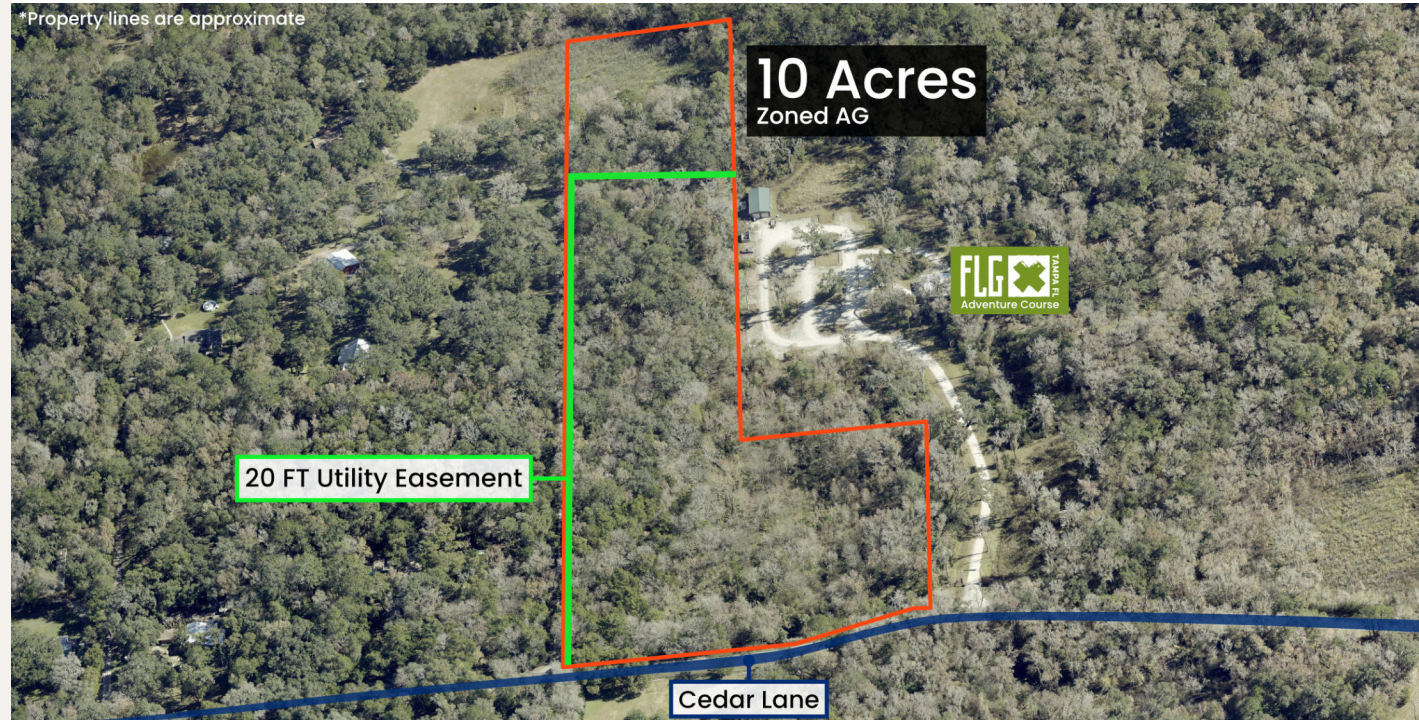


AGRICULTURAL LAND FOR SALE

Cedar Lane
Brooksville, FL 34601

10 Acres | AG Zoning



Robert Buckner

352-238-6930

robert@bucknerrealestate.com

Charles Buckner

352-848-5545

charles@bucknerrealestate.com

Property Summary

Hernando County Surplus Property For Sale! 10 acres +/- zoned Agriculture and Rural on Comprehensive Plan. Heavily wooded with some flood zone areas along front and rear but plenty of area for improvements. Only one dwelling unit on parcel allowed. Well and Septic needed. Property subject to a Utility Easement Agreement recorded in ORB 3321, Page 1056. Property sold 'AS IS' with NO warranties expressed or implied without any contingencies. Buyer and Selling Agent responsible to confirm all aspects and/or elements of the property to satisfy Buyer's intended use, including but not limited to title or outstanding liens, zoning, flood zone or wetlands, survey, access, roadway maintenance, assessments or fees, ALL utilities, ability for construction of improvements and potential septic requirements, school zones, or any other elements. Conveyance via a Statutory Deed, and Buyer responsible for ALL closing costs EXCEPT brokerage commission.

Highlights

- Located just off of Cortez Blvd and is ~7 miles away from I-75
- 10-acre potential home site that is 79% uplands/dry.

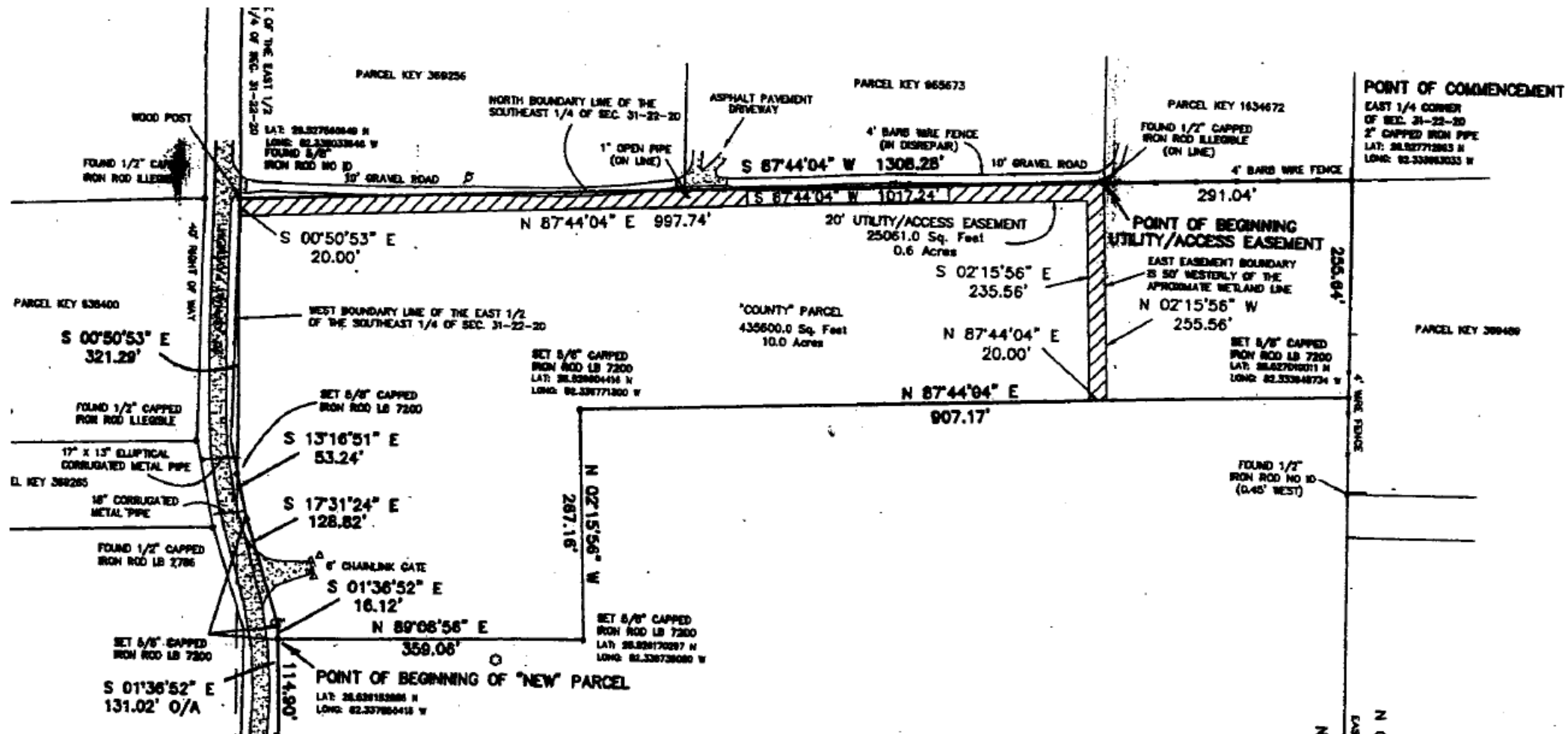
Location Information

Site Address	Cedar Lane
City, State, Zip	Brooksville, FL 34601
County	Hernando

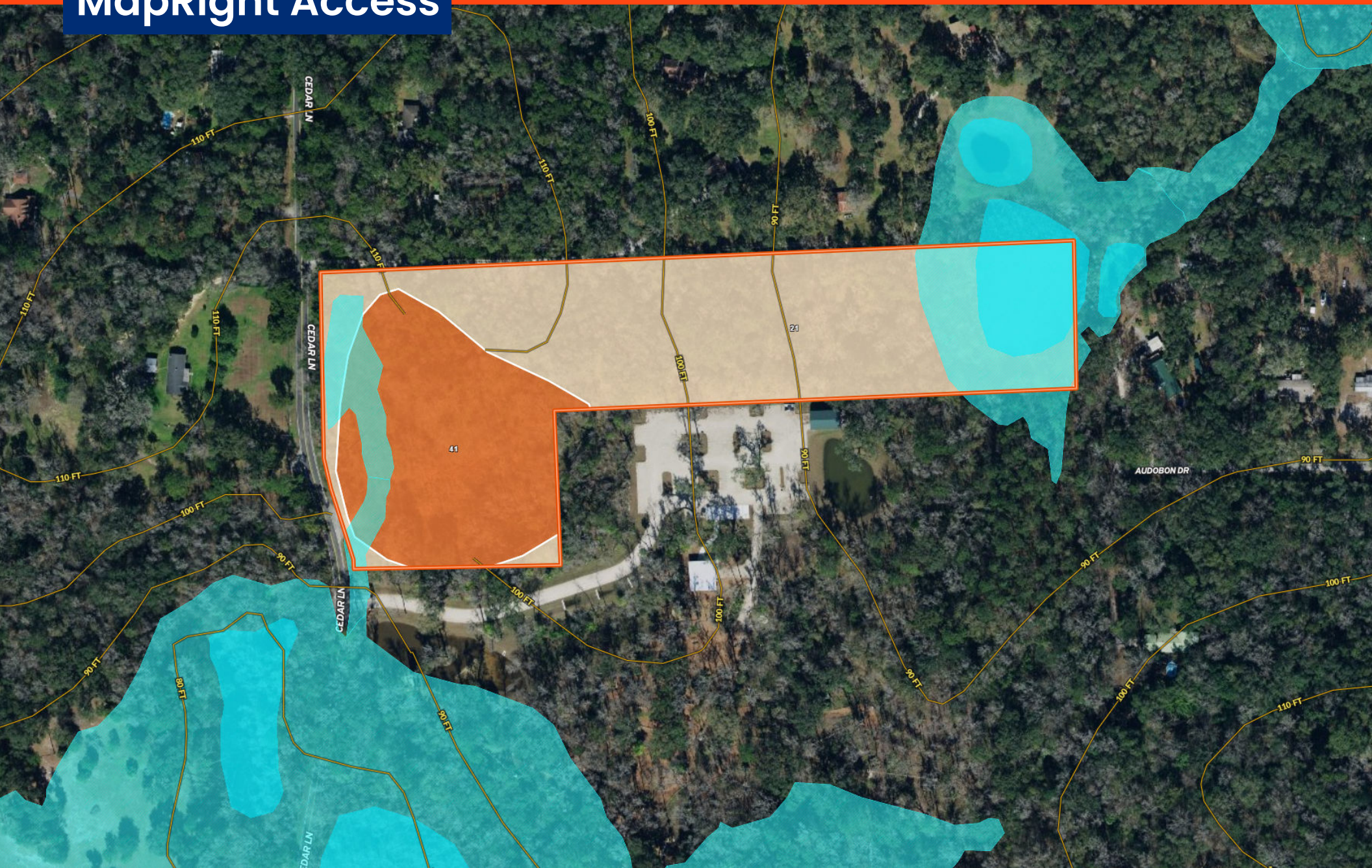
Property Information

Size +/- (Acres, SF)	10 Acres or 435,600 SF
Parcel Key #	369327
Zoning	Agricultural (AG)
Utilities	Well and Septic Needed
Taxes (2022)	\$0
Price	\$199,000

Survey

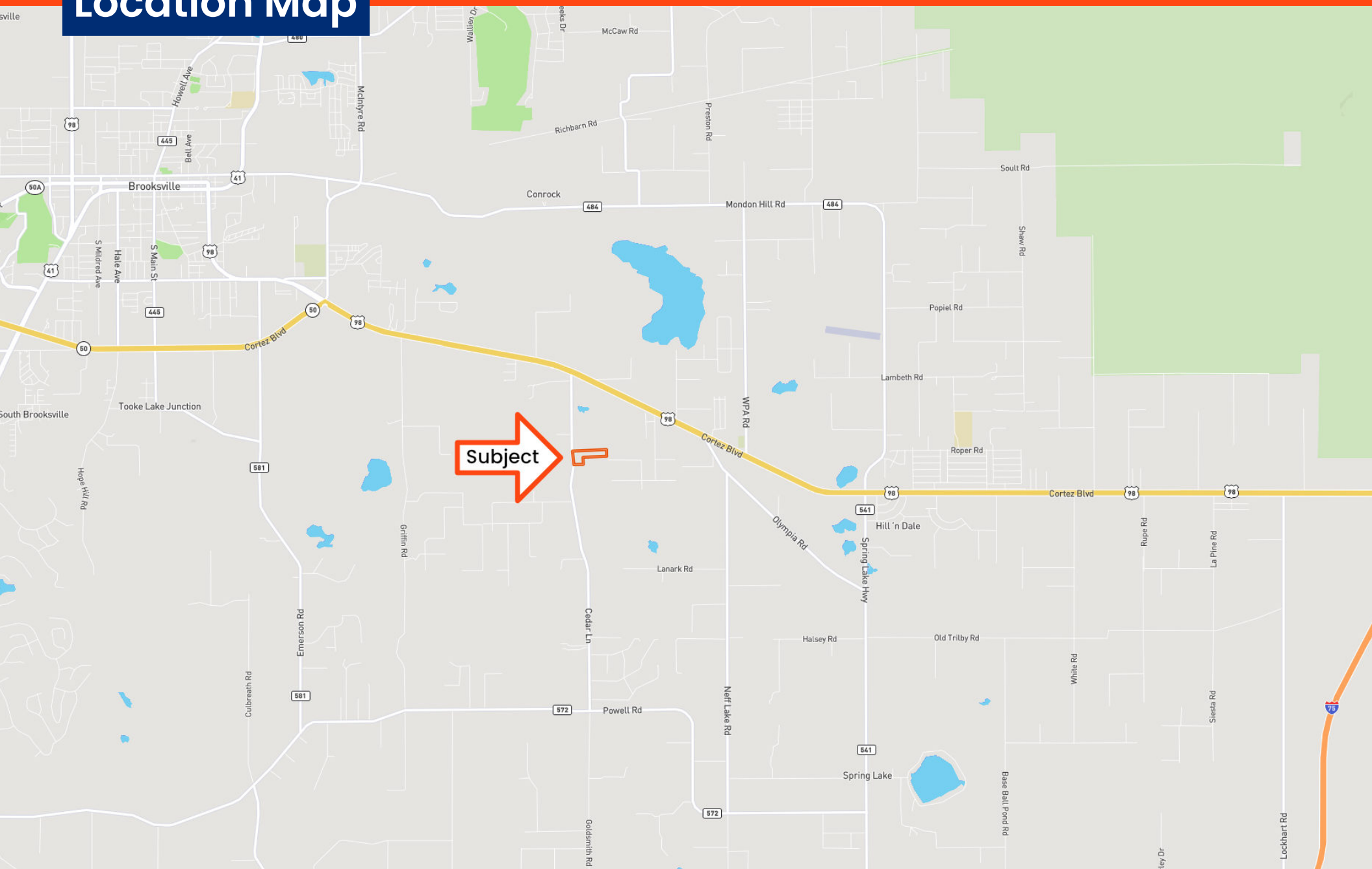


MapRight Access



View the map [here](#)

Location Map



Property Aerial

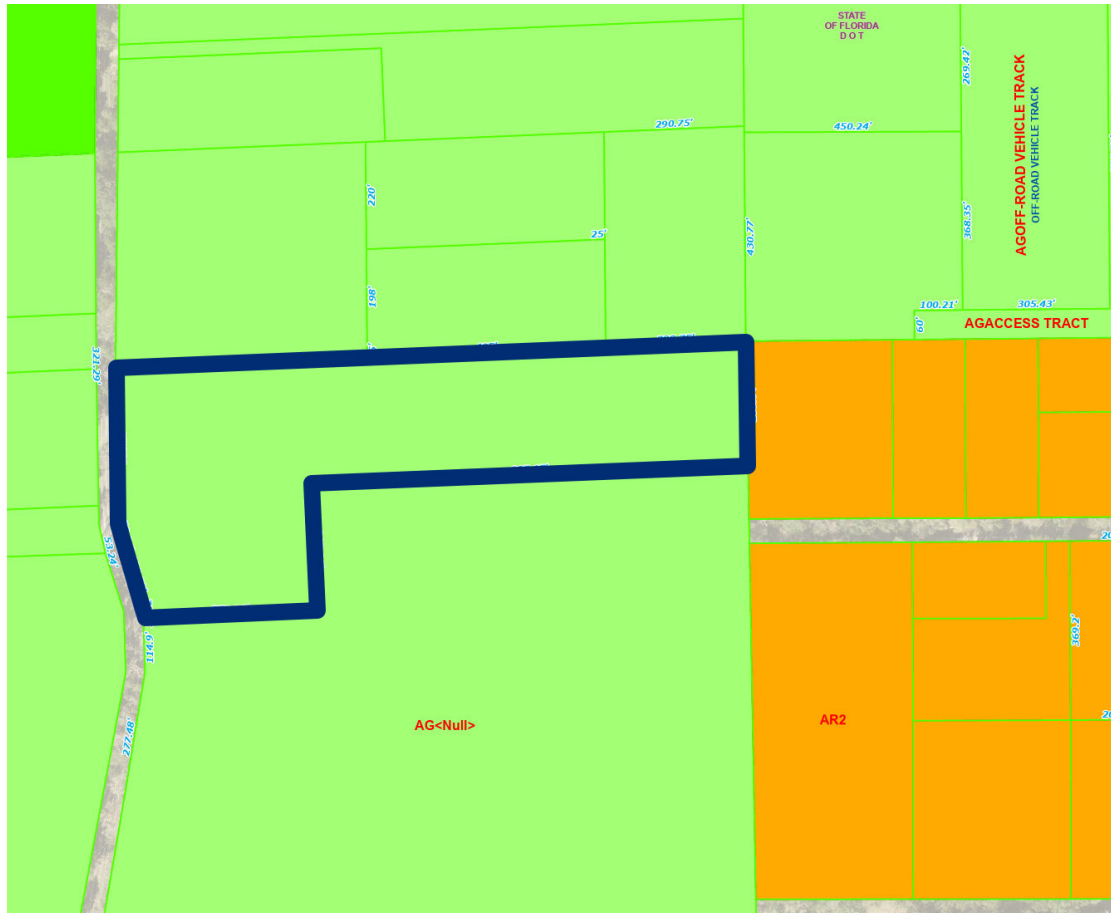
10 Acres
Zoned AG





20 FT Utility Easement

Cedar Lane

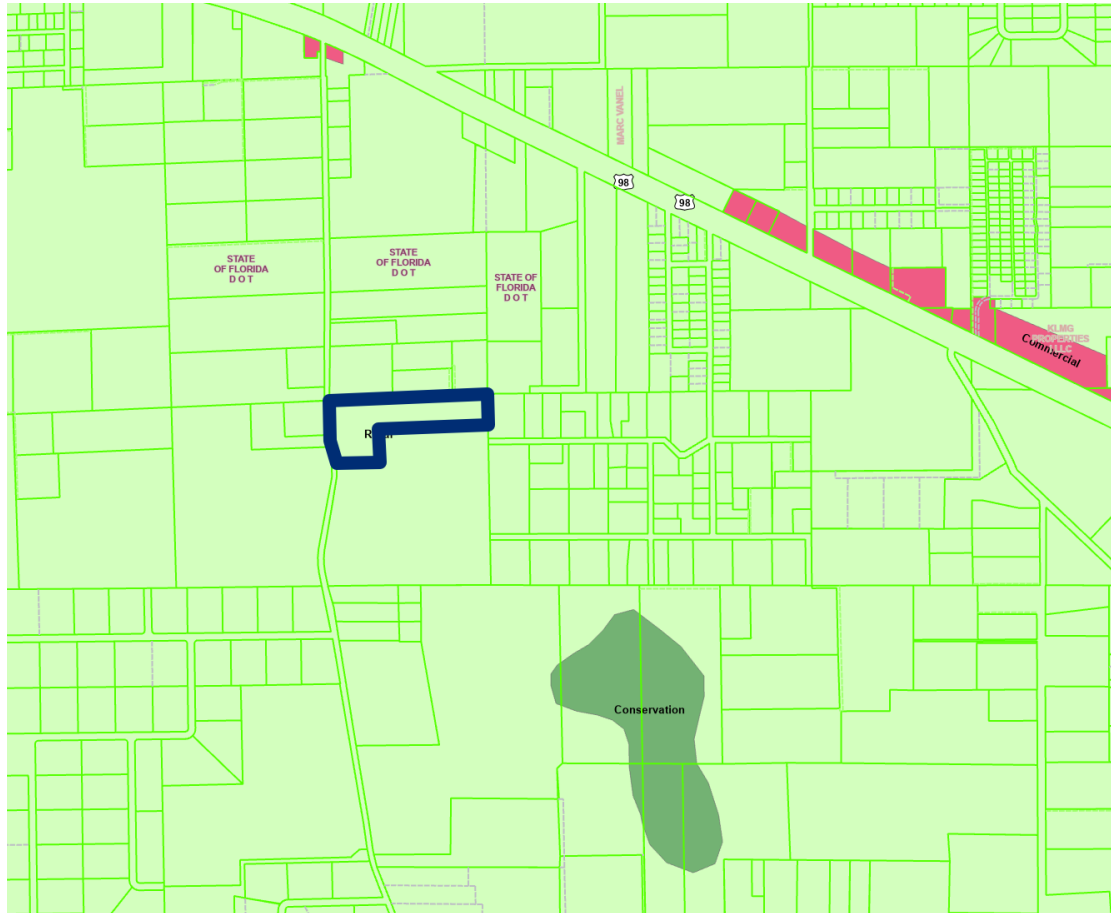
Zoning Classification



Zoning Key

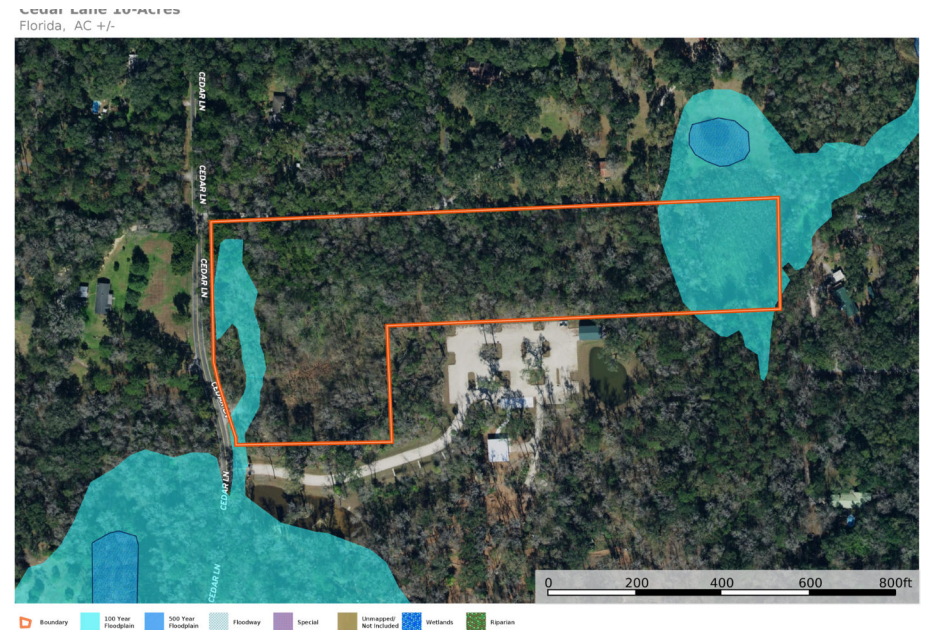
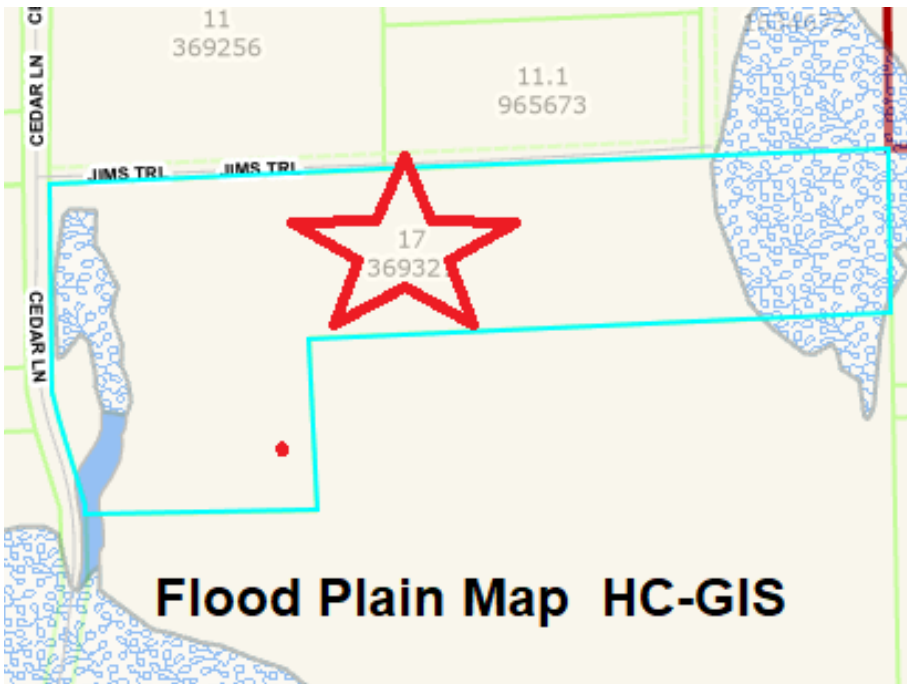
-  Agricultural
-  Agricultural-Residential 2

Future Land Use



Future Land Use Key

- Rural
- Commercial
- Conservation





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

- 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
Brooksville, FL 34601



Charles Buckner

Senior Associate

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

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BucknerRealEstate.com

Confidentiality & Disclaimer

Buckner Real Estate, Inc. aims to provide accurate information that is garnered from sources we deem as reliable for this property. We do not guarantee this accuracy. Buyers should rely on their own research.