



CHURCH ROAD TIMBER TRACT

Brooksville, FL • Hernando County

31.7 +/- ACRES

Country Acreage Homesite, Hobby Farm, or Ranchette!



Parcel IDs:

- R3542320000000700030
- R3542320000000700020
- R3542320000000700030

GPS: 28.440963, -82.281937

*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!*

*For additional maps and details, go to:
www.SaundersRealEstate.com/ChurchRoadTimber*

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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:

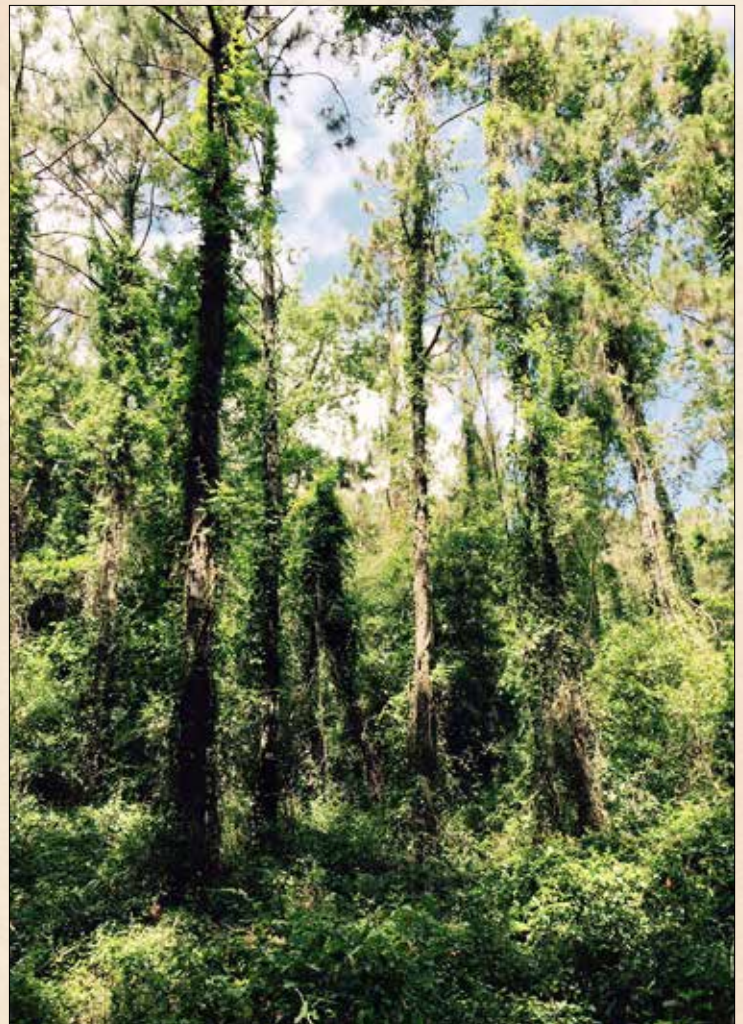
- 1,318 +/- FT visible from I-75
- No direct access, except through private property

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!***





SAUNDERS
REAL ESTATE

863.648.1528

114 North Tennessee Ave.
3rd Floor
Lakeland, FL 33801

*31.7 +/- Acres, Timber,
Elevation allows for 360-degree Panoramic Views!
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