

ANNUTTELIGA HAMMOCK TRACT 1

WEEKI WACHEE, FL | HERNANDO COUNTY

163.83 ± ACRES



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

This property is subject to a conservation easement that allows the property to be divided into no less than 40-acre parcels with one building unit on each parcel.

Beautiful, quiet acreage for one or multiple single-family homesites. Property is surrounded by other homesites and is in an area suitable for growth. This parcel would support recreational activities right at home! Located between US 19 and Suncoast Parkway.

SPECIFICATIONS & FEATURES

Acreage: 163.83 ± acres

Sale Price: \$552,000

Price per Acre: \$3,369

County: Hernando

Site Address: Tigger Path, Weeki Wachee, FL 34614

Road Frontage: 255 ± FT on Stilt Avenue, several streets dead-end into the property

Water & Utilities: Well and septic

Fencing: Perimeter fencing

Soil Types: Candler Fine Sand

Land Cover: 3% open land, 87.9% mixed rangeland, 7.4% longleaf pine and xeric oak

Uplands/Wetlands: All Uplands

FLU: Conservation

Conservation Easement: This property is subject to a conservation easement that allows the property to be divided into no less than 40-acre parcels with one building unit on each parcel.

Current Use: State Use (SWFWMD)

Potential Uses: Homesites, hunting, recreation, trail riding, walking, and other outdoor activities

Game Populations: Deer and turkeys



LOCATION & DRIVING DIRECTIONS

Parcel IDs:

- R19 421 18 0000 0010 0000

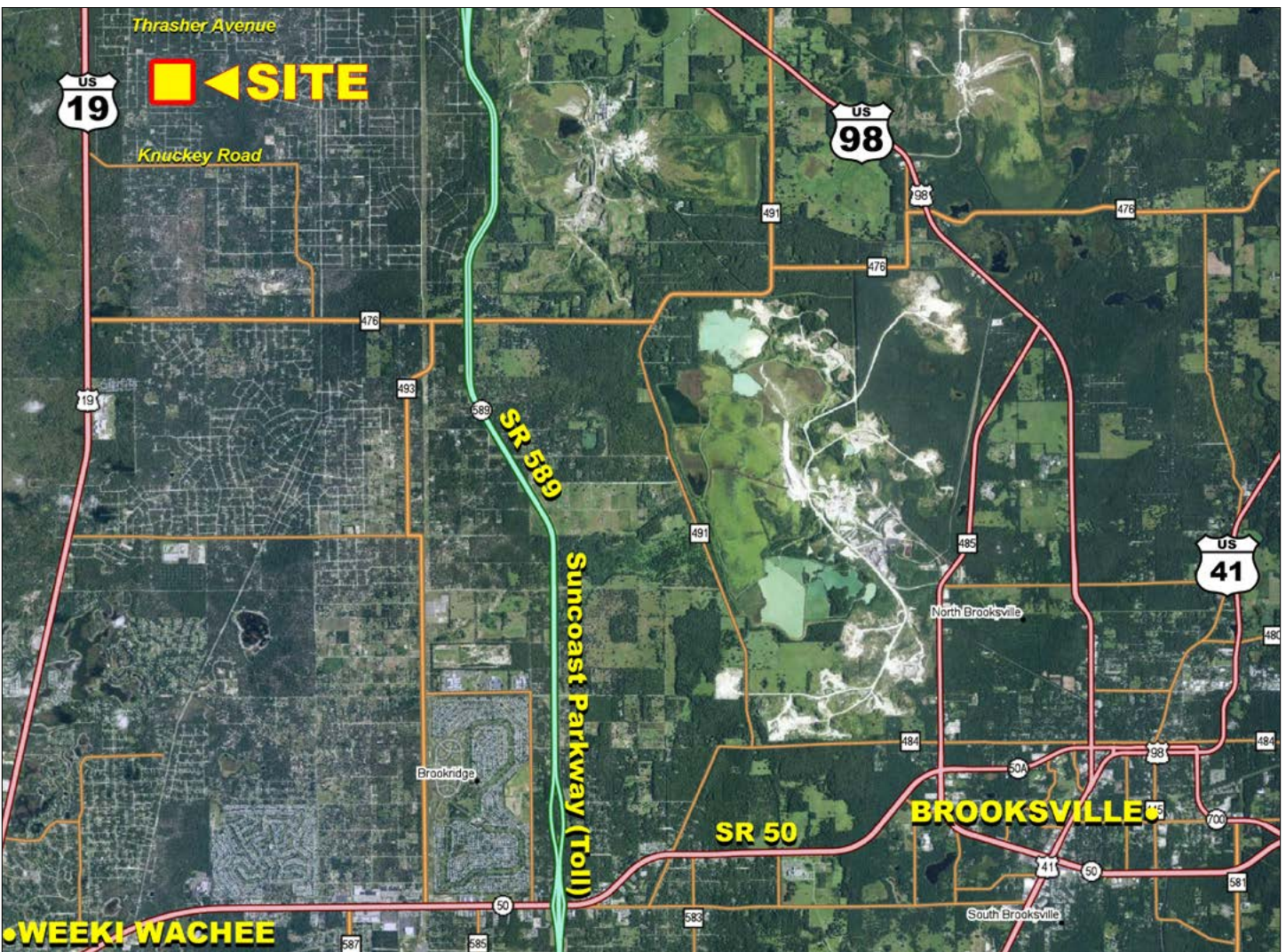
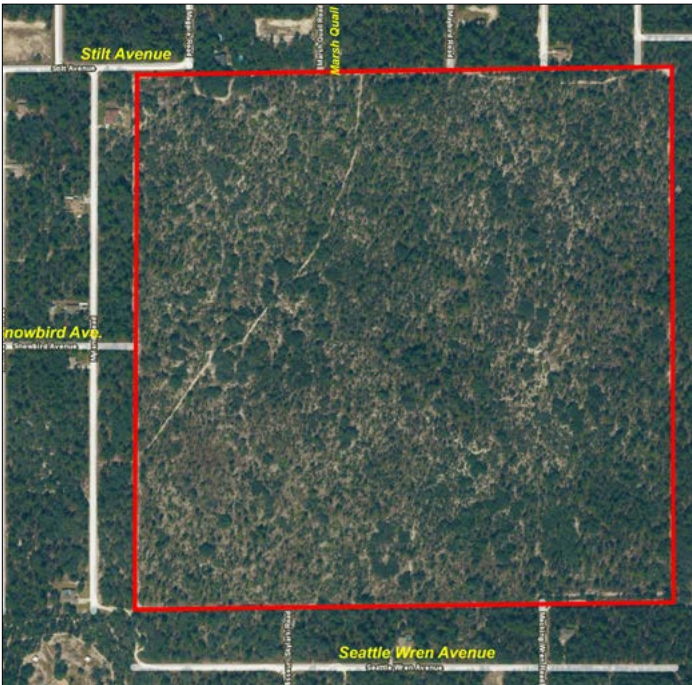
GPS Location: 28.628257, -82.502196

Driving Directions:

- From US 19, take Thrasher Road for a little less than one mile
- Turn right on Marsh Quail Road
- Property Lies straight ahead

Subject to a Conservation Easement

That Allows the Property to be Divided into No Less Than 40-Acre Parcels with One Building Unit on Each Parcel





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

163.83 ± Acres • Beautiful, Quiet Acreage for One or Multiple Single-Family Homesites!
Hunting, Recreation, Trails

Visit SVNsaunders.com and search for: Annutteliga

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

©2019 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated
Saunders Ralston Dantzler Real Estate is regarded as an authority on all types of Florida land and
conservation easements, transacting over \$2.5 billion in sales since 1996. Offering land, forestry, and
conservation easement real estate services through Saunders Ralston Dantzler Real Estate and the
Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and
transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.

