

ANNUTTELIGA HAMMOCK TRACT 3

WEEKI WACHEE, FL | HERNANDO COUNTY

151.49 ± 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 in an area suitable for growth. This parcel would support recreational activities right at home! Located right off of US 19.

SPECIFICATIONS & FEATURES

Acreage: 151.49 ± acres

Sale Price: \$515,000

Price per Acre: \$3,399

County: Hernando

Site Address: Lagrua Road, Weeki Wachee, FL 34614

Water & Utilities: Well and septic

Fencing: Perimeter fencing

Soil Types: Basinger Fine Sand, Tavares Fine Sand
Candler Fine Sand

Land Cover: 5 ± Acres of open land, 127 ± Acres of
Longleaf Pine - Xeric Oak, 18 ± Acres of Freshwater
Marshes

Uplands/Wetlands:

134.11 ± upland acres,

17.41 ± wetlands acres

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:

R42 118 06 0000 0030 0000

GPS Location: 28.691212, -82.547133

Driving Directions:

- From US 19 head east on Zebrafinch Ave
- Property and gate 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



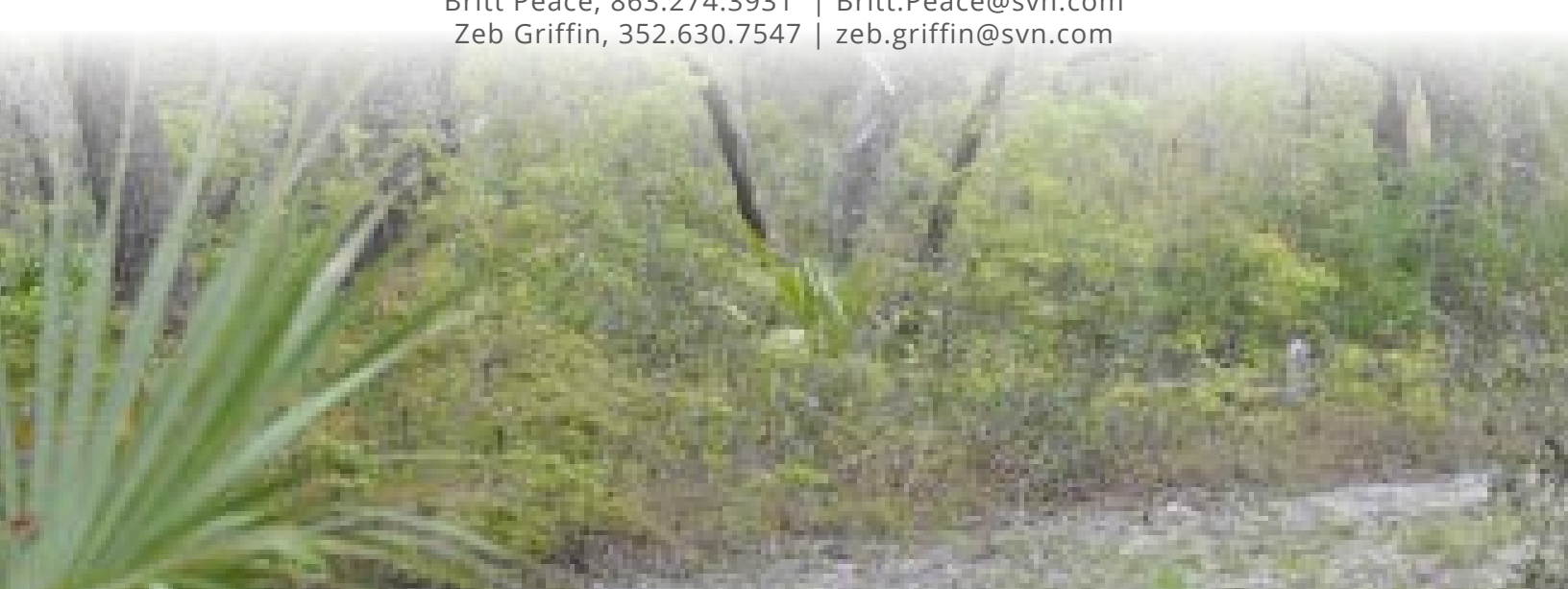


114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

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

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