

Lakefront Acreage For Sale

Simmons Prairie Lake | 60.80 Acres | AG Zoning



Listed By

Robert Buckner

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Property Summary

Welcome to a tranquil and stunning expansive 60.80 acres of land on Simmons Prairie Lake. Approximately 37 acres have natural tree cover inside of the lake edge. Within that, about 24 acres are high and dry, fully outside of flood zones and wetlands, according to mapping. With flexibility and natural beauty, this parcel is a great candidate for a family compound, hunting or recreational property, and for a large lakefront homesite or retreat. The zoning is agricultural with a future land use of both rural and conservation, maps are included on the listing. This property is accessible via a private, 15 FT wide private easement which begins on Ponce De Leon Blvd and continues back to the property in a north-eastern direction. Lakefront land like this does not come available often in northern Hernando County, do not miss it!

Highlights

- Large, lakefront property on Simmons Prairie Lake
- 60.80 Acres with ~37 Acres inside the lake edge and ~24 acres high and dry
- Perfect for a family compound, hunting or recreational property, or a lakefront retreat

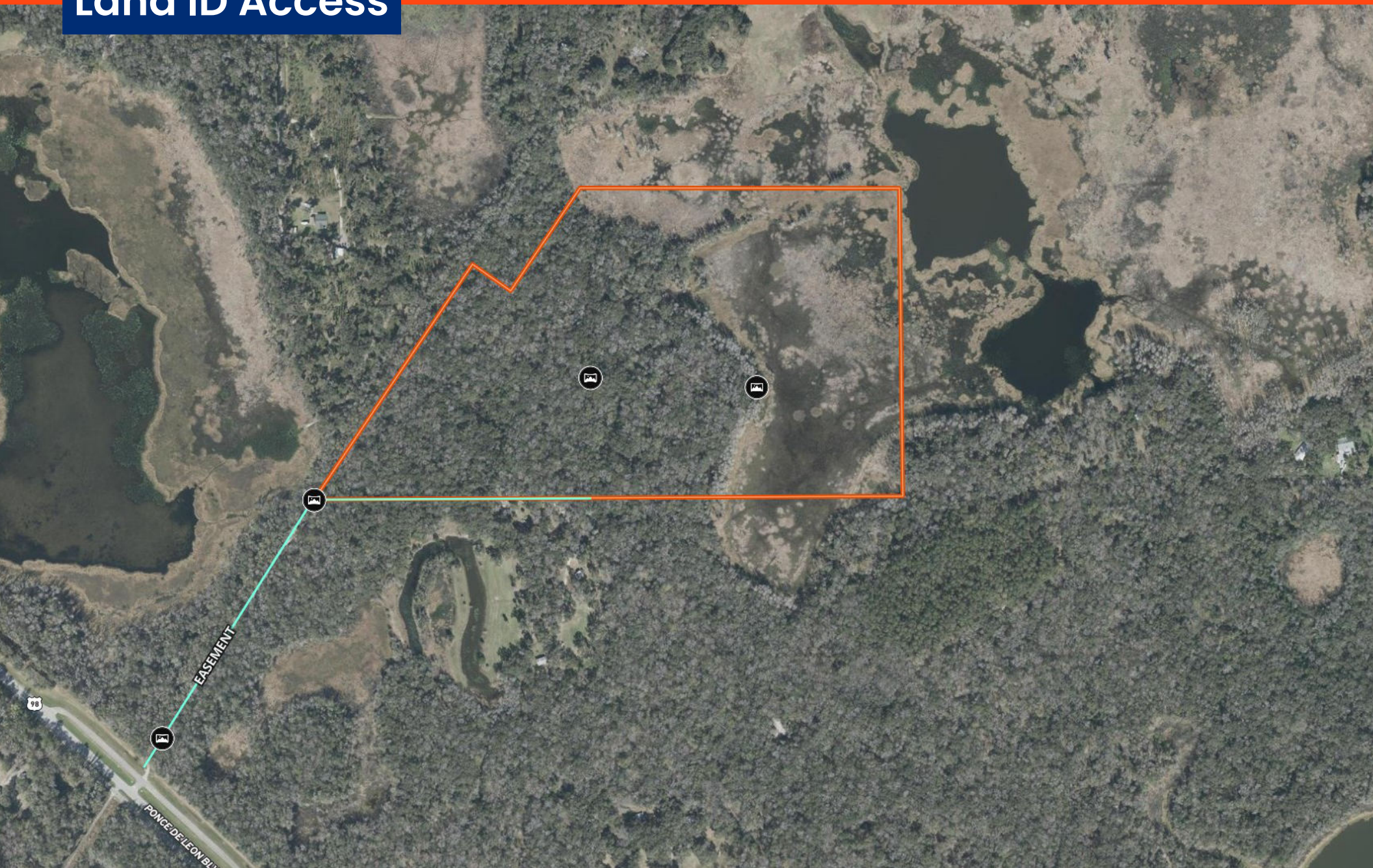
Location Information

Site Address	0 Ponce De Leon Blvd
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

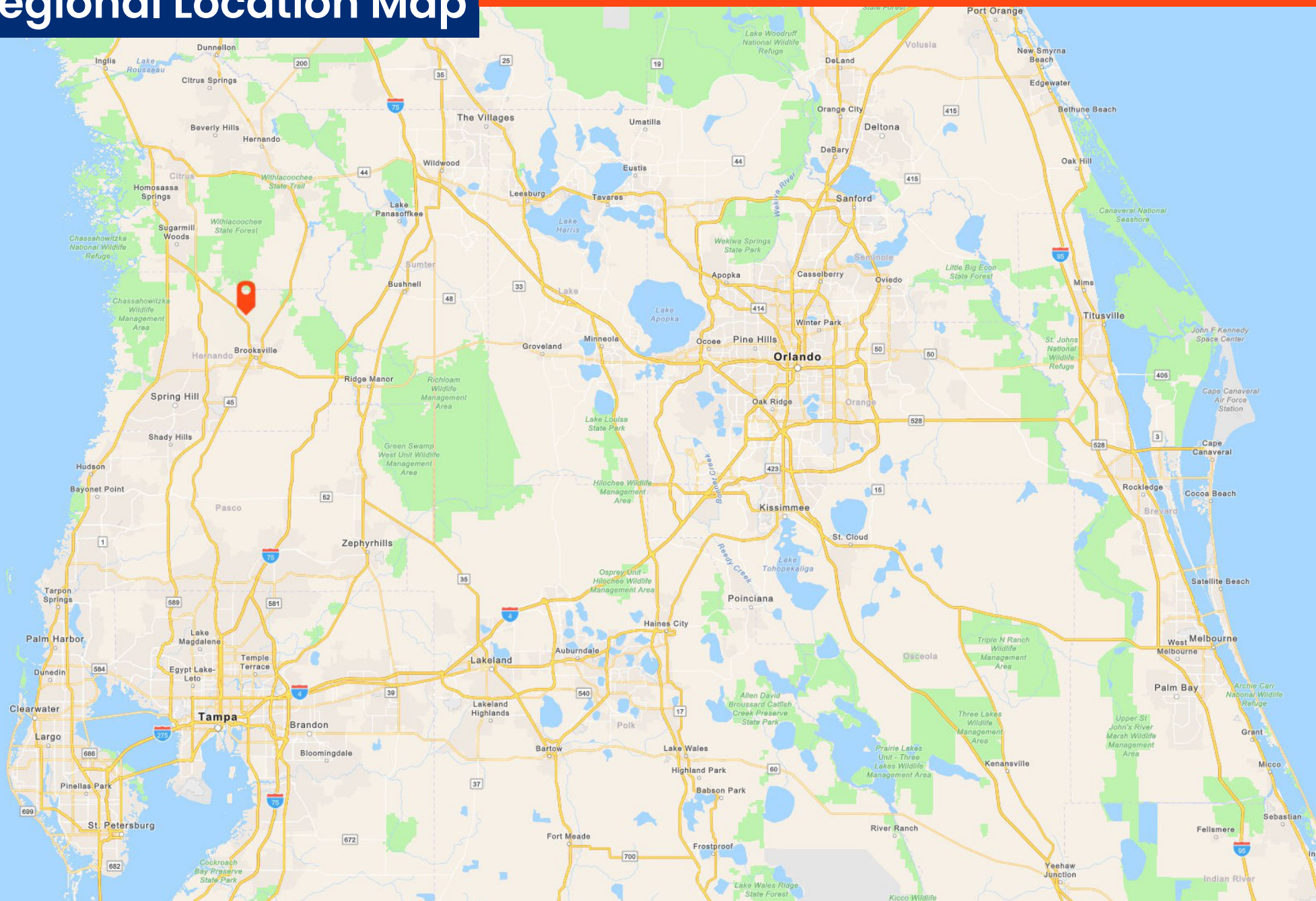
Size +/- (Acres, SF)	60.80 Acres or 2,648,448 SF
Parcel Key #	334409
Zoning	AG (Agricultural)
DOR Use Code	(54) Timber Natural Stand
Utilities	Well and Septic Needed. WREC Service Area
Taxes (2024)	\$132.57
Price	\$997,000

Land ID Access

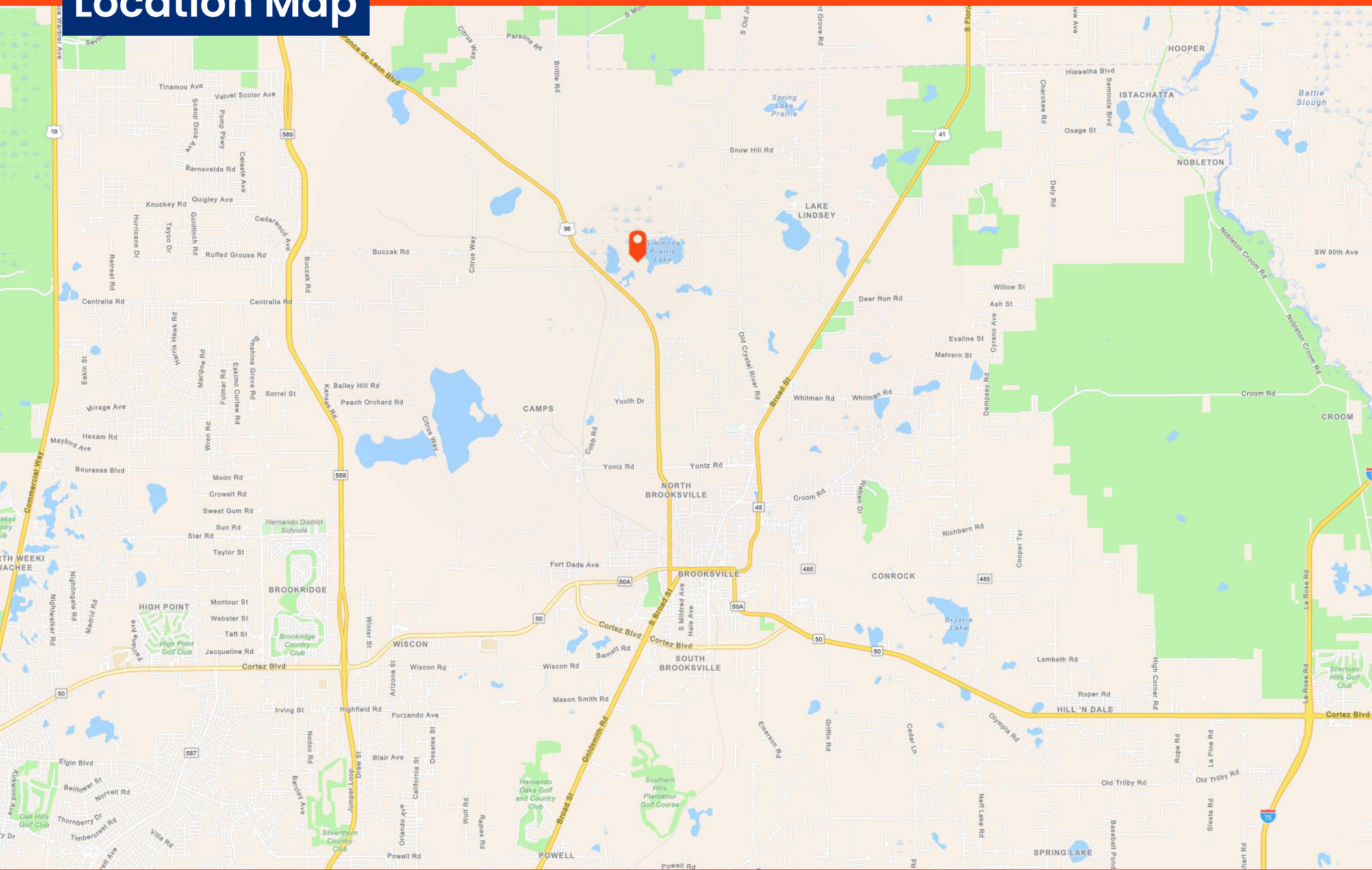


View the map [here](#)

Regional Location Map



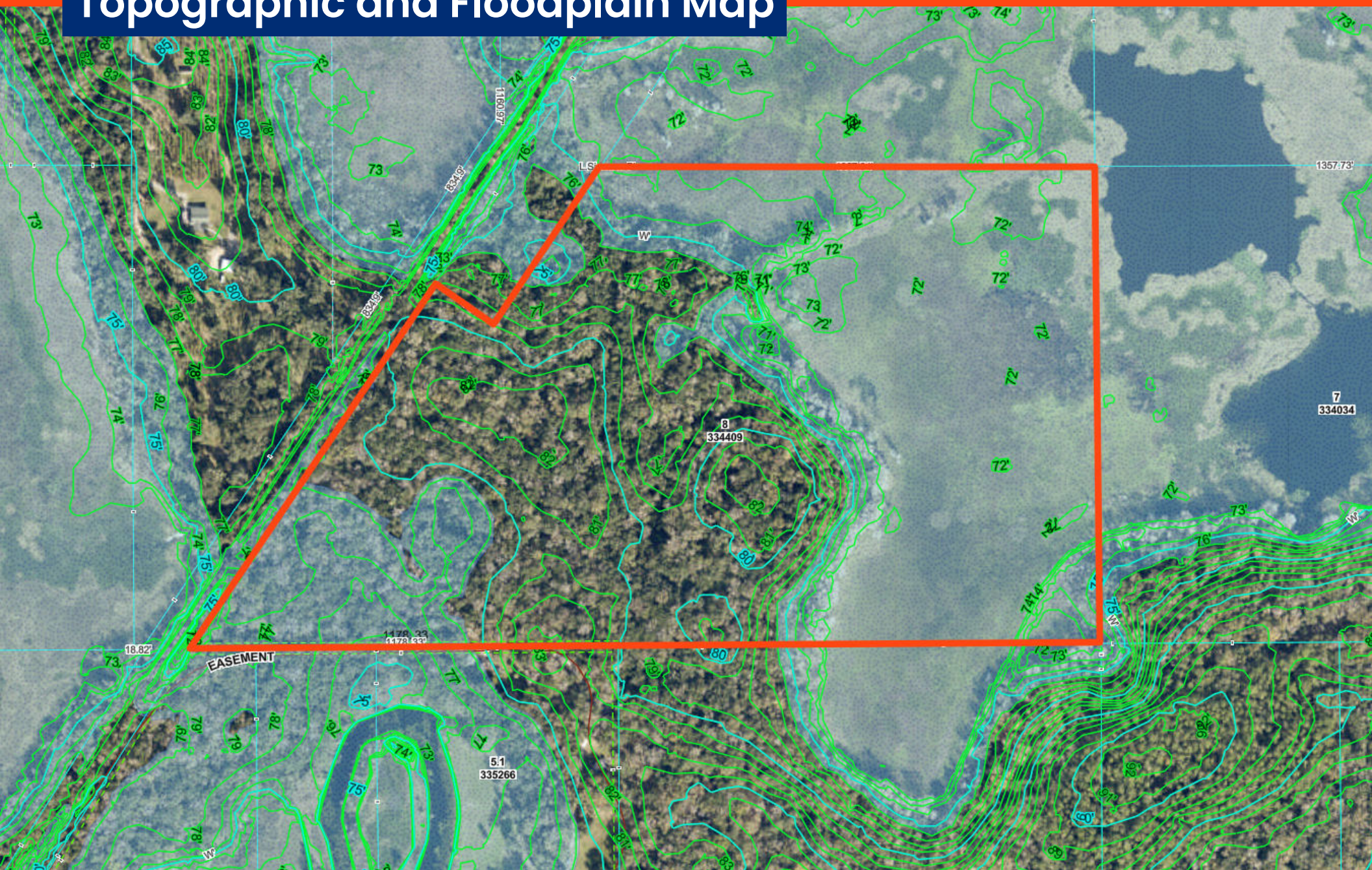
Location Map



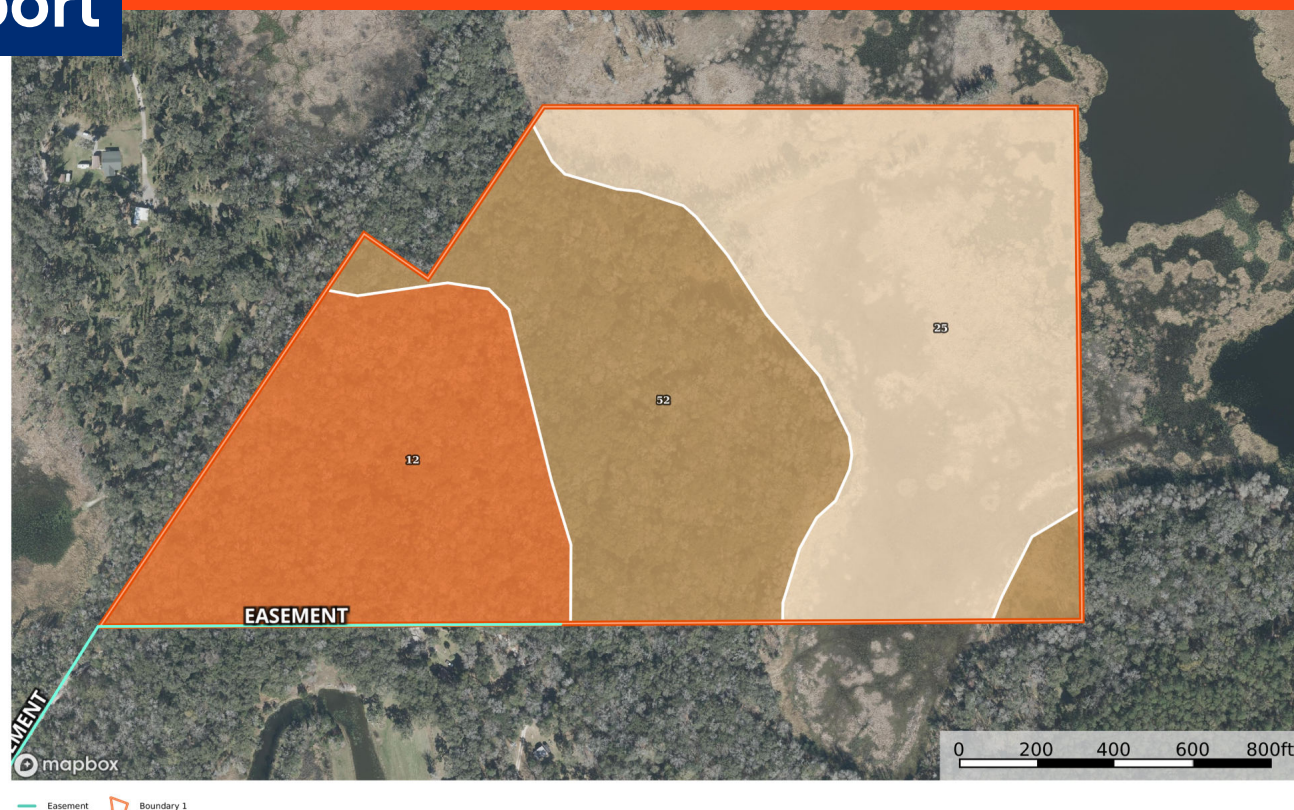
Property Aerial



Topographic and Floodplain Map



Soils Report



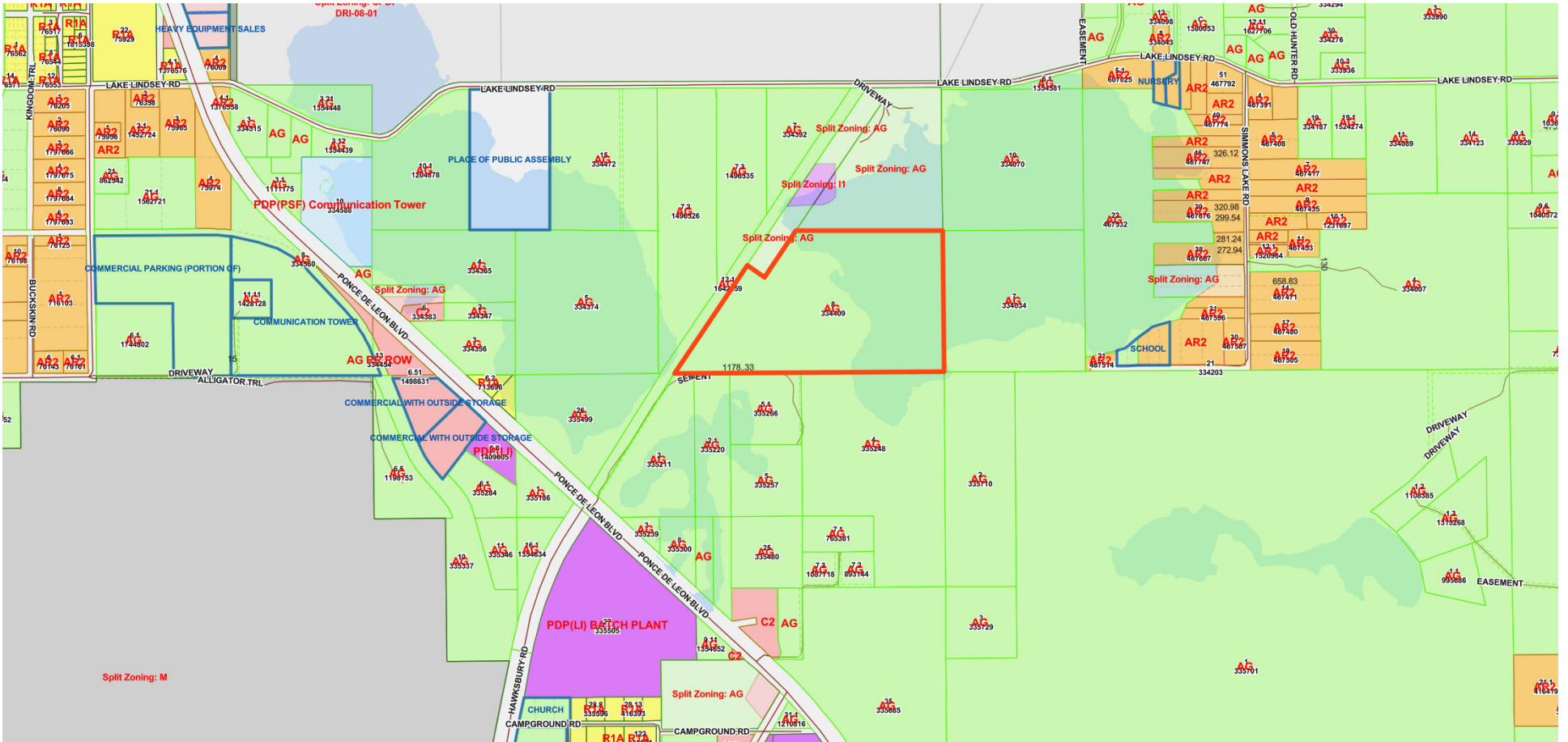
id The information contained herein was obtained from sources deemed to be reliable. Land ID™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

 Boundary 1 60.84 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
25	Floridana variant loamy fine sand	24.71	40.61	0	13	6w
52	Wauchula fine sand, 0 to 5 percent slopes	19.32	31.76	0	36	3w
12	Blichton loamy fine sand, 2 to 5 percent slopes	16.81	27.63	0	37	3w
TOTALS		60.84(*)	100%	-	26.93	4.22

(*) 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.

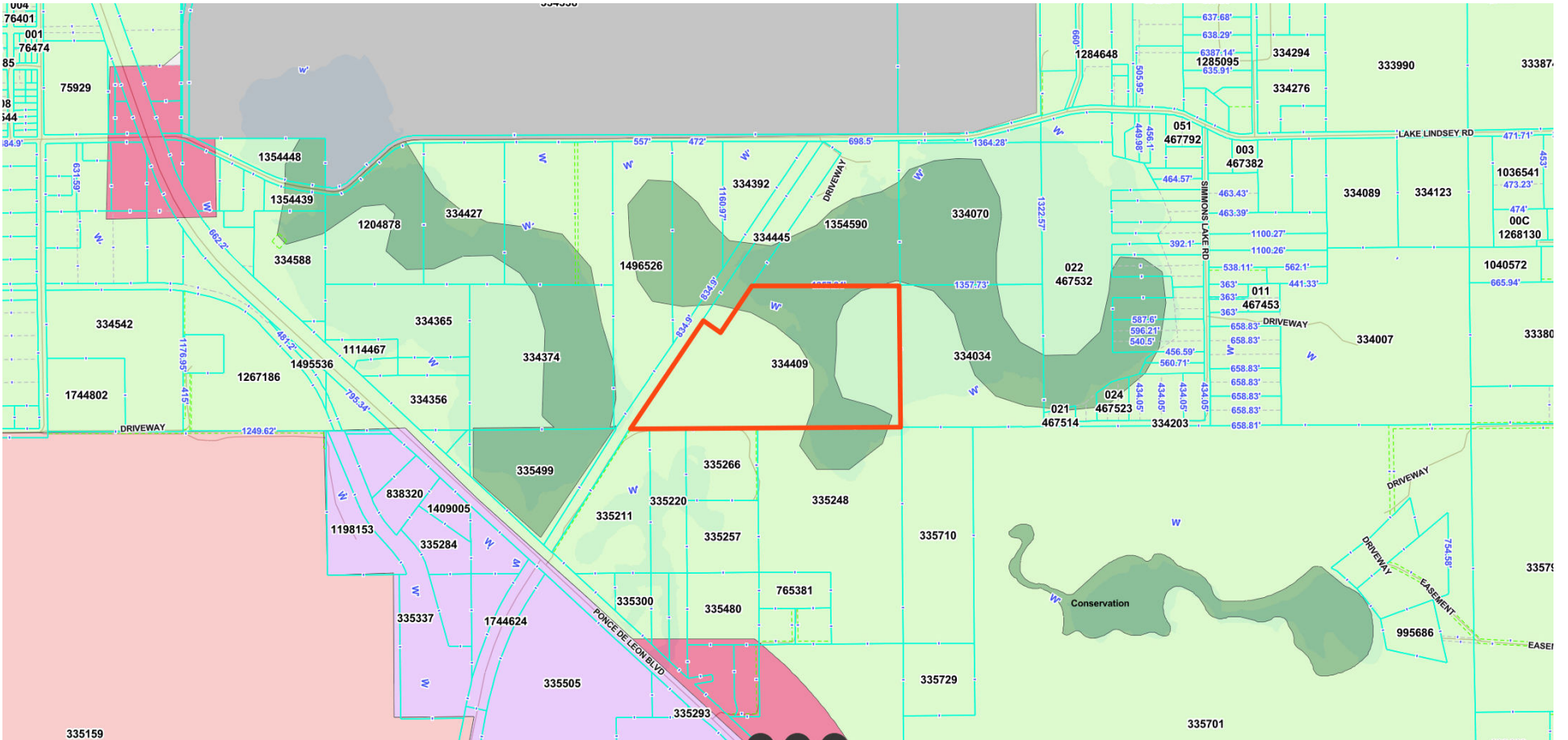
Zoning Classification



Zoning Key

-  Agricultural
-  Agricultural/Residential 2
-  Commercial
-  Industrial

Future Land Use



Future Land Use Key

- Rural
- Conservation
- Industrial
- Commercial

and dimensions are approximate

60.80 Acres
Simmons Prairie Lake
Zoned AG

15 FT Wide Easement

Ponce De Leon Blvd

98





Robert Buckner

Broker/Owner

robert@bucknerrealestate.com

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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

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
- Kiwanis Club of Brooksville
- 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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