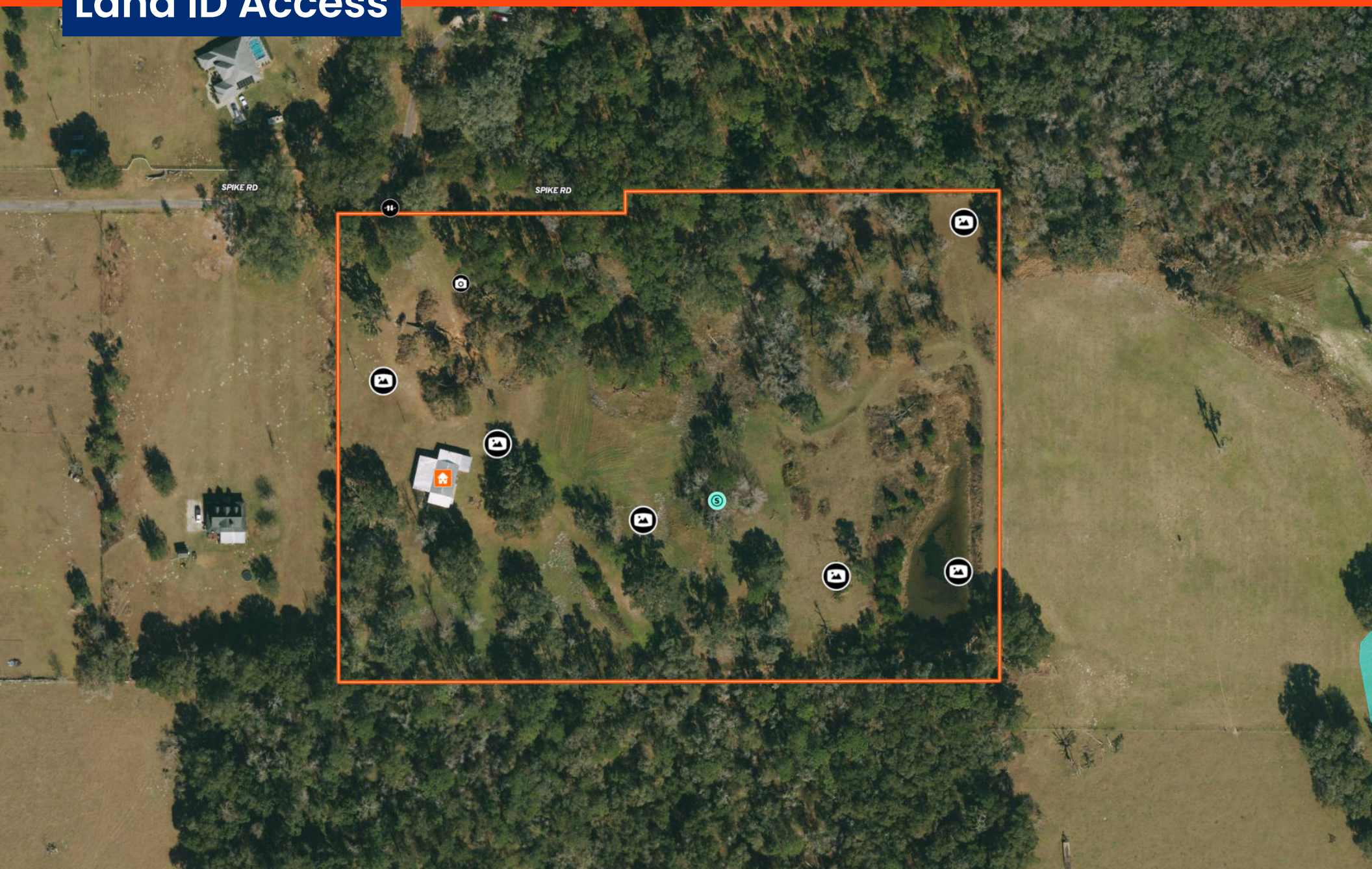


## Floor Plan





# Land ID Access



View the map [here](#)



# Property Survey

**PROPERTY ADDRESS:**  
26390 SPIKE ROAD, SPRING LAKE, FL. 33578

[illegible]

**TRACTS:**

A PORTION OF THE SW 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 23, RUN THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 N 89°06'08" E, 5.62M; THEN TO A POINT ON THE EASTERLY RIGHT OF WAY OF STATE ROAD 804; THENCE ALONG SAID EASTERLY RIGHT OF WAY S 72°22'53" E, 18.25 FEET TO A POINT OF BEGINNING; THENCE 89.61 FEET ALONG AN ARC OF A CIRCLE TO THE SOUTHWEST, SAID CHORD HAVING A RADIUS OF 150.62 FEET, BEING CENTRAL ANG OF 16°32'33"; A CHORD AND BEARING OF 57.04 FEET; S 1°44'05" W, TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY S 89°57'26" E, 106.01 FEET; THENCE S 09°34'34" W, 60.00 FEET; THENCE N 89°57'26" W, 148.04 FEET TO SAID EASTERLY RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY N 64°02'12" W, 2.46 FEET; THENCE 52.88 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, SAID CHORD HAVING A RADIUS OF 193.63 FEET, A CENTRAL ANG OF 51°52"44", A CHORD AND BEARING OF 57.08 FEET, N 0°32'42" W, TO THE POINT OF BEGINNING.

**CERTIFICATIONS:**  
BRIAN GOODHEAD

**FLOOD ZONE INFO:**  
COMMUNITY # 129110  
PANEL & SUFFIX: 0350 B  
FLOOD ZONE: C  
DATE OF FIRM: 4/17/84

**PROFESSIONAL  
SURVEYORS AND MAPPERS**  
License Number 6677  
Phone: (954) 777-4747 - Fax (954) 777-2707  
50 W. Oakland Pk. Blvd. - Suite 108 - Lauderdale, FL 33313

A PORTION OF THE SOUTHWEST ONE  
QUARTER  
SECTION 22, TOWNSHIP 23 SOUTH, RANGE 20  
EAST  
HERNANDO COUNTY, FLORIDA

A/C = AIR CONDITIONING UNIT  
 ADJ = ADJUNCT  
 ADPW = ASPHALT  
 B.C.R. = BROWARD COUNTY RECORDS  
 BOB = BACK OF WALK  
 BM = BENCHMARK  
 CALC. = CALCULATED  
 CA = CEMENT  
 C.C. = CENTERLINE  
 CCB = CONCRETE BLOCK WALL  
 CE = CATCH BASIN  
 CH = CHIMNEY  
 CONC. = CONCRETE  
 CO = CEMENT MONUMENT  
 COL = COLUMN  
 DE = DRAINAGE EASEMENT  
 D = DITCH  
 EOP = EDGE OF PAVEMENT  
 ELEV. = ELEVATION  
 EOP = EDGE OF WATER  
 EOP = EDGE OF PAVEMENT  
 EASE = EASEMENT  
 FF = FINISHED FLOOR  
 FI = FLOOR  
 INV = INVERT  
 P = IRON PIPE  
 R = IRON ROD  
 L = LENGTH  
 LME = LIMITED ACCESS EASEMENT  
 LF = LOWEST FLOOR  
 LME = LAKE MAINTENANCE EASEMENT  
 M = MEASURED  
 ME = MAINTENANCE EASEMENT  
 NGD = NATIONAL GEOODETIC DATUM  
 NN = NAIL AND DISC  
 NN = NATURAL GROUND  
 NR = NEN RADAR  
 NTB = NOT TO SCALE  
 NFI = NAIL AND IRON  
 OFB = OFFICIAL RECORD BOOK  
 P = PLAT  
 PBL = PLAT BOOK  
 PBL = PLAT BEACH COUNTY RECORDS  
 PC = POINT OF CURVATURE  
 PCP = POINT OF COMPOUND CURVATURE  
 POP = PERMANENT CONTROL POINT  
 PQ = PAGE  
 PI = POINT OF INTERSECTION  
 POB = POINT OF BEGINNING  
 POP = POINT OF COMANGEMENT  
 POC = POINT OF HYDRAULIC CURVATURE  
 PRM = PERMANENT REFERENCE MONUMENT  
 PPT = POINT OF TANGENCY  
 PL = PROPERTY LINE  
 R = RADIIUS  
 ROE = RADIUS  
 ROE = ROOF OVERHANG EASEMENT  
 RP = RADIIUS  
 RW = RIGHT OF WAY  
 SEC = SECTION  
 SW = SURVEY  
 TOL = TOP OF BANK  
 TYP = TYPICAL  
 ULE = UTILITY EASEMENT  
 WPP = WOOD POWER POLE

1. THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC
2. SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
3. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
4. ELEVATION ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 1929).
5. FENCE TIES ARE NOT CENTERLINE OF FENCE.
6. IN SOME CASES, GROUPS OF REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SIGHT POSITIONS.
7. UNDIMENSIONED SHOW ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. UNLESS OTHERWISE SPECIFIED, THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
9. WELL-DEFINED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.5 FT.
10. THIS SURVEY DOES NOT CONSTITUTE A GUARANTEE OR REPRESENTATION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND IT IS NOT A GUARANTEE OR WARRANTY EXPRESSED OR IMPLIED.
11. ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE TO FIT THE PLOT. THEREFORE, IT SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.

DATE OF ORIGINAL FIELD WORK: 10/20/09

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS \_\_\_\_\_ BOUNDARY \_\_\_\_\_ SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 8101745 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BEARINGS, IF SHOWN, ARE BASED UPON AN ASSUMED MERIDIAN AND REFERENCE ON \_\_\_\_\_

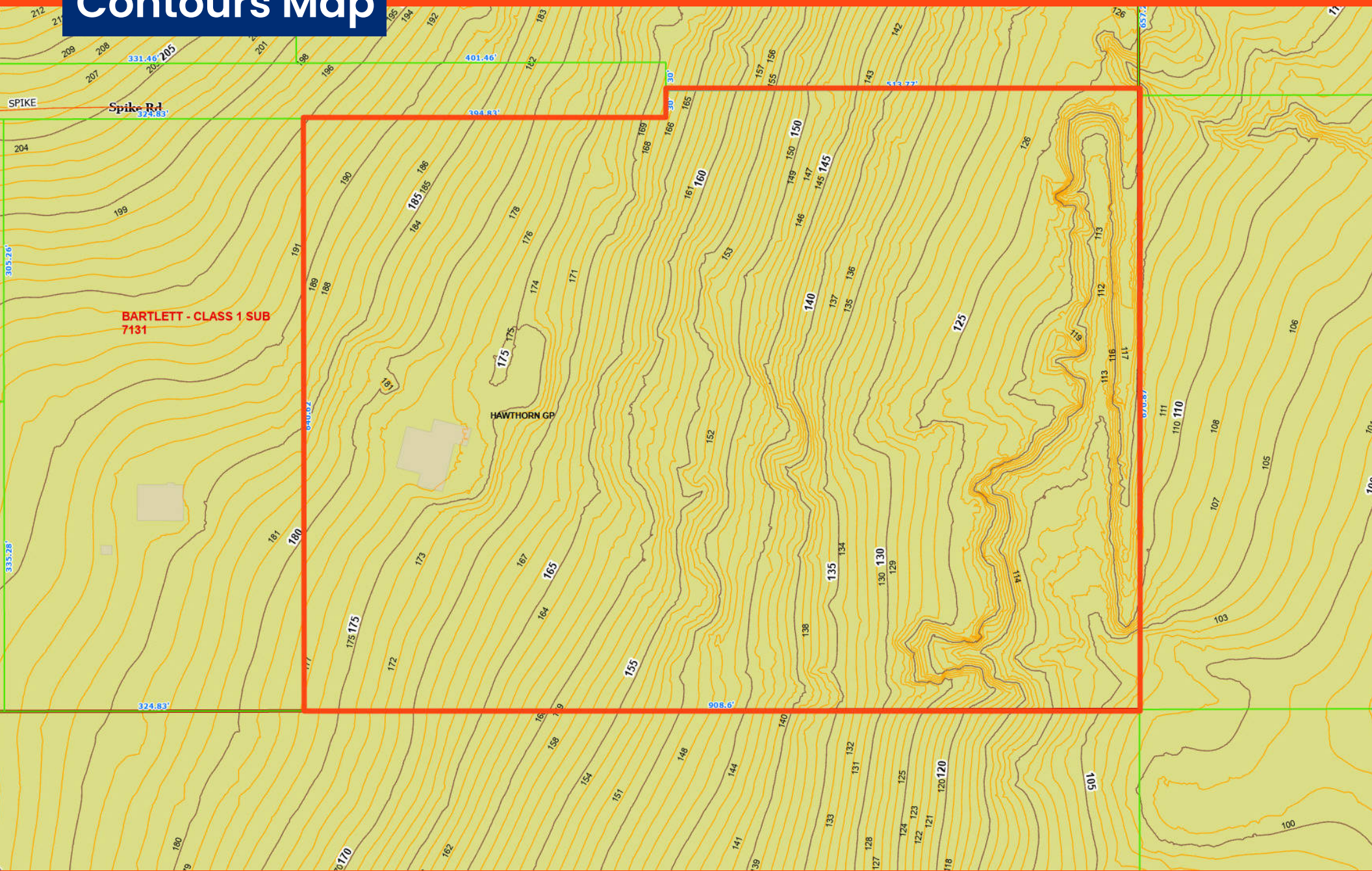
BEARINGS, IF SHOWN, ARE BASED UPON AN ASSUMED MERIDIAN AND REFERENCE OIL.

SIGNED:

GINO FORLAND, PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5044  
(NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF THE  
FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

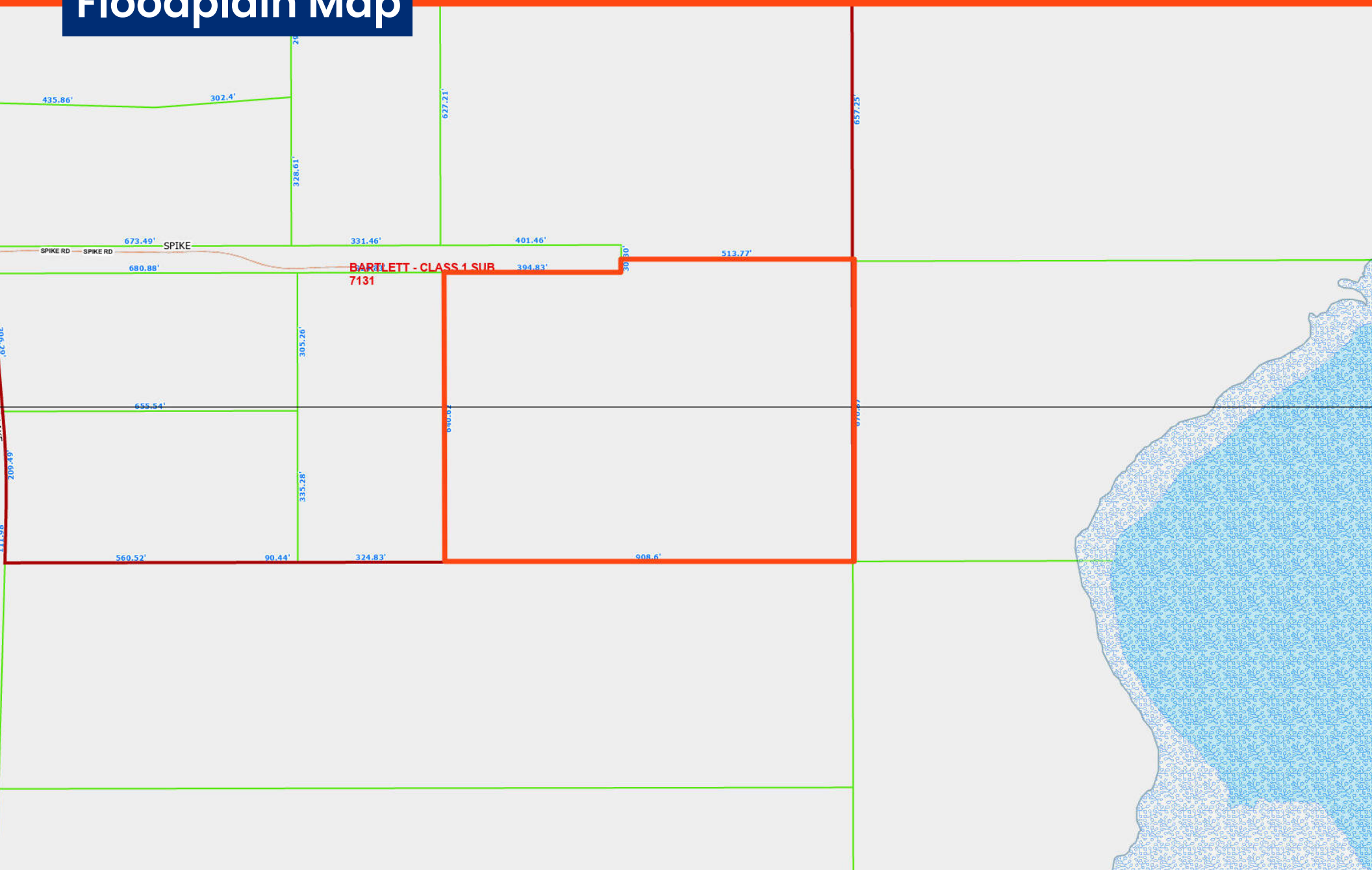


# Contours Map

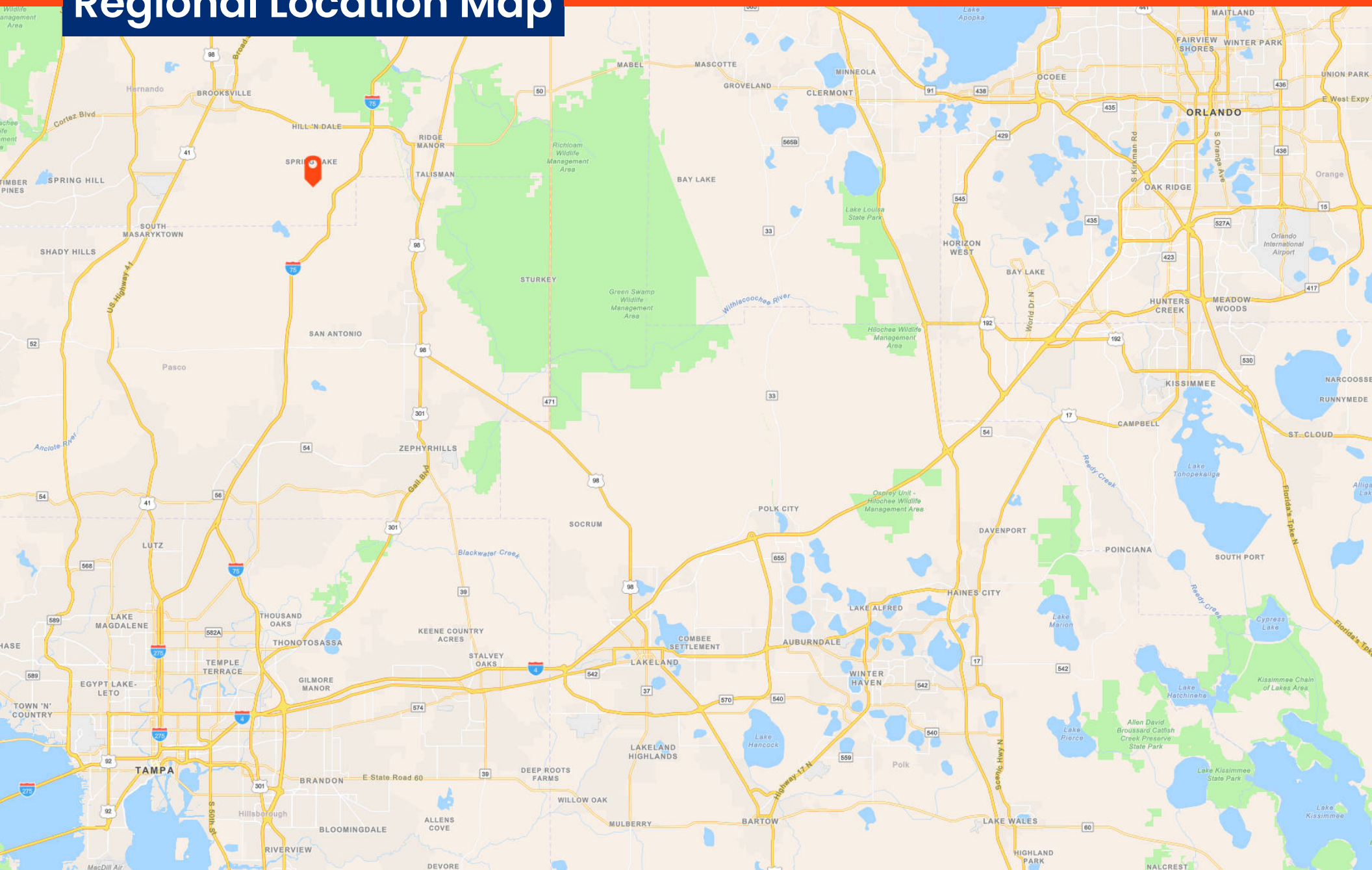




# Floodplain Map

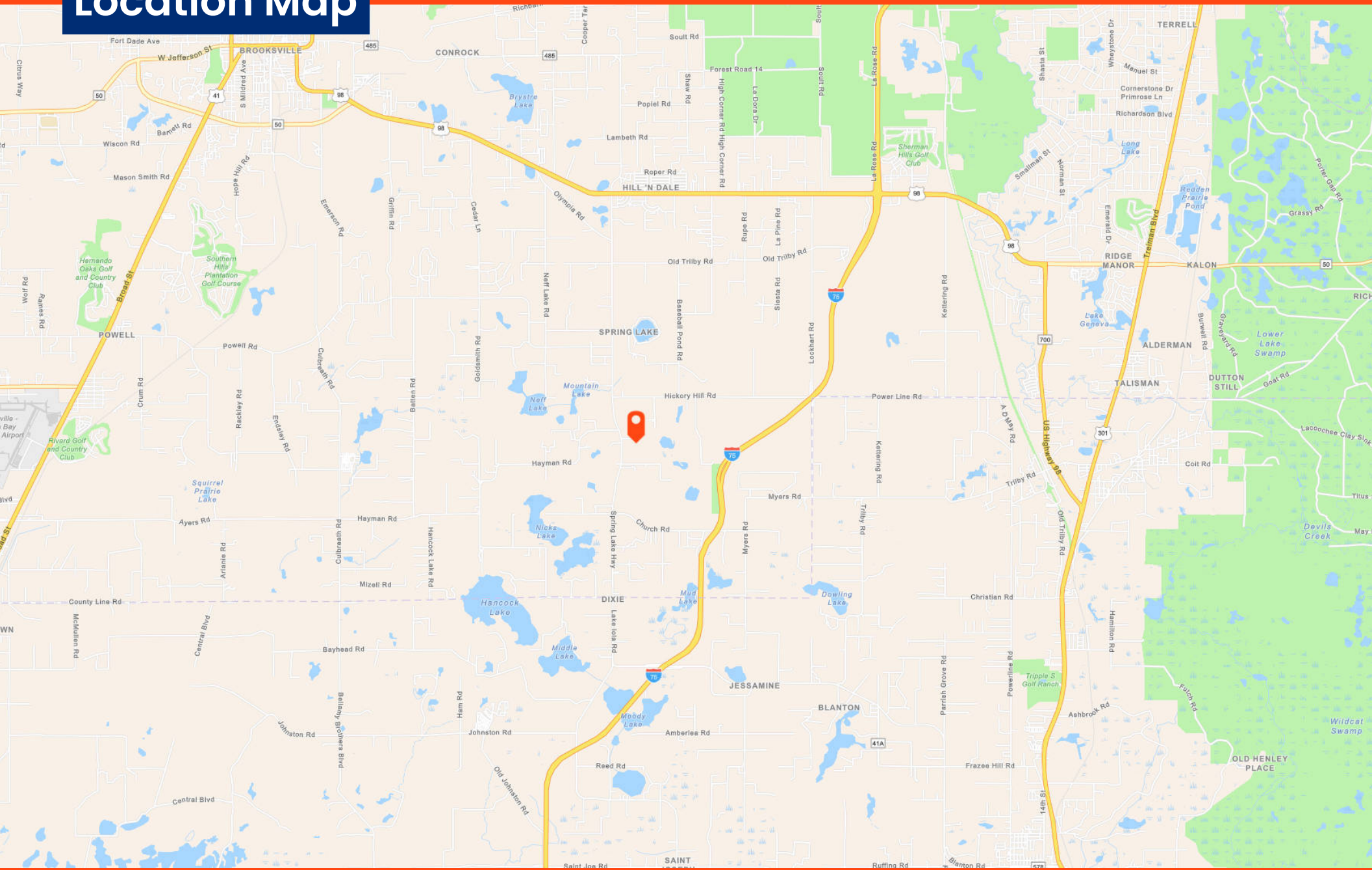


# Regional Location Map





# Location Map





# Property Aerial







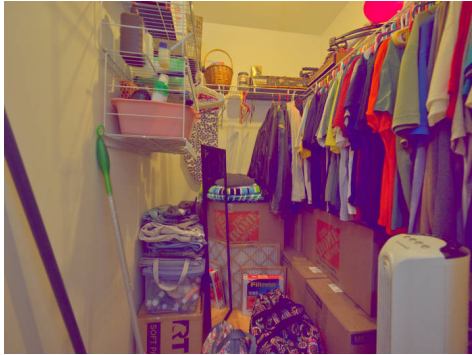
















## Charles Buckner

Senior Associate

[charles@bucknerrealestate.com](mailto: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
- Member, The Murray Family Foundation
- Member, Hernando County Chapter of the Coastal Conservation Association

### Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

**Buckner Real Estate, Inc.**

11 N Main Street  
Brooksville, FL 34601





## Robert Buckner

Broker/Owner

[robert@bucknerrealestate.com](mailto: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

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Brooksville, FL 34601





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