

TIMBERLAND FOR SALE



Advent Street | ~10.20 Acres | AG Zoning

Listed By

Robert Buckner

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Charles Buckner

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11 N Main St, Brooksville, FL 34601

Property Summary

Discover this 10.20 acres of beautiful and fully fenced timber property situated in a rural setting that retains convenience by being close to I-75 and shopping areas. Come and build your home and bring your horses or livestock! Just to the north is the Withlacoochee State Forest containing miles of equestrian trails and more. This property has been well-maintained and has no floodplain areas. Along the south side of the property is an access and utility easement, as well as on the west side. Gates to the property are located both on Advent Street and the south side’s easement road. Both mobile and manufactured homes are allowed.

Highlights

- Fully fenced High and dry land
- Conveniently located 6 minutes from I-75
- Nearby equestrian trails in the Withlacoochee State Forest

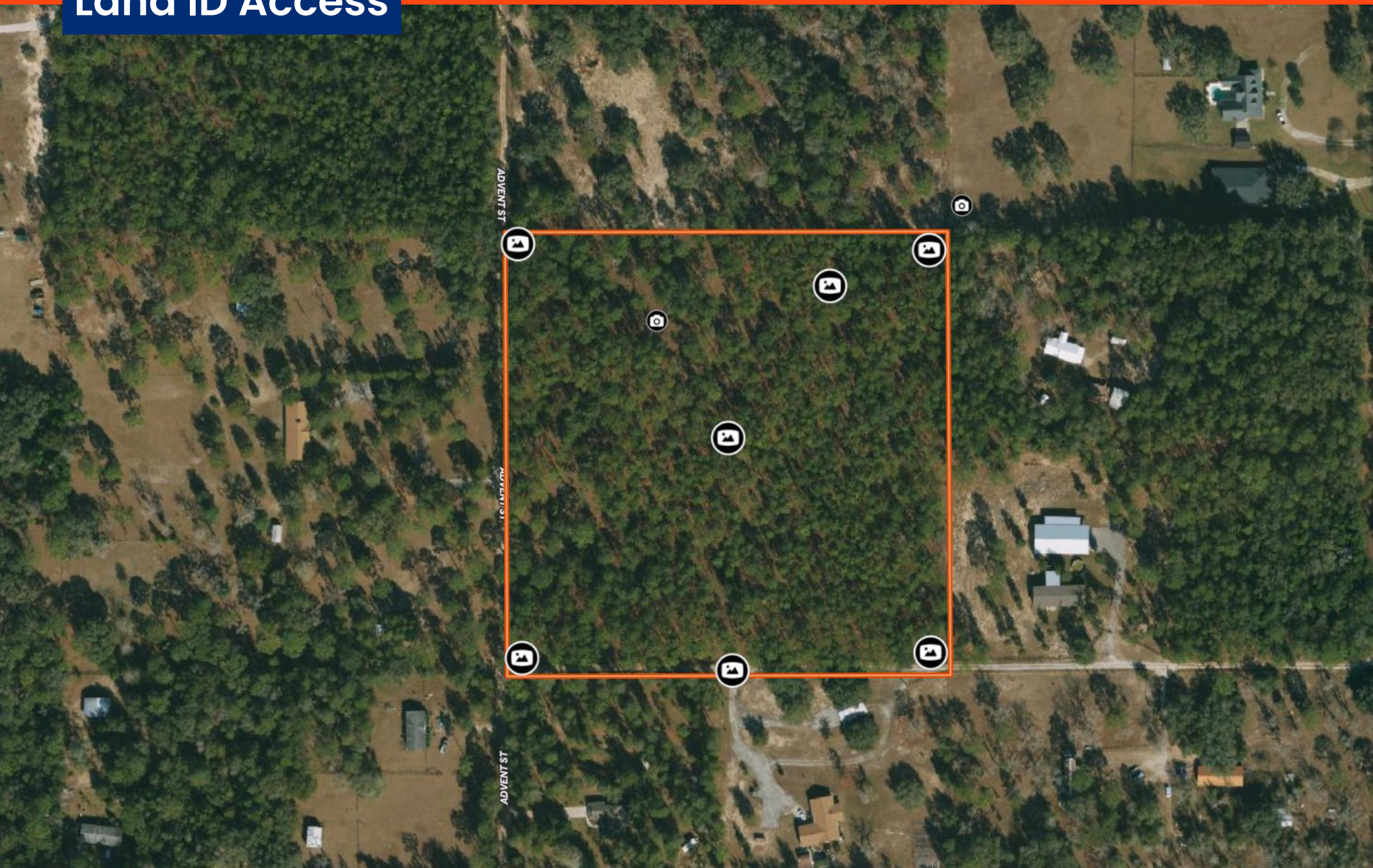
Location Information

Site Address	0 Advent St
City, State, Zip	Brooksville, FL 34602
County	Hernando

Property Information

Size +/- (Acres, SF)	10.20 Acres or 444,312 SF
Parcel Key #	607301
Zoning	Agricultural
DOR Use Code	(55) Timber Land
Utilities	Well & Septic Needed
Taxes (2023)	\$125.69
Price	\$300,000

Land ID Access

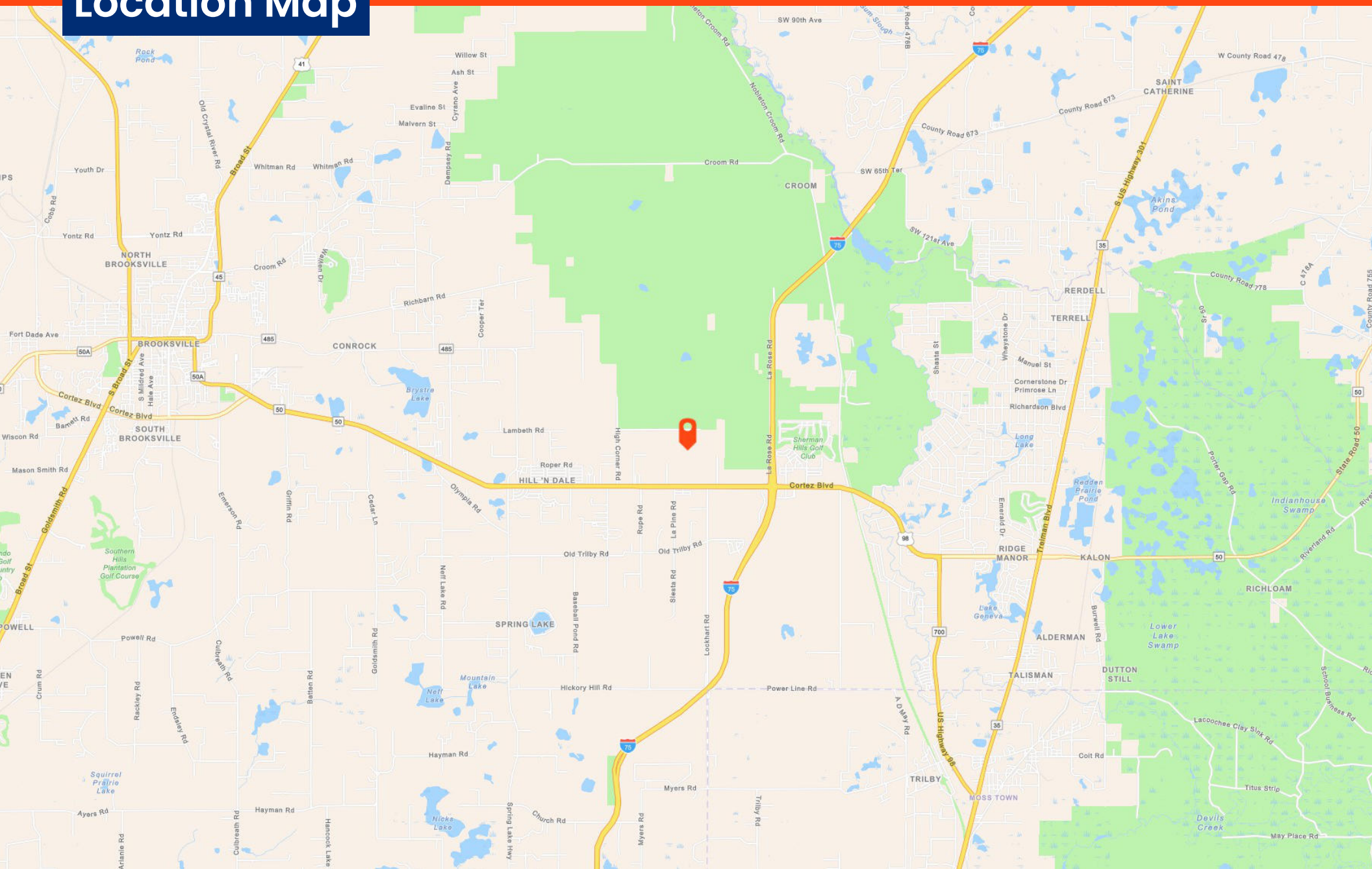


View the map [here](#)

NE 1/4 of Section 36, Township 22 S., Range 20 E.



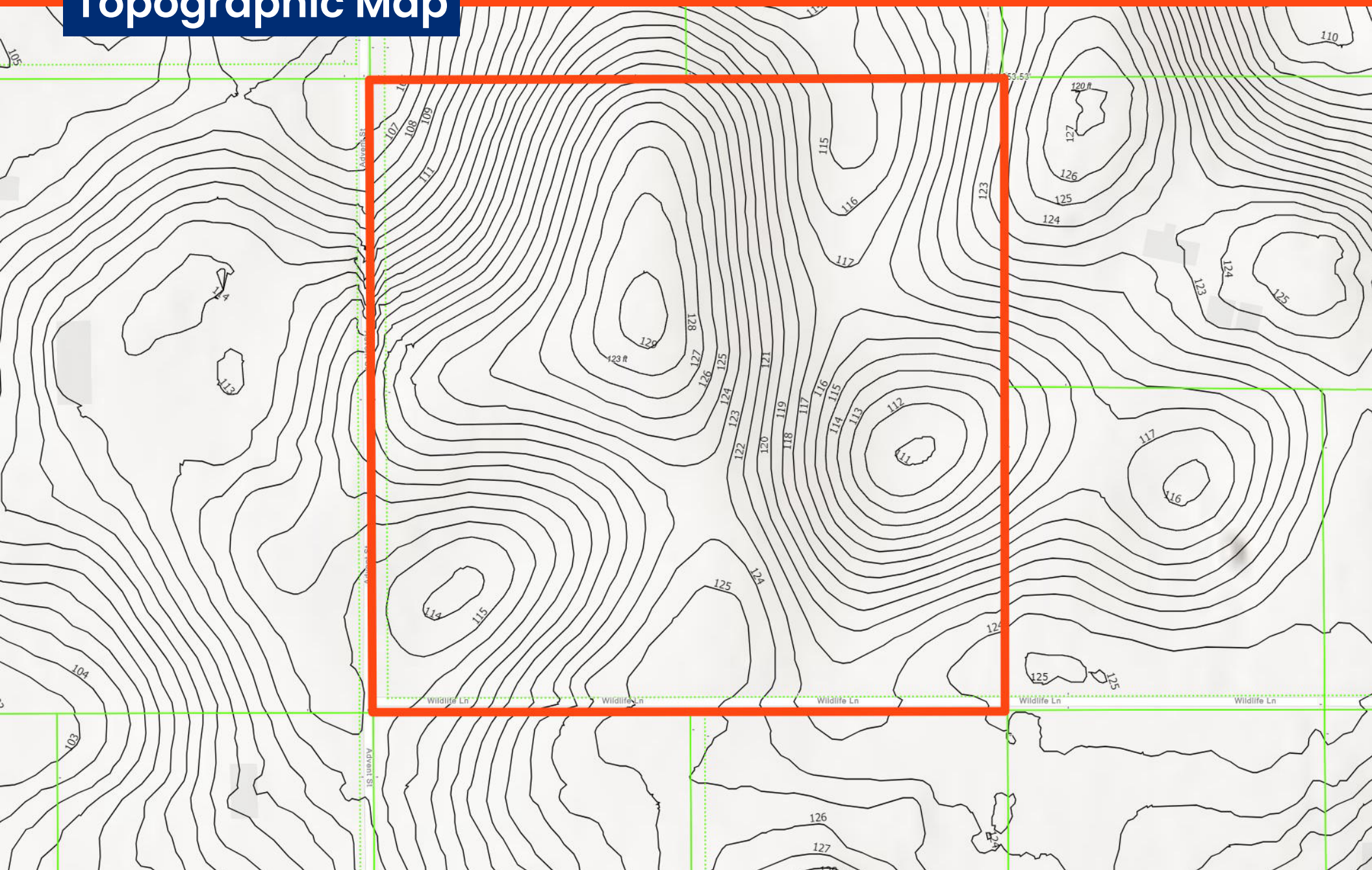
Location Map



Property Aerial




Topographic Map



Soils Report



 Boundary

 The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

|  Boundary 10.25 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
14	Candler fine sand, 0 to 5 percent slopes	10.25	100	0	24	4s
TOTALS		10.25(*)	100%	-	24.0	4

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

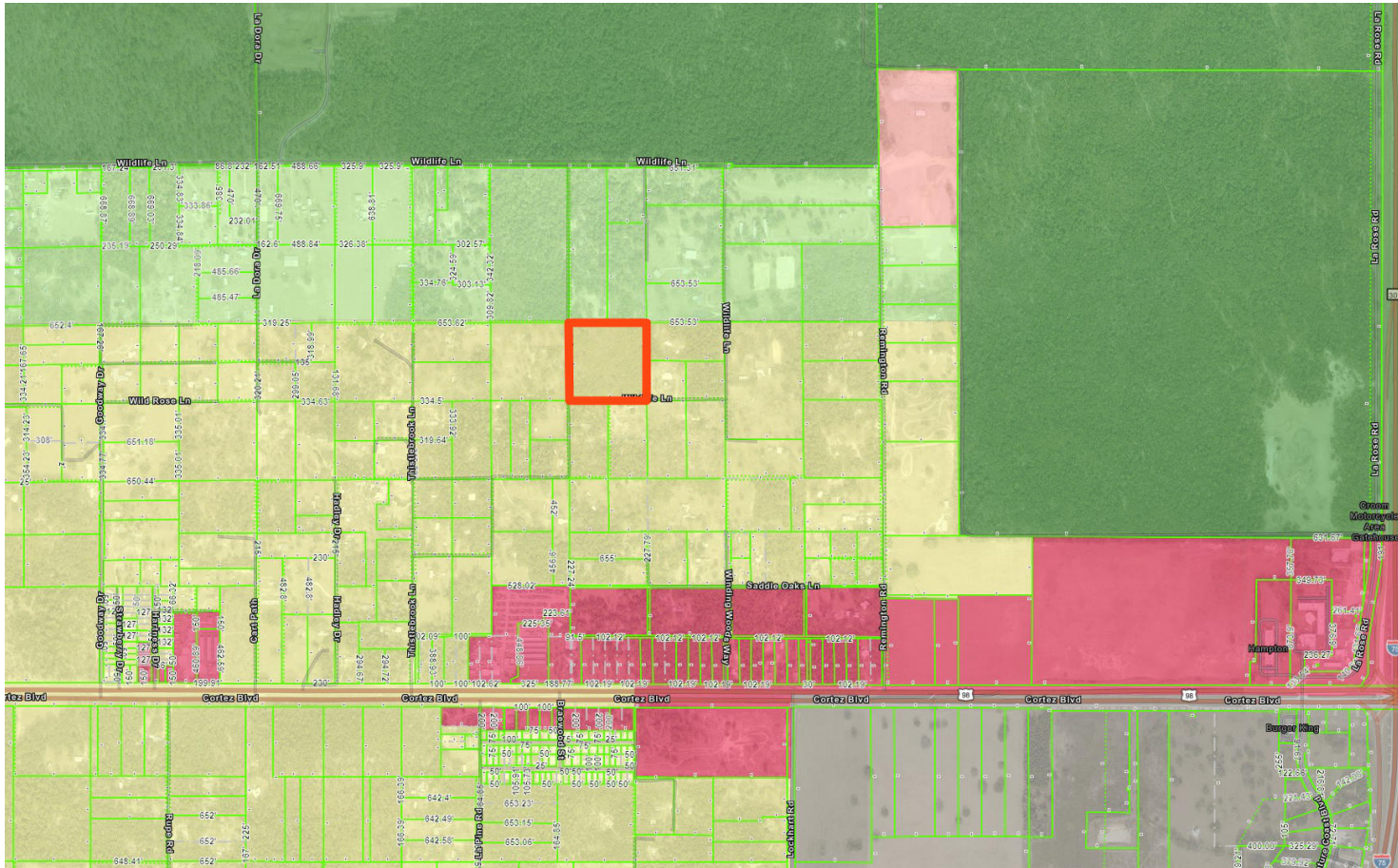
Zoning Classification






Zoning Key

- Agricultural
- Agricultural/Residential 2
- PDP
- Commercial

Future Land Use

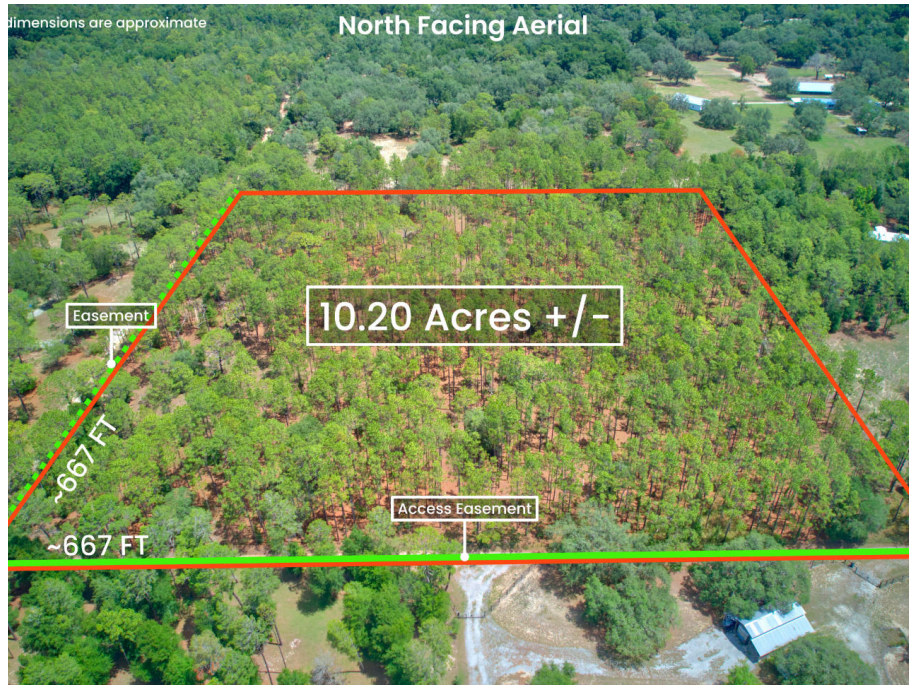


Future Land Use Key

-  Residential
-  Rural
-  Commercial
-  Planned Development

Dimensions are approximate

North Facing Aerial







Robert Buckner

Broker/Owner

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



Charles Buckner

Senior Associate

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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
- Leadership Hernando Class of 2024
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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