

HERNANDO HOMESITE

6069 N TRAM RD
HERNANDO, FL 34442

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Sale Price

\$415,000

PROPERTY OVERVIEW

This 40-acre property in Hernando, Florida, boasts 100% uplands, densely wooded areas, and existing winding riding trails. Located 12 miles from Downtown Inverness and less than 10 minutes from the town of Hernando, Florida, this tract is a prime rural homesite opportunity.

OFFERING SUMMARY

Acreage:	40± Acres
Price / Acre:	\$10,375
City:	Hernando
County:	Citrus
Property Type:	Timberland

Less than two miles away, it provides convenient access to the Withlacoochee State Forest 2 Mile Prairie Tract, featuring an 8.3-mile horse trail across 2,896 acres. This is an ideal location for equestrian and motocross enthusiasts or those seeking a serene homesite with immediate access to extensive natural trails. Additionally, this central location is perfectly positioned to explore the Nature Coast, whether its world-class flats fishing in Crystal River or diving with Manatees, the saltwater is less than a 30 minute drive away.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Timberland• Transitional
Uplands / Wetlands:	100% Uplands
Taxes & Tax Year:	2023 - \$3,394.62
Zoning / FLU:	LDRMH
Water Source & Utilities:	Electricity is available, no improvements on property
Nearest Point of Interest:	Inverness, Florida
Current Use:	Vacant

Location



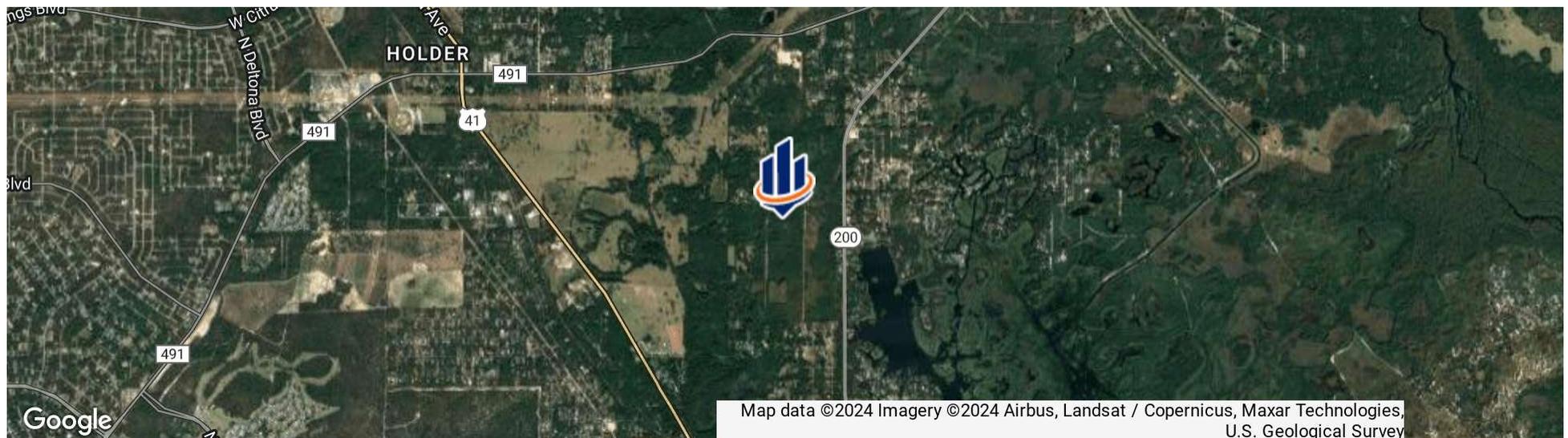
LOCATION & DRIVING DIRECTIONS

Parcel: 19E18S02 34000

GPS: 28.951715, -82.383871

Driving Directions: Heading East from Holder, Turn Right onto N Tram Rd, The property is on the left when the road dead-ends

Showing Instructions: Call 352-303-9322



Two Mile Prairie



THE TWO MILE PRARIE'S HISTORY

This property lies along the southern bank of the Withlacoochee River at the northern end of the Tsala Apopka Lake system. The Withlacoochee River is designated as an Outstanding Florida Water, which makes the river highly suitable for recreation, fishing and wildlife. This location on the river is very attractive to recreation users seeking to experience a serene canoe ride or pleasurable hike along the riverbank. Purchased jointly by the state of Florida and the District, one of the primary purposes for acquisition of the property is its ability to provide significant water recharge and natural flood control.

The Bearhead Hammock horse trail is an 8.3 mile loop with two wet weather bypass routes. In addition to the camping area at the trailhead, there are additional equestrian campsites located along the trail. The Johnson Pond loop hiking trail, with a trailhead along the south side of State Road 39, is approximately 2.6 miles in length. The Oxbow hiking trail is a 3/4 mile loop that winds from State Road 39 to the Withlacoochee River, and provides access to the primitive river campsites.



2,896 ACRES OF ACTIVITIES

Horse Riding

Approximately 8.3 miles of marked trails

Hiking and Biking

Approximately 15 miles of marked trails, including mountain bike trails

Fishing and Canoeing

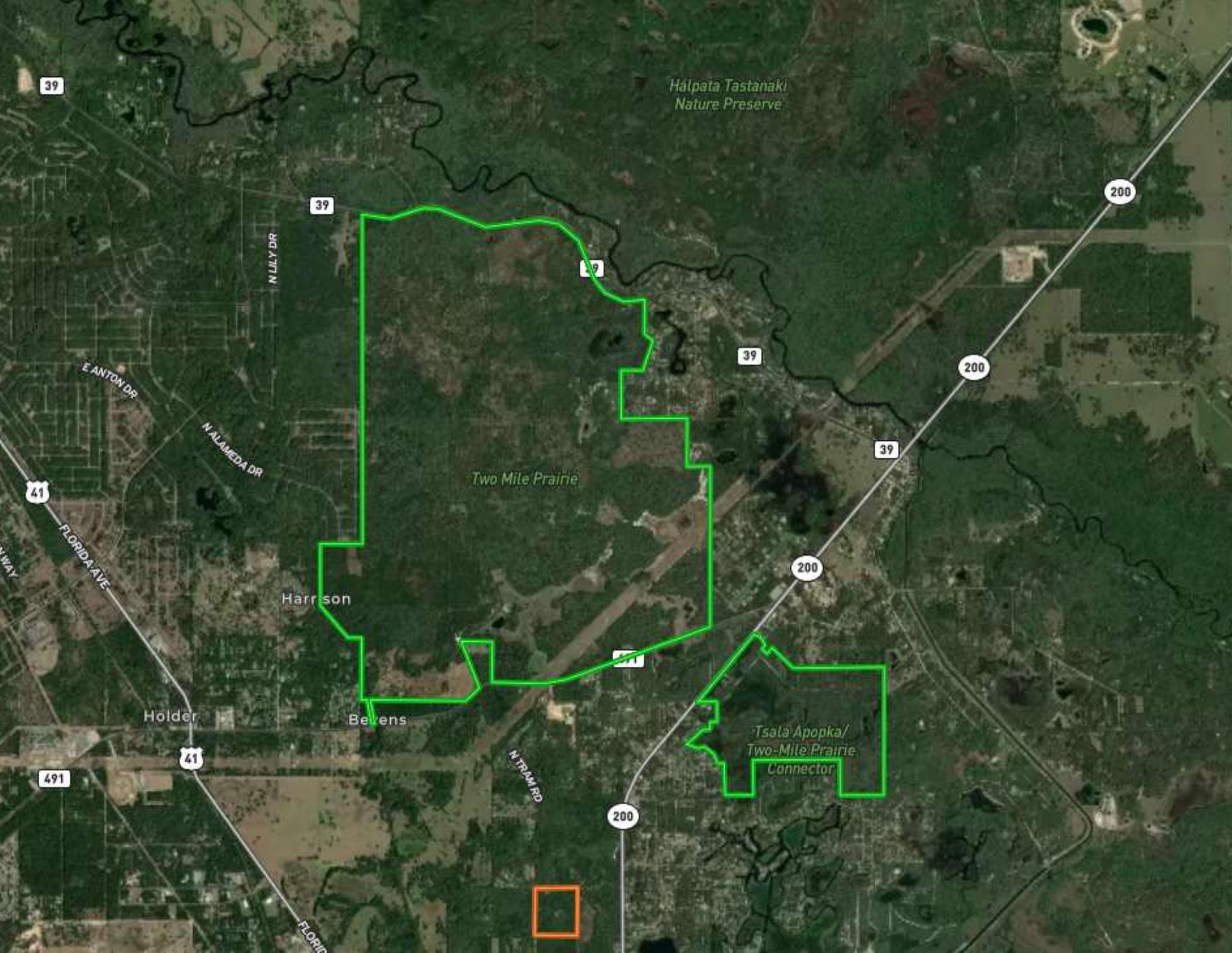
Along miles of the Withlacoochee River, with canoe and kayak launch areas

Camping

Access to primitive riverside and paddle-in campsites along the Withlacoochee River

For More Information and Points of Accessibility:

<https://www.swfwmd.state.fl.us/recreation/two-mile-prairie>



39

Hálpata Tástánaki
Nature Preserve

39

N JULY DR

39

39

200

200

E ANTON DR

N ALAMEDA DR

Two Mile Prairie

39

41

FLORIDA AVE

200

Harrison

41

Belens

Tsala Apopka/
Two-Mile Prairie
Connector

Holder

41

491

N TRAM RD

200

FLORIDA



Additional Photos





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