Church Road Timber Tract
Brooksville, FL • Hernando County
31.7 +/- Acres
Country Acreage Homesite, Hobby Farm, or Ranchette!
For additional maps and details, go to: www.SaundersRealEstate.com/ChurchRoadTimber

Minutes to I-75 and CR 541 (Spring Lake Hwy)
10 +/- Miles to Dade City
16 +/- Miles to Brooksville

360-degree Panoramic View of the Countryside!
This 31.7 +/- acre property is located to the west of I-75 and one half mile south of Church Road in Hernando County, Florida. It is zoned Rural, which allows 1 unit per 10 acres. The property is located in a highly rural area with most of the surrounding parcels broken into 10 to 60-acre small ranch and homesite tracts. It consists of merchantable planted pines, which could be harvested by the buyer. The property lies on the crest of a hill that allows for a 360-degree panoramic view of the surrounding countryside!

**Total Acreage:** 31.7 +/- acres  
**Sale Price:** $166,000  
**Price Per Acre:** $5,236.60  
**Property Address:** Brooksville, FL 34602 Hernando County  
**Soil Types:** Kendrick, Arredondo, and Wauchula Fine Sands  
**Land Cover:** Timber, wooded  
**Uplands/Wetlands:**  
- 27.49 +/- acres uplands  
- 4.21 +/- acres wetlands  
**Current Use:** Vacant Land  

**Elevation:** The property lies on the crest of a hill that allows for a 360-degree panoramic view of the surrounding countryside  
**Potential Uses:** Country acreage homesite, hobby farm, or ranchette  
**Road Frontage:**  
- 1,318 +/- FT visible from I-75  
- No direct access, except through private property  
**FLU:** Rural, allows 1 unit per 10 acres  
**Taxes:** $257.92 (2014)  
**Potential Income:** Merchantable planted pines could be harvested

**Ideal for a Country Acreage Homesite, Hobby Farm, or Ranchette!**
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31.7 +/- ACRES

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31.7 +/- Acres, Timber,
Elevation allows for 360-degree Panoramic Views!
Ideal for a Country Acreage Homesite, Hobby Farm, or Ranchette!