

3257 NEFF LAKE RD



3257 Neff Lake Road | 2.69 Acres | 3,621 SF

Listed By

Robert Buckner

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11 N Main St, Brooksville, FL 34601



Location Information

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

Property Information

Size +/- (Acres, SF)	2.69 Acres or 116,305 SF
Living Area	3,621 SF
Additional Building Areas (not usable & no value)	336 SF & 476 SF
Parcel Key #	1267765
Zoning	AG
DOR Use Code	(36) Camps
Utilities	Withlacoochee River Electric, Well & Septic
Taxes (2022)	\$3,949.54
Price	\$375,000



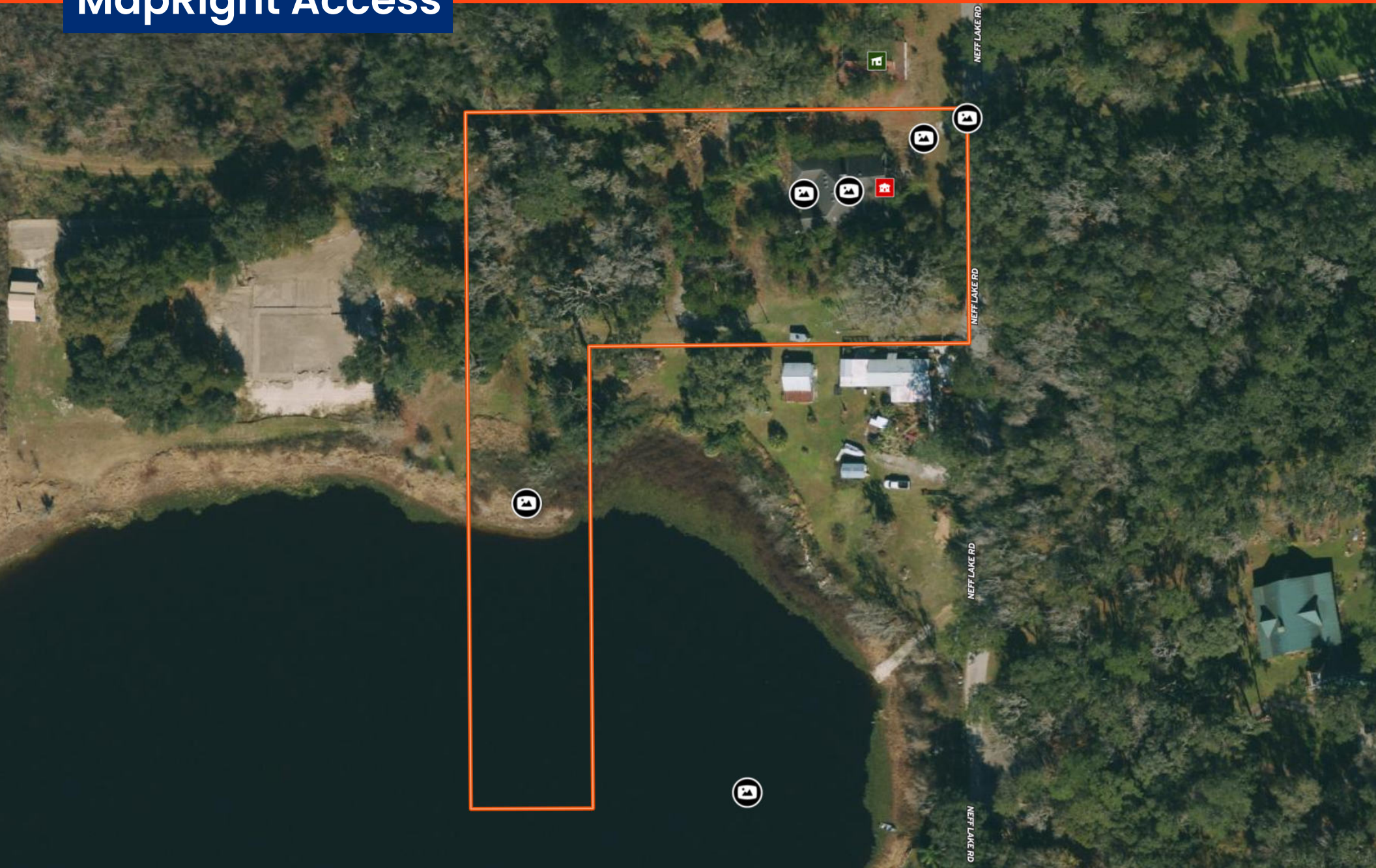
Property Summary

Home with need of major repairs with access to Neff Lake. The primary in a challenging condition, and all improvements sold in AS IS, AS IS, AS IS conditions. 2.7 acres per Property Appraiser with portion in Neff Lake. Zoned AG Multiple Mobile Homes per County GIS mapping, but awaiting zoning letter from Hernando County to confirm and inform allowable uses. Portion near lake within a flood zone, and the buyer is responsible to confirm and conclude all elements and improvements associated within the flood plain. A survey of the property is available. There are two other structures on the property, no value attributed to either and both are not in usable conditions. Extra structure #1 is 336 SF and structure #2 is 476 SF.

Highlights

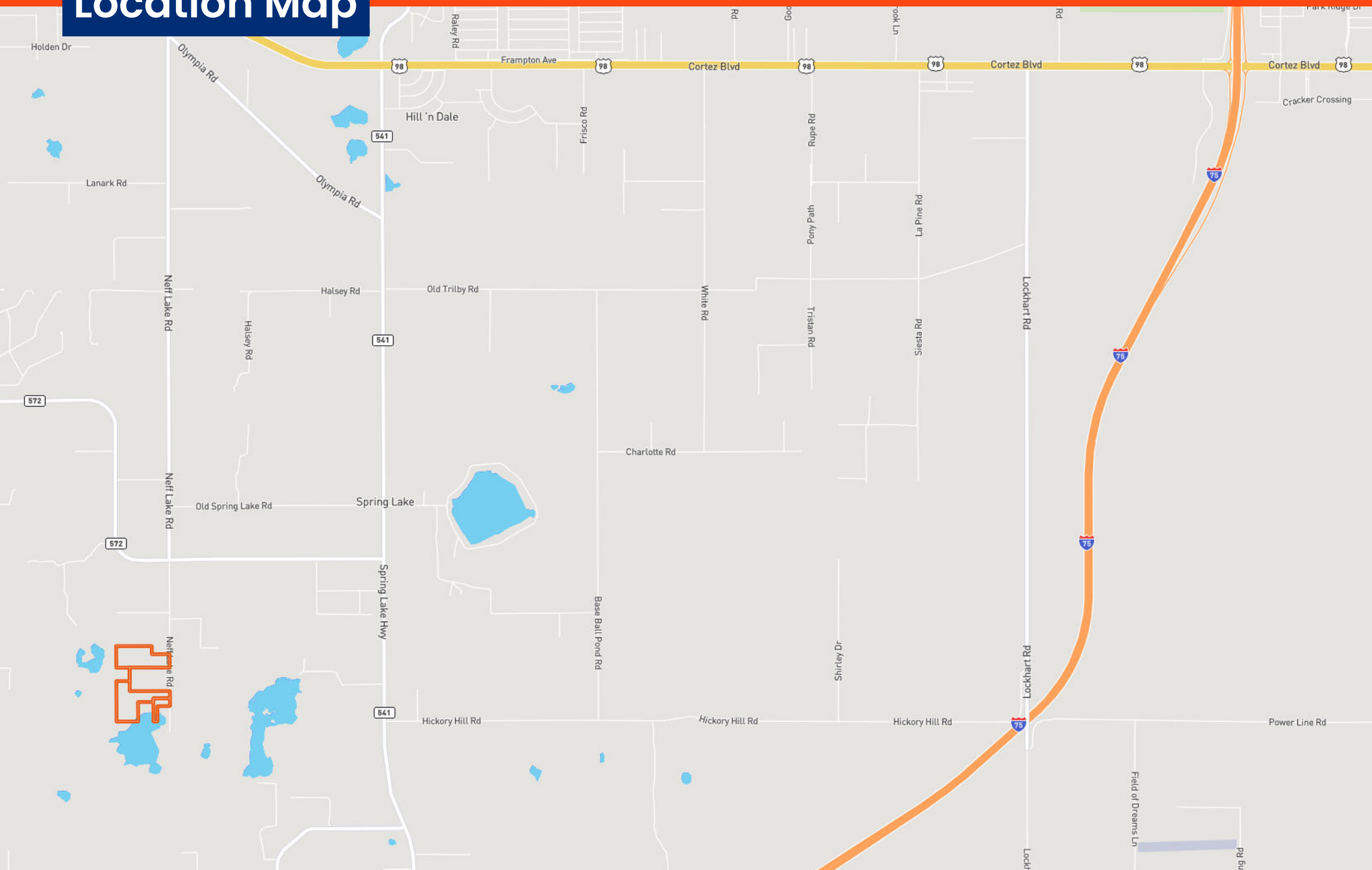
- Beautiful lakefront property on a quiet street
- Zoned as Agricultural
- 9 minutes or 7.3 miles away from I-75 via Blanton Road

MapRight Access

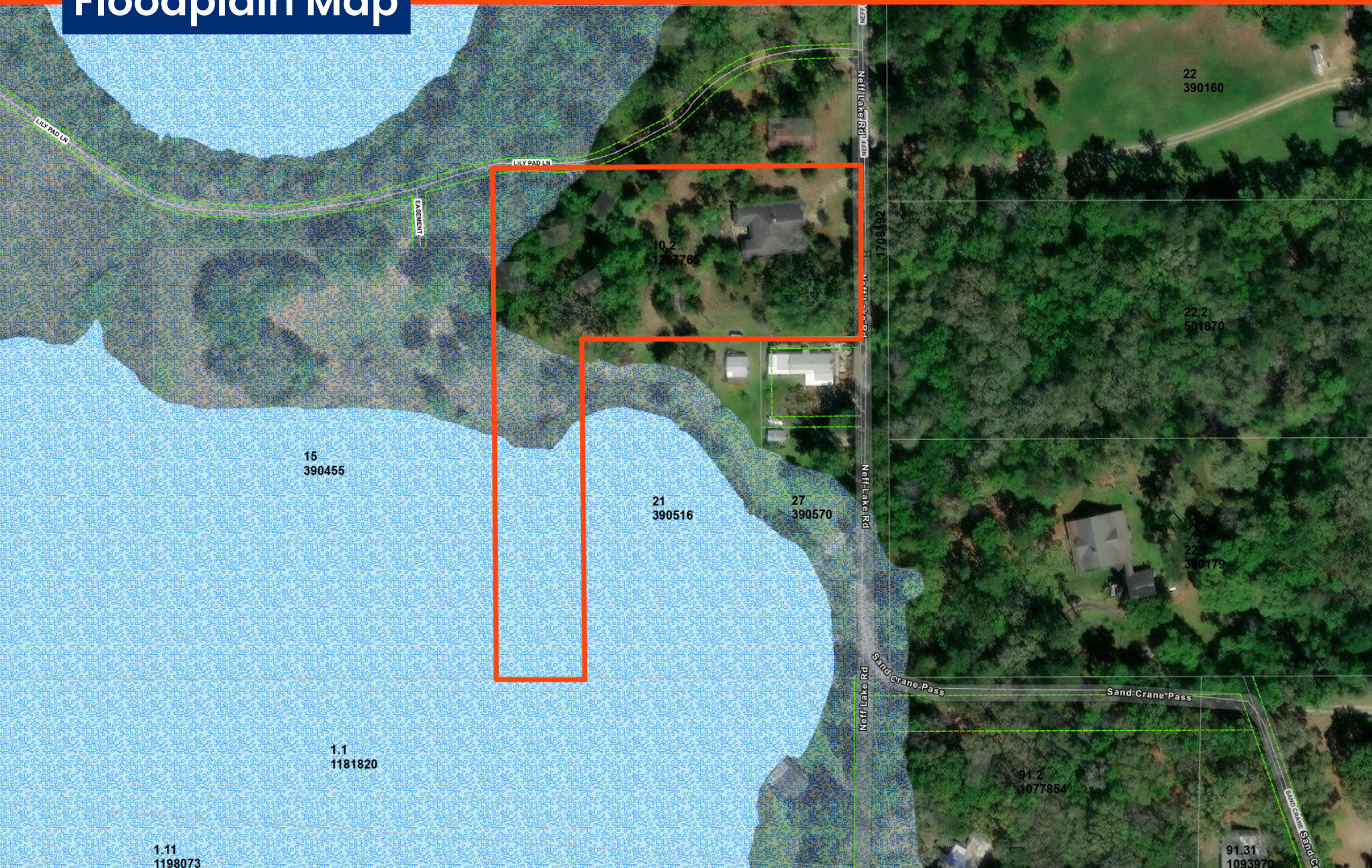


View the map [here](#)

Location Map



Floodplain Map



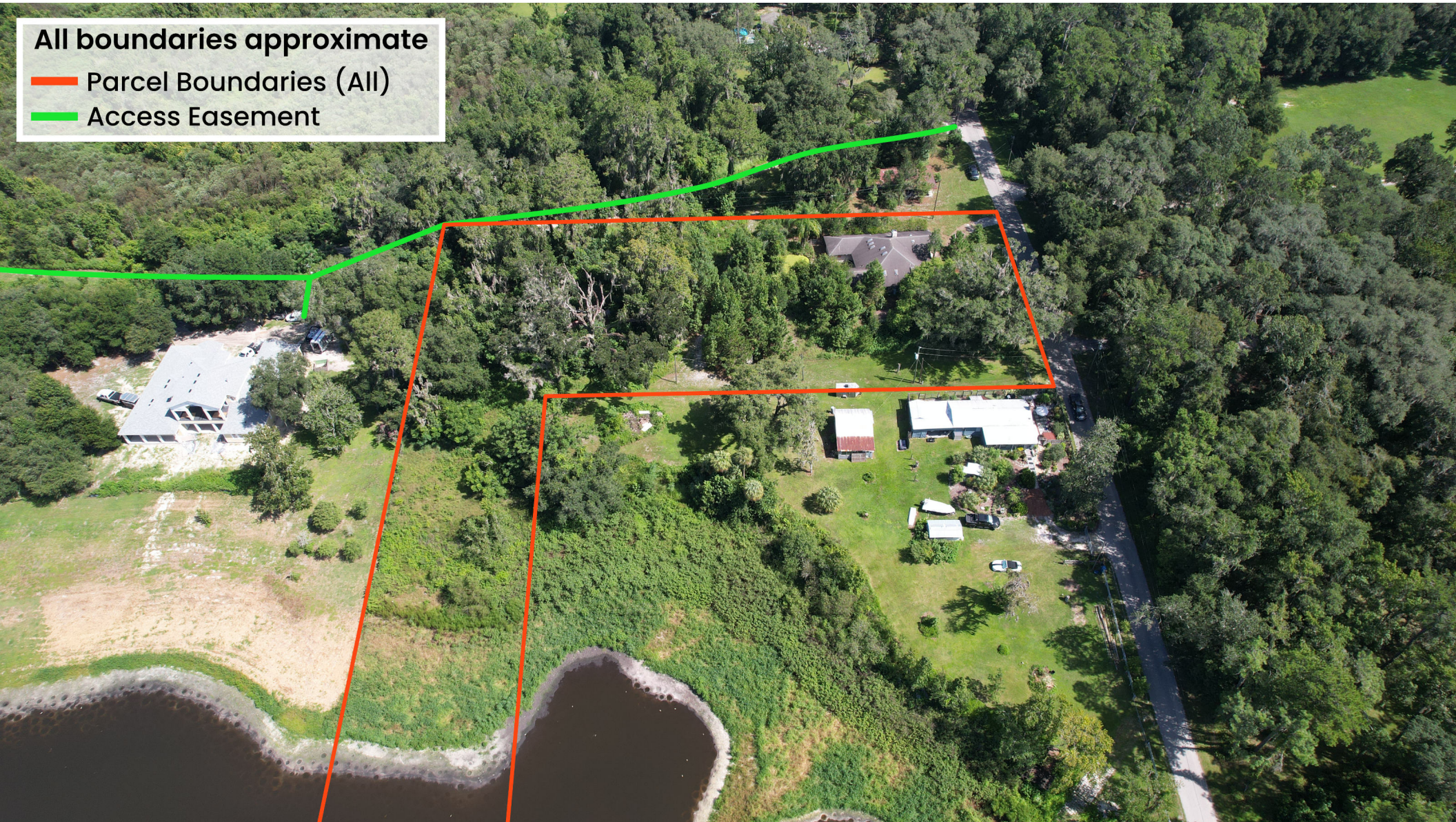
This is a topographic map of a mountainous region. The map features brown contour lines indicating elevation, with labels such as 955.5', 380', 430', 100', 110', 115', 120', 125', 130', 134', 141', 142', 143', 144', 145', 146', 147', 148', 149', 150', 151', 152', 153', 154', 155', 156', 157', 158', 159', 160', 161', 162', 163', 164', 165', 166', 167', 168', 169', 170', 171', 172', 173', 174', 175', 176', 177', 178', 179', 180', 181', 182', 183', 184', 185', 186', 187', 188', 189', 190', 191', 192', 193', 194', 195', 196', 197', 198', 199', 200', 201', 202', 203', 204', 205', 206', 207', 208', 209', 210', 211', 212', 213', 214', 215', 216', 217', 218', 219', 220', 221', 222', 223', 224', 225', 226', 227', 228', 229', 230', 231', 232', 233', 234', 235', 236', 237', 238', 239', 240', 241', 242', 243', 244', 245', 246', 247', 248', 249', 250', 251', 252', 253', 254', 255', 256', 257', 258', 259', 260', 261', 262', 263', 264', 265', 266', 267', 268', 269', 270', 271', 272', 273', 274', 275', 276', 277', 278', 279', 280', 281', 282', 283', 284', 285', 286', 287', 288', 289', 290', 291', 292', 293', 294', 295', 296', 297', 298', 299', 300', 301', 302', 303', 304', 305', 306', 307', 308', 309', 310', 311', 312', 313', 314', 315', 316', 317', 318', 319', 320', 321', 322', 323', 324', 325', 326', 327', 328', 329', 330', 331', 332', 333', 334', 335', 336', 337', 338', 339', 340', 341', 342', 343', 344', 345', 346', 347', 348', 349', 350', 351', 352', 353', 354', 355', 356', 357', 358', 359', 360', 361', 362', 363', 364', 365', 366', 367', 368', 369', 370', 371', 372', 373', 374', 375', 376', 377', 378', 379', 380', 381', 382', 383', 384', 385', 386', 387', 388', 389', 390', 391', 392', 393', 394', 395', 396', 397', 398', 399', 400', 401', 402', 403', 404', 405', 406', 407', 408', 409', 410', 411', 412', 413', 414', 415', 416', 417', 418', 419', 420', 421', 422', 423', 424', 425', 426', 427', 428', 429', 430', 431', 432', 433', 434', 435', 436', 437', 438', 439', 440', 441', 442', 443', 444', 445', 446', 447', 448', 449', 450', 451', 452', 453', 454', 455', 456', 457', 458', 459', 460', 461', 462', 463', 464', 465', 466', 467', 468', 469', 470', 471', 472', 473', 474', 475', 476', 477', 478', 479', 480', 481', 482', 483', 484', 485', 486', 487', 488', 489', 490', 491', 492', 493', 494', 495', 496', 497', 498', 499', 500', 501', 502', 503', 504', 505', 506', 507', 508', 509', 510', 511', 512', 513', 514', 515', 516', 517', 518', 519', 520', 521', 522', 523', 524', 525', 526', 527', 528', 529', 530', 531', 532', 533', 534', 535', 536', 537', 538', 539', 540', 541', 542', 543', 544', 545', 546', 547', 548', 549', 550', 551', 552', 553', 554', 555', 556', 557', 558', 559', 560', 561', 562', 563', 564', 565', 566', 567', 568', 569', 570', 571', 572', 573', 574', 575', 576', 577', 578', 579', 580', 581', 582', 583', 584', 585', 586', 587', 588', 589', 590', 591', 592', 593', 594', 595', 596', 597', 598', 599', 600', 601', 602', 603', 604', 605', 606', 607', 608', 609', 610', 611', 612', 613', 614', 615', 616', 617', 618', 619', 620', 621', 622', 623', 624', 625', 626', 627', 628', 629', 630', 631', 632', 633', 634', 635', 636', 637', 638', 639', 640', 641', 642', 643', 644', 645', 646', 647', 648', 649', 650', 651', 652', 653', 654', 655', 656', 657', 658', 659', 660', 661', 662', 663', 664', 665', 666', 667', 668', 669', 670', 671', 672', 673', 674', 675', 676', 677', 678', 679', 680', 681', 682', 683', 684', 685', 686', 687', 688', 689', 690', 691', 692', 693', 694', 695', 696', 697', 698', 699', 700', 701', 702', 703', 704', 705', 706', 707', 708', 709', 710', 711', 712', 713', 714', 715', 716', 717', 718', 719', 720', 721', 722', 723', 724', 725', 726', 727', 728', 729', 730', 731', 732', 733', 734', 735', 736', 737', 738', 739', 740', 741', 742', 743', 744', 745', 746', 747', 748', 749', 750', 751', 752', 753', 754', 755', 756', 757', 758', 759', 760', 761', 762', 763', 764', 765', 766', 767', 768', 769', 770', 771', 772', 773', 774', 775', 776', 777', 778', 779', 780', 781', 782', 783', 784', 785', 786', 787', 788', 789', 790', 791', 792', 793', 794', 795', 796', 797', 798', 799', 800', 801', 802', 803', 804', 805', 806', 807', 808', 809', 810', 811', 812', 813', 814', 815', 816', 817', 818', 819', 820', 821', 822', 823', 824', 825', 826', 827', 828', 829', 830', 831', 832', 833', 834', 835', 836', 837', 838', 839', 840', 841', 842', 843', 844', 845', 846', 847', 848', 849', 850', 851', 852', 853', 854', 855', 856', 857', 858', 859', 860', 861', 862', 863', 864', 865', 866', 867', 868', 869', 870', 871', 872', 873', 874', 875', 876', 877', 878', 879', 880', 881', 882', 883', 884', 885', 886', 887', 888', 889', 890', 891', 892', 893', 894', 895', 896', 897', 898', 899', 900', 901', 902', 903', 904', 905', 906', 907', 908', 909', 910', 911', 912', 913', 914', 915', 916', 917', 918', 919', 920', 921', 922', 923', 924', 925', 926', 927', 928', 929', 930', 931', 932', 933', 934', 935

Property Aerial – House

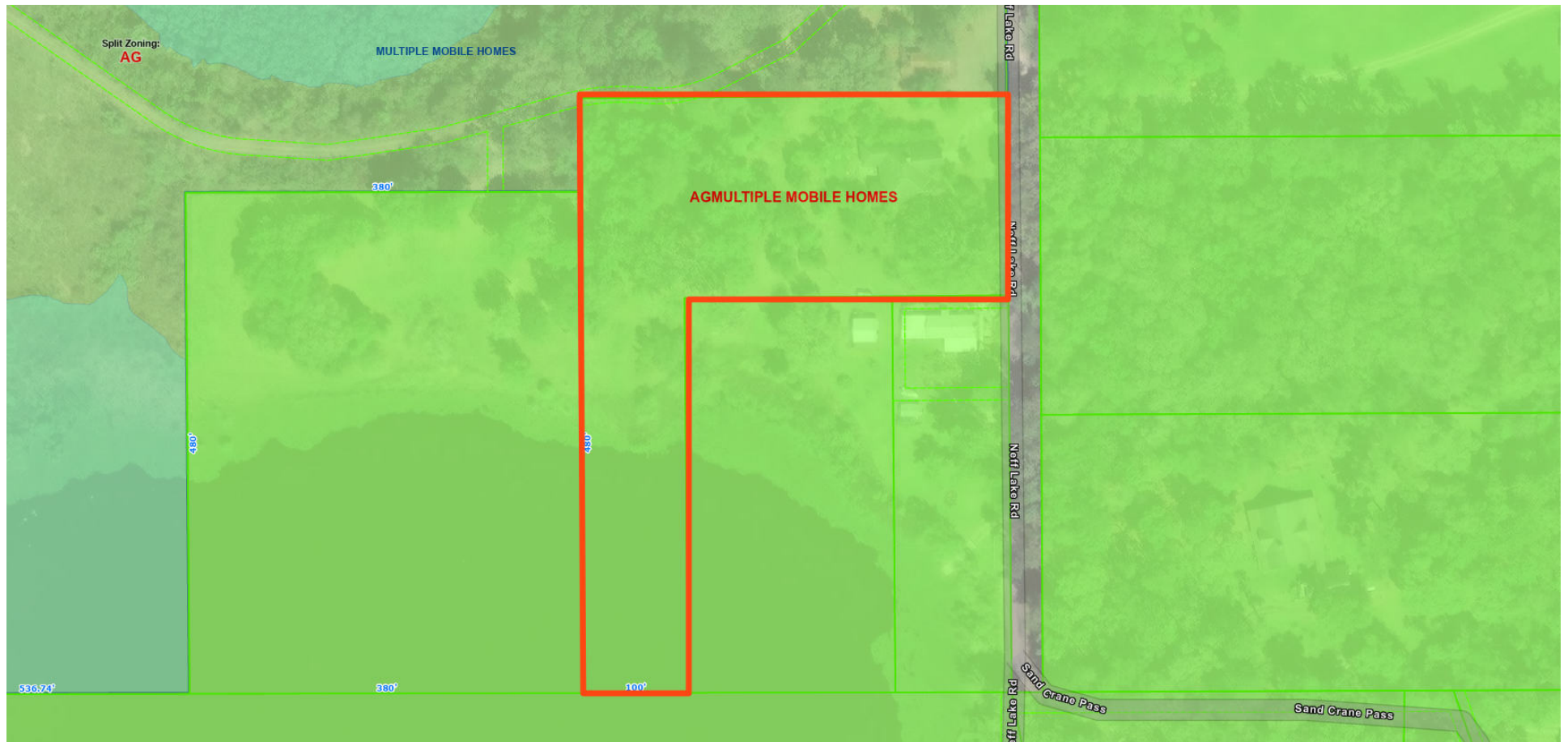
All boundaries approximate

Parcel Boundaries (All)



Access Easement



Zoning Map – House



Zoning Key

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





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 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

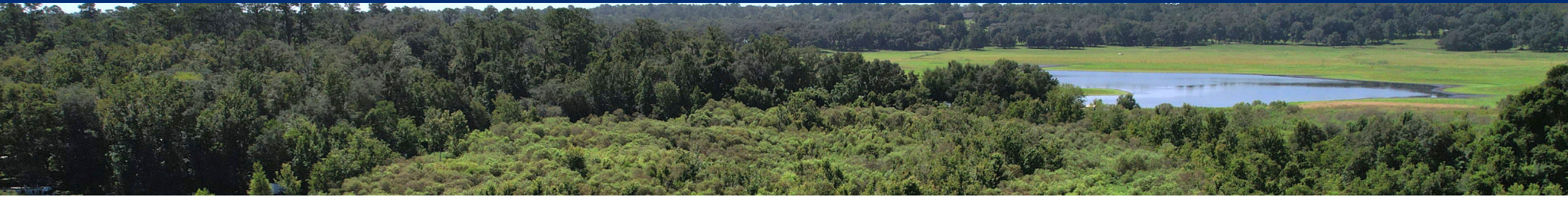
- Board Member, The Ederington foundation
- Member, The Murray Family Foundation
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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