

Property Description



PROPERTY DESCRIPTION

Nicks Lake Ranch is a 161-acre lakefront property located at the end of Church Road in Brooksville. This sprawling ranch features rolling hills, improved pastures, and frontage on both Nicks Lake and St Clair Lake. Improvements include cattle pens, one 4" well, and perimeter and cross fencing. It offers a rural setting while still being within an easy commute to the downtown life, allowing easy enjoyment of both lifestyles. Its diverse habitat, including shrubbery, wildflowers, oak hammocks, planted pine, and woods, bring the property to life.

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

LOCATION DESCRIPTION

Nicks 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

161 acres

ZONING AND FUTURE LAND USE

AG/Rural

PRICE

\$3,000,000

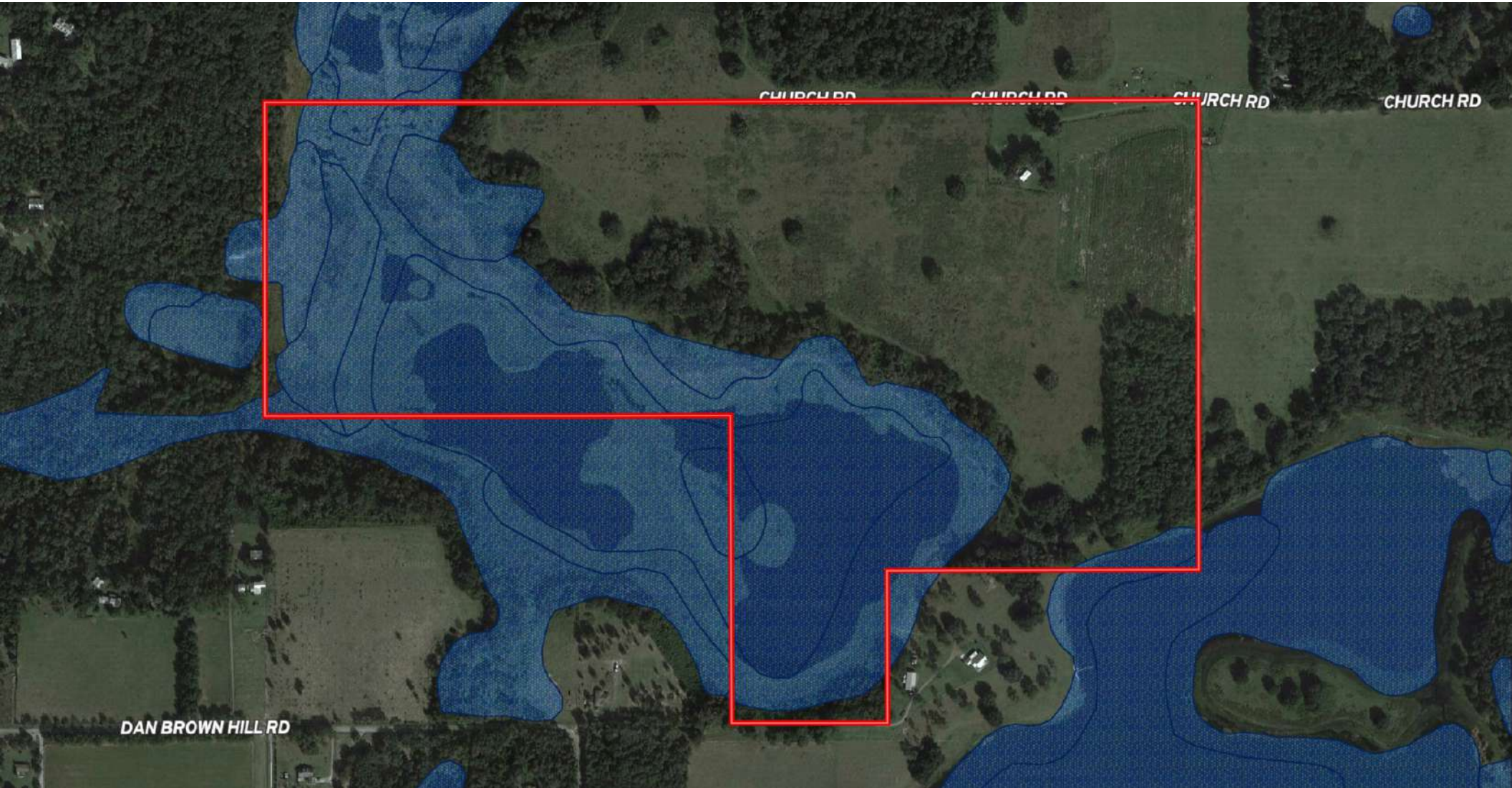
Aerial Photos



Property Photos



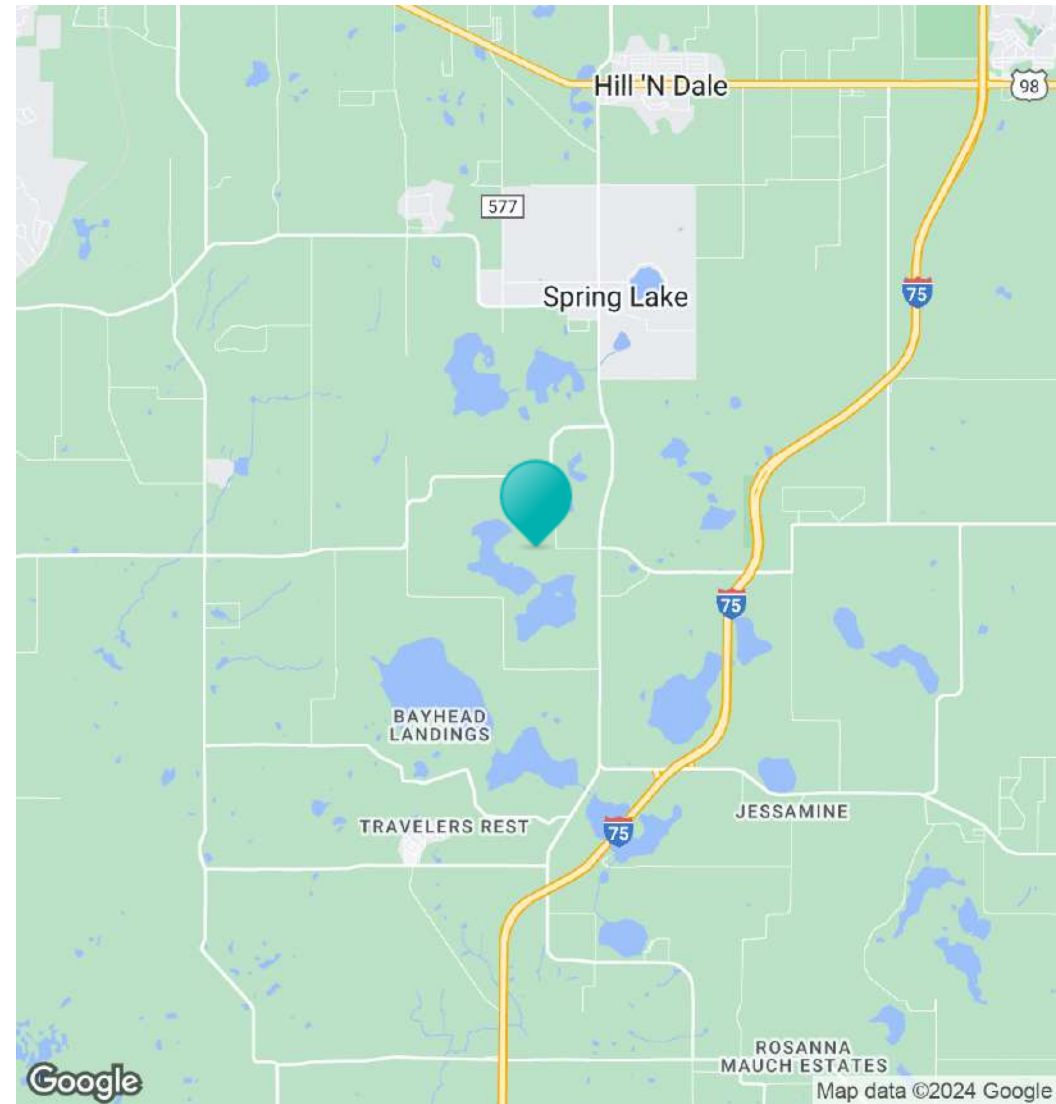
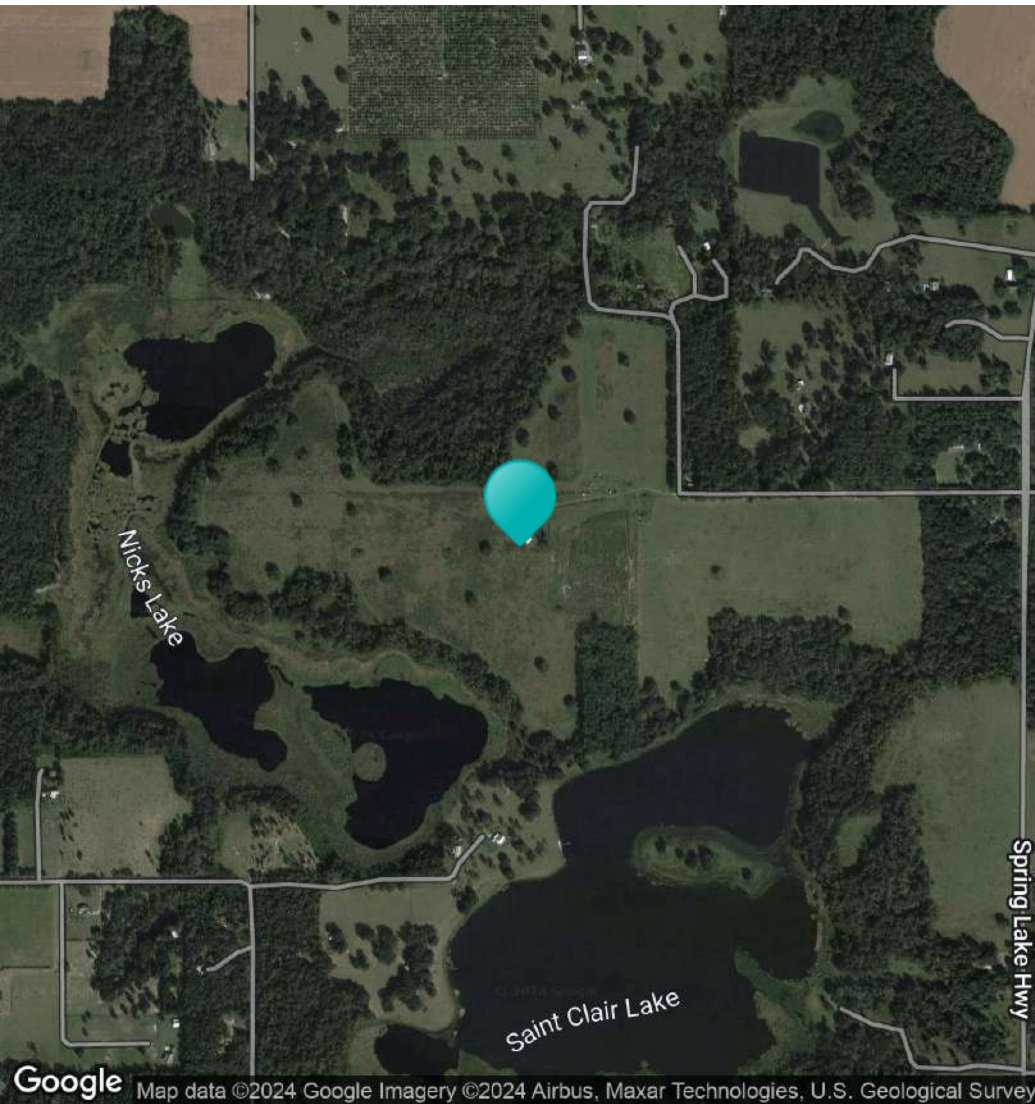
Wetlands Map



Contour Map



Location Map



Demographics Map & Report

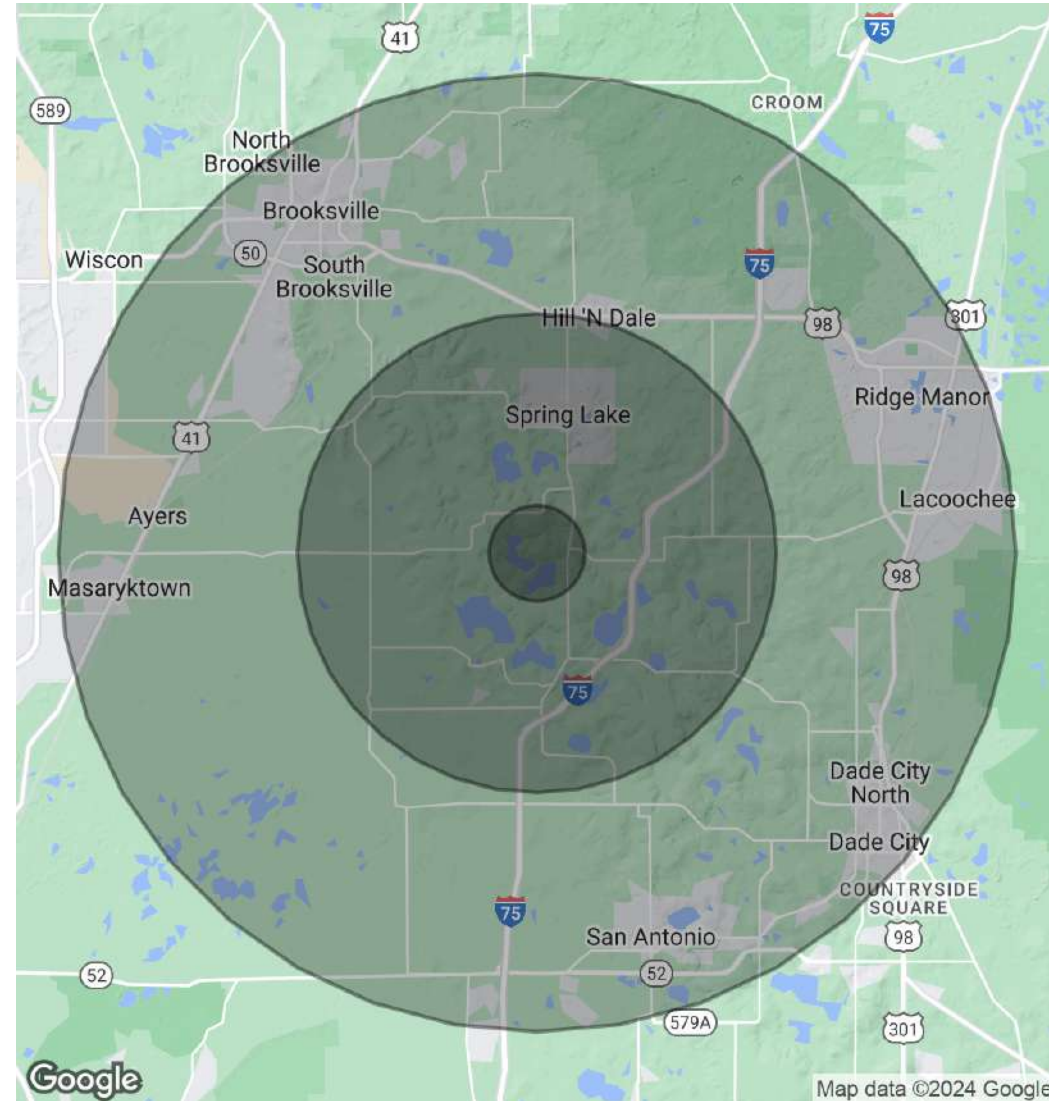
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	283	8,838	58,011
Average Age	57.1	51.9	45.8
Average Age (Male)	53.7	50.5	44.8
Average Age (Female)	58.3	52.8	47.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	127	4,066	25,359
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$70,987	\$66,449	\$59,851
Average House Value	\$290,144	\$217,448	\$164,541

* 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.

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