

ANNUTTELIGA HAMMOCK HOMESITES

WEEKI WACHEE, FL | HERNANDO COUNTY

10 ± ACRES EACH



The Beauty of the Natural Landscape, Pines & Oaks Create an Ideal, Peaceful Country Setting for a Single-Family Acreage Homesite

This beautiful property consists of four contiguous equal acreage homesites that can be sold together (all four parcels) or by individual parcel of 9.94 ± acres each. The beauty of the natural landscape, pines, and oaks create an ideal peaceful country setting for those who want a serene country homesite.

Each 9.94 ± acre parcel has a deed restriction that specifies only 1 building unit per parcel and no subdivision of the parcels. The four contiguous properties are surrounded by other homesites in an area with good potential for growth.

With acreage around each homesite, there is an abundance of recreational opportunities, including good hunting, if all four adjoining parcels are purchased together. The area is great for trail riding, hiking, walking, and other outdoor activities.



SPECIFICATIONS & FEATURES

Acreage: 9.94 ± each parcel

Sale Price: \$104,500 each parcel

Price per Acre: \$10,513 ± acres

County: Hernando

Site Address: Earline Road, Weeki Wachee, FL 34614

Road Frontage:

- No contiguous frontage, however 3 parcels are accessed via streets that dead-end into the parcels
- Ruffed Grouse Road is 160 ± ft from the boundary that runs 1,300 ± ft parallel to road

Water & Utilities: Well/septic

Soil Types: Candler fine sand, Lake fine sand

Land Cover: Primarily Longleaf pine & Xeric oak, open land

Uplands/Wetlands: 100% uplands

Zoning/FLU: Rural

Deed Restrictions: Each 9.94 ± acre parcel has a deed restriction that specifies only 1 building unit per parcel & no subdivision of the parcels

Current Use: State use (SWFWMD)

Potential Uses: Good hunting if all four adjoining parcels are purchased together; great for trail riding, hiking, walking & other outdoor activities

Game Populations: Deer & turkey

LOCATION & DRIVING DIRECTIONS

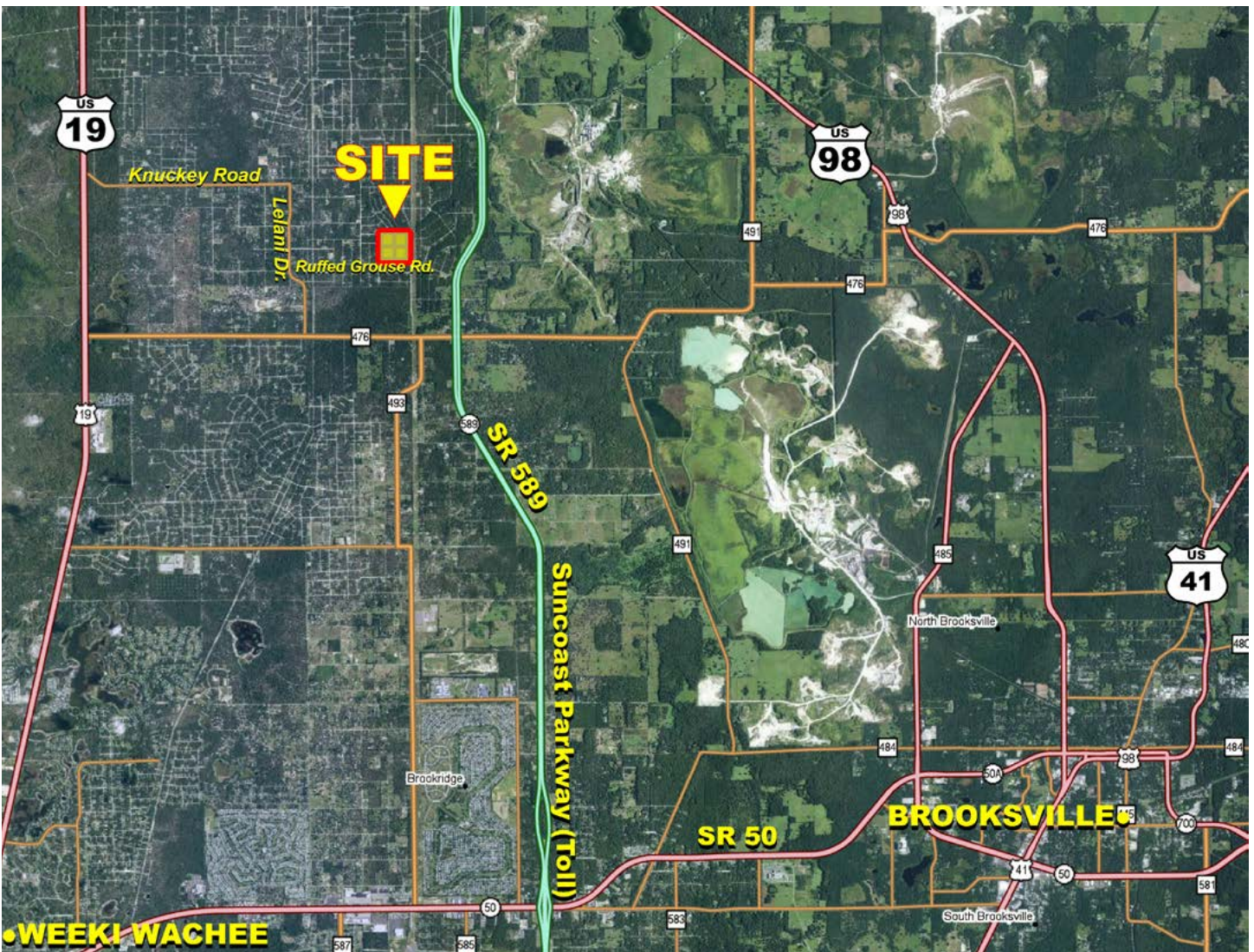
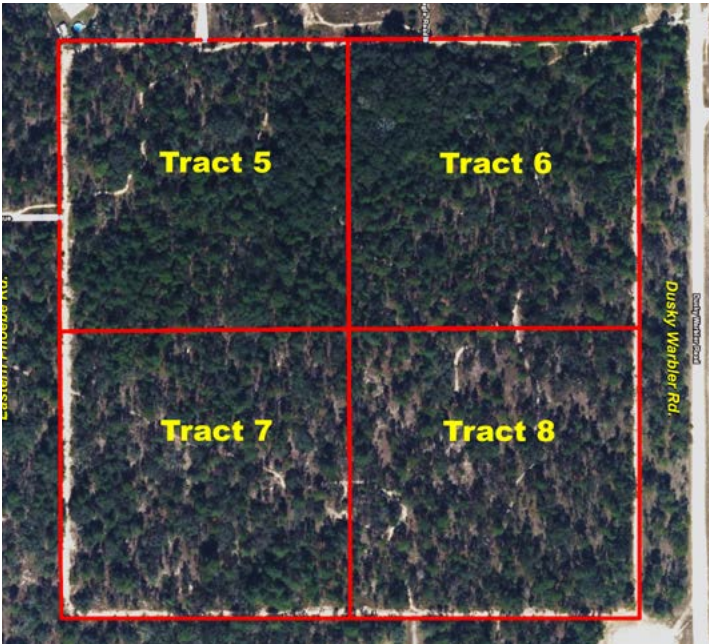
Parcel IDs:

- Tract 5: R421182800000200030
- Tract 6: R421182800000200000
- Tract 7: R421182800000200020
- Tract 8: R421182800000200010

GPS Location: 28.628257, -82.502196

Driving Directions:

- From US 19, take Knuckey Road 2 ± miles.
- Turn right on Lelani Drive and go ¾ ± mile.
- Turn left on Ruffed Grouse Road for 1 ± mile.
- Turn left on Bareva Road where the 4 parcels lie straight ahead.





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

10 ± Acres Each • 4 Beautiful Country Homesites
Purchase All 4 or Purchase Individually!
Hunting • Recreation • Trails

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Britt Peace 863.274.3931 | britt.peace@svn.com
Zeb Griffin, 352.630.7547 | zeb.griffin@svn.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

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