

We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

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Property Description



PROPERTY DESCRIPTION

The opportunity is to purchase a 100 acre ranch on St Clair Lake. This lakefront ranch features rolling hills, improved pasture, woods, and its own 8.7 acre peninsula. It has 5370 feet of frontage on St Clair Lake and 1811 feet of frontage on Spring Lake Highway. This would make a wonderful ranch with many great options for a home site or it could be subdivided into smaller, lakefront lots.

It is zoned AG (Agricultural) and has future land use of Rural. This allows for one home per 10 acres.

LOCATION DESCRIPTION

St. Clair Lake Ranch is located on the west side of Spring Lake Highway (County Road 541) in Brooksville in southern Hernando County. It's less than one mile north of the Pasco County/Hernando County line.

The property is centrally situated between downtown Brooksville and downtown Dade City. Local shops, restaurants, medical facilities, and schools are all easily reachable within 15 minutes. Due to its close proximity to I-75, lively downtown Tampa (30+ minutes), Tampa International Airport (40 minutes), and downtown St. Petersburg (1 hour) are all readily accessible.

PROPERTY SIZE

100 acres

ZONING/FUTURE LAND USE

AG/Rural

PRICE

\$2,500,000

Aerial Photos



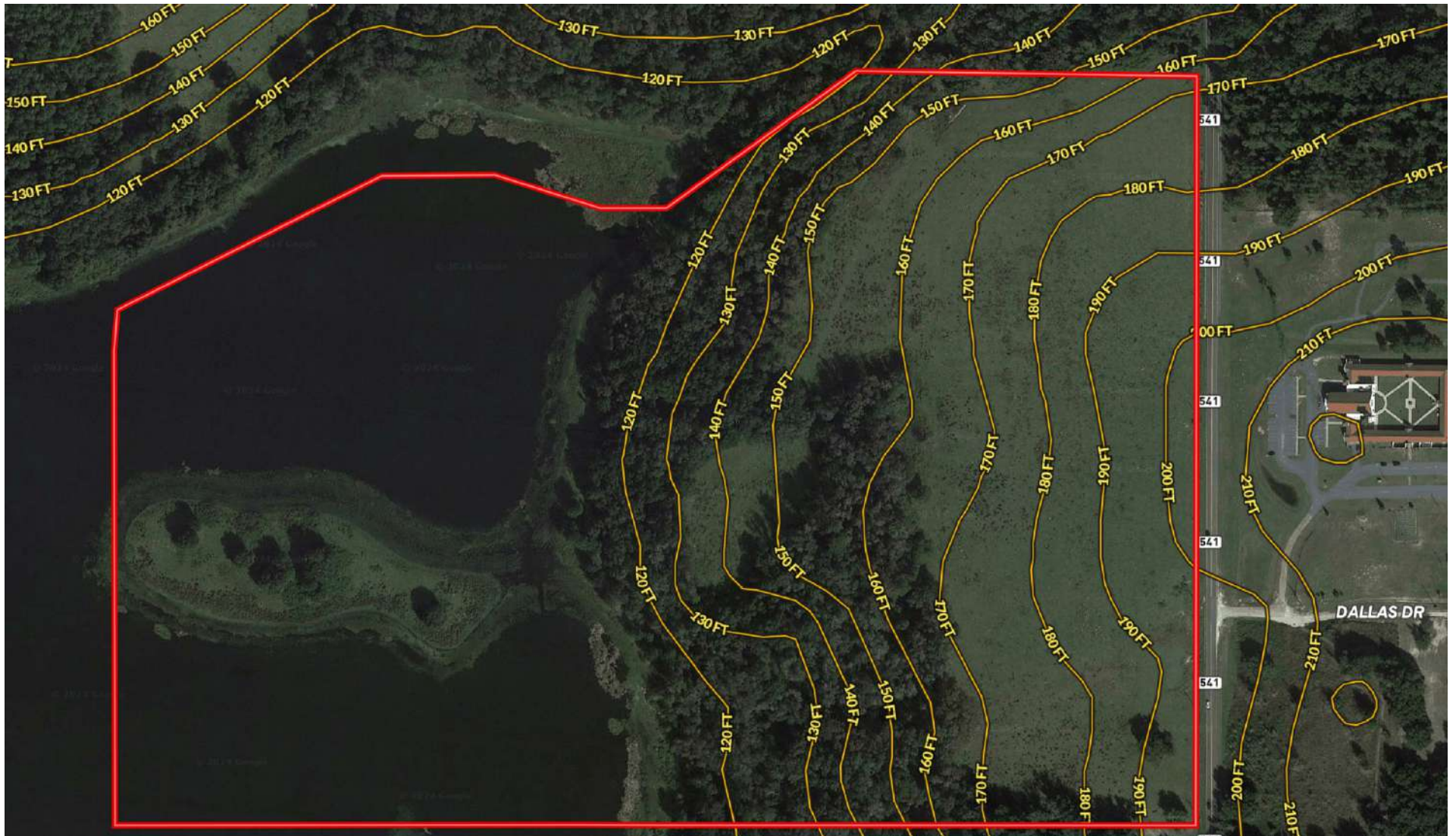
Property Photos



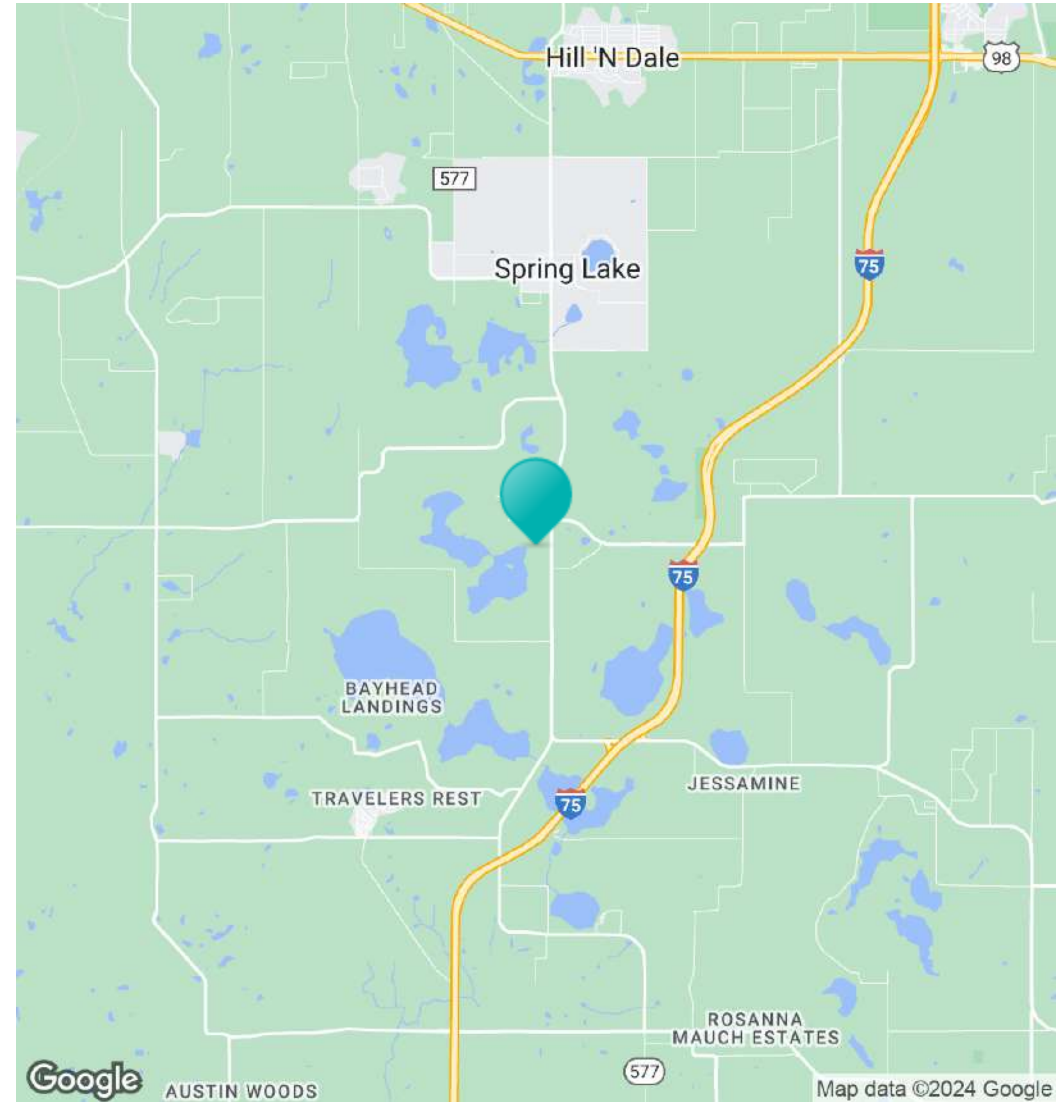
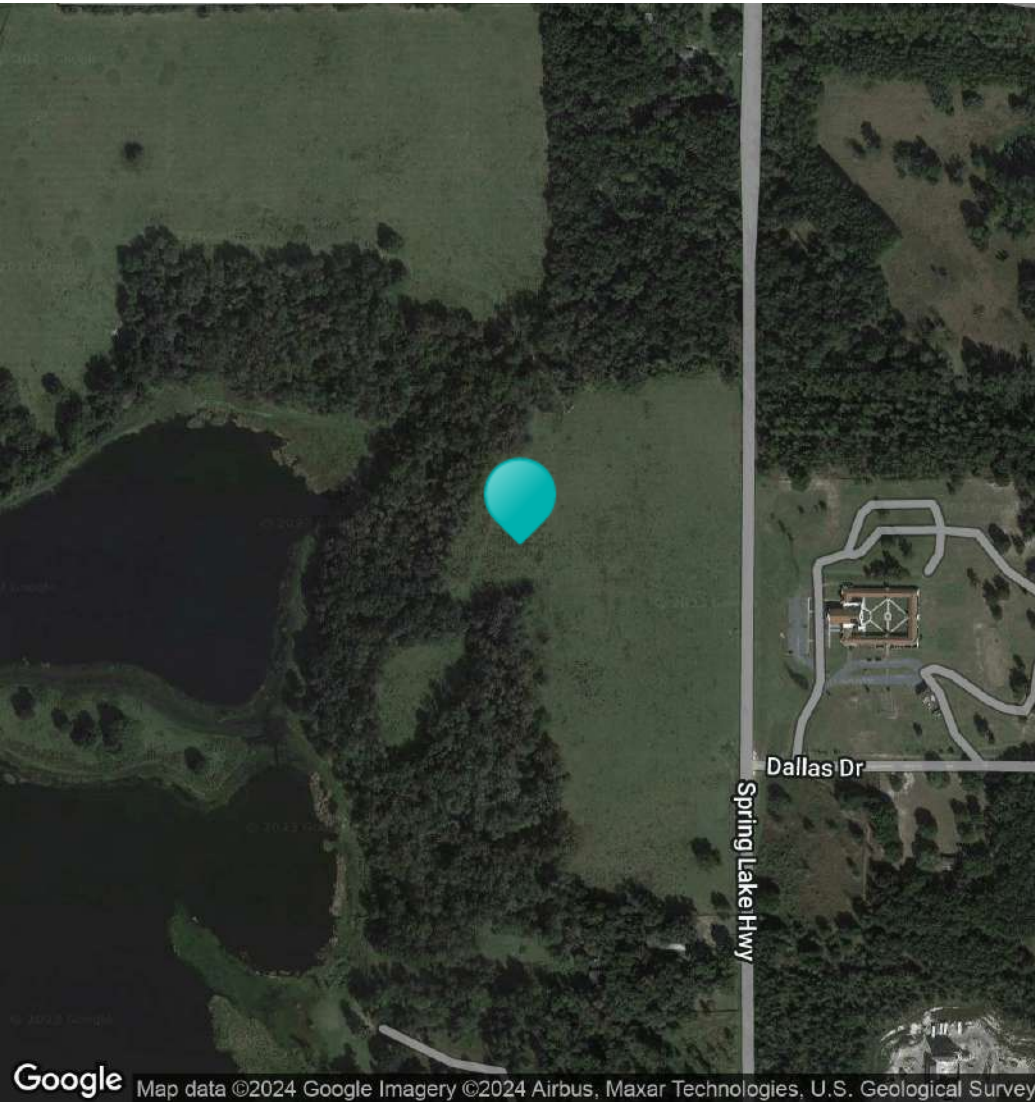
Wetlands Map



Contour Map



Location Map



Demographics Map & Report

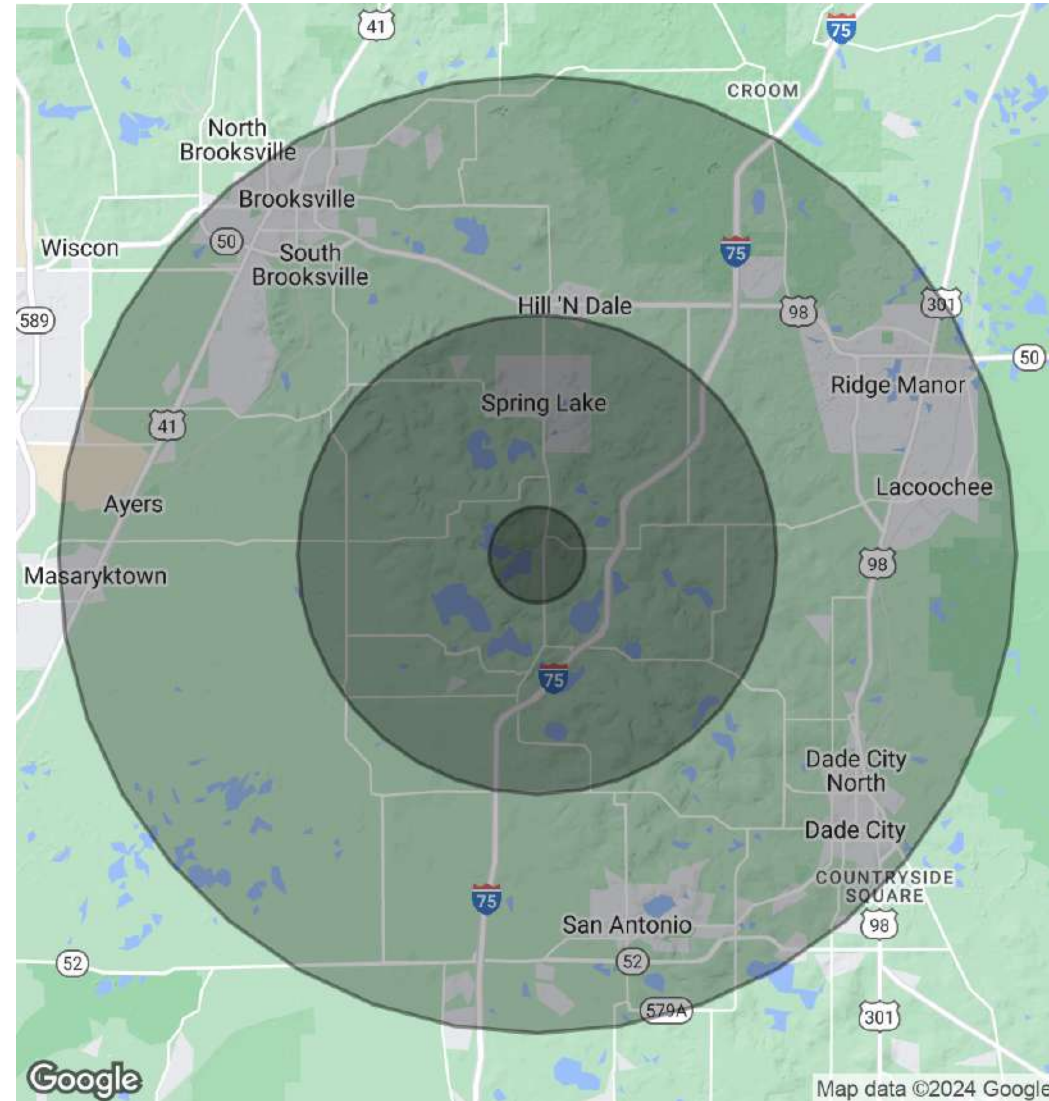
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.