

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

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www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

The opportunity is to purchase a 51.1-acre tract located in Aripeka in Hernando County. The land is heavily wooded, providing a natural and tranquil setting. It features significant frontage on Osowaw Blvd (1,379 feet), providing visibility and accessibility. It's estimated to have approximately 17.66 acres of wetlands.

Approximately 31 acres on the western side of the property are zoned AG (Agriculture), primarily designated for conservation and preservation, while the remaining 20 acres are zoned R1A (Residential), which allows for low-density residential development. The parcels have a future land use of Conservation. Accordingly, this opportunity is ideal for someone seeking a family homestead, a recreational retreat, or a property for conservation. It offers the potential for building a private home surrounded by nature, creating a family compound, or enjoying activities like hunting, fishing, and exploring nature trails, all while taking in serene natural views.

Water is to the property, and sewer is just 1.2 miles down Osowaw Blvd. There are two houses on site: one is 1,688 sq. ft. built in 1970, and the other is 1,084 sq. ft. built in 1940. The condition of the houses is unknown and requires further assessment.

LOCATION DESCRIPTION

The property is located at 1535 Osowaw Boulevard (County Road 595) in Aripeka in southern Hernando County. Aripeka is a peaceful, historic town on Florida's Nature Coast, nestled between the Gulf of Mexico, marshes, and natural springs. The town's tranquil, laid-back atmosphere is reflected in its scenic streets, where fishing from bridges and enjoying the surrounding natural beauty are common activities.

The site is two miles away from US Highway 19, where local shops, medical, and restaurants are located. Given its close proximity to the highway, it is commutable to nearby cities: Weeki Wachee (12 minutes), Spring Hill (20 minutes), Brooksville (35 minutes), Tarpon Springs (40 minutes), Homosassa (40 minutes), Crystal River (50 minutes), and Tampa (1 hour). In addition, the property can easily access nearby recreational destinations, including Weeki Wachee Preserve, SunWest Park, Pine Island Park, and Cabot Citrus Farms.

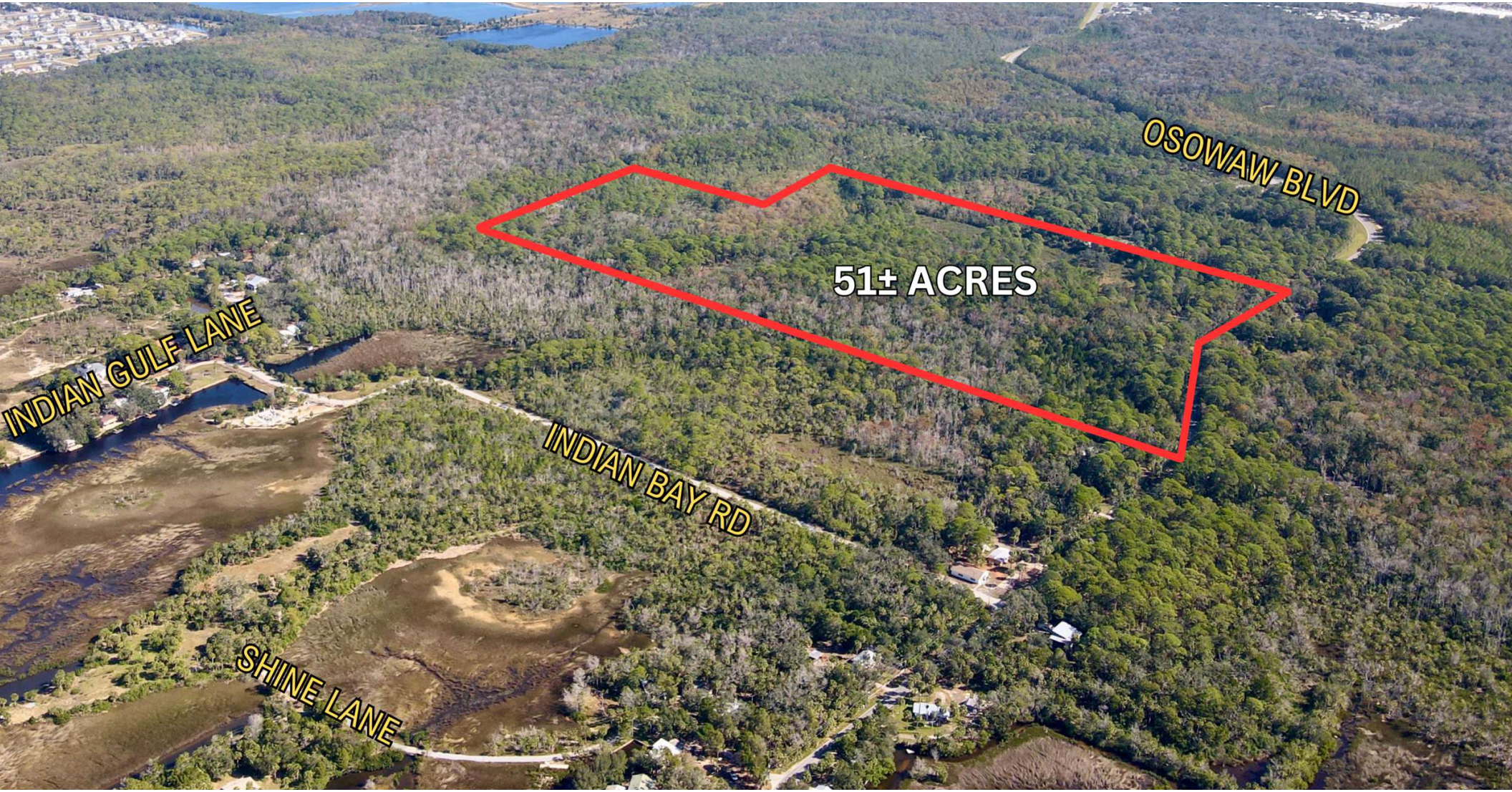
SIZE

51.1 acres

PRICING

\$750,000

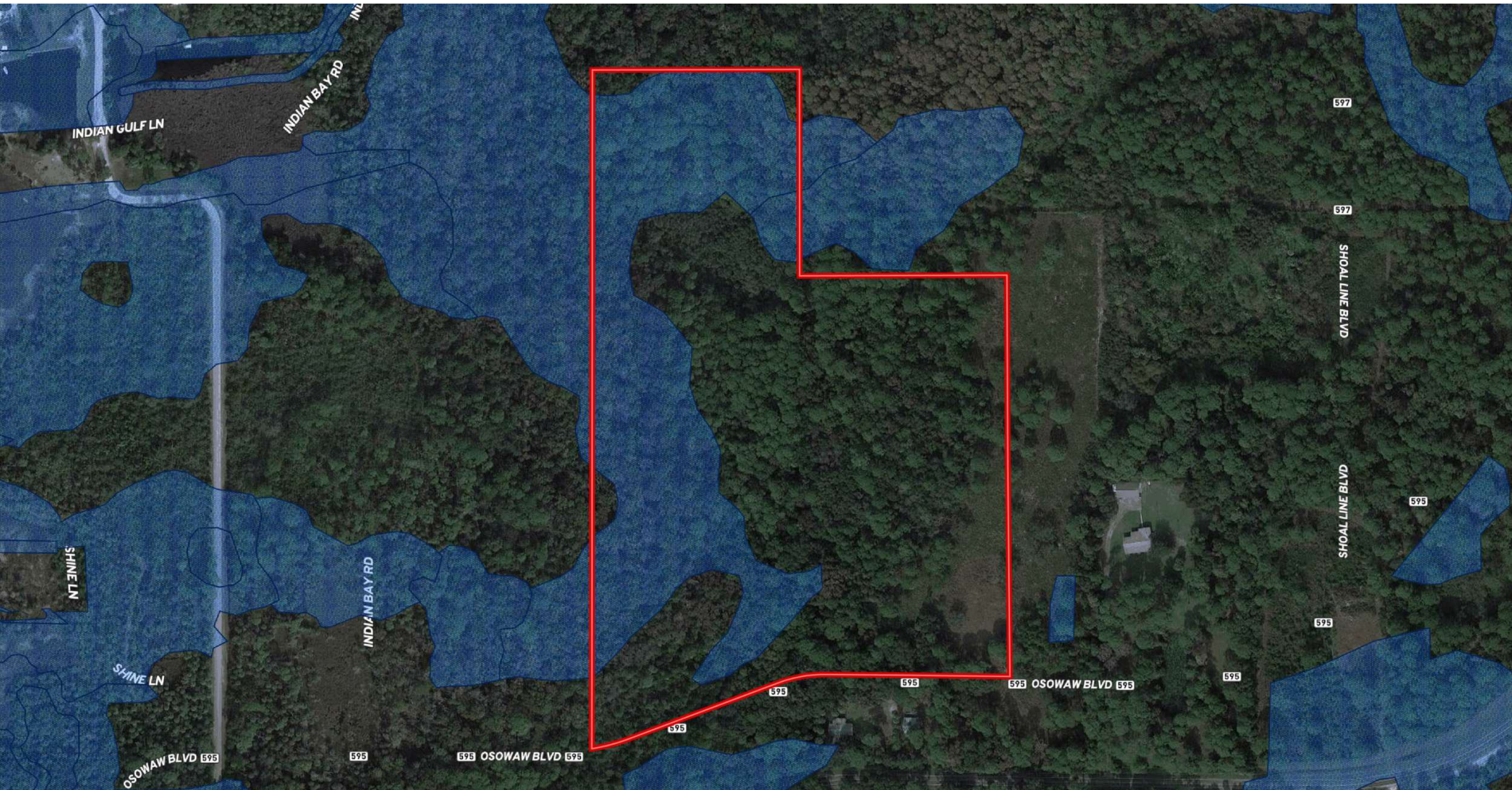
Aerial



Additional Photos



Wetlands Map



Demographics Map & Report

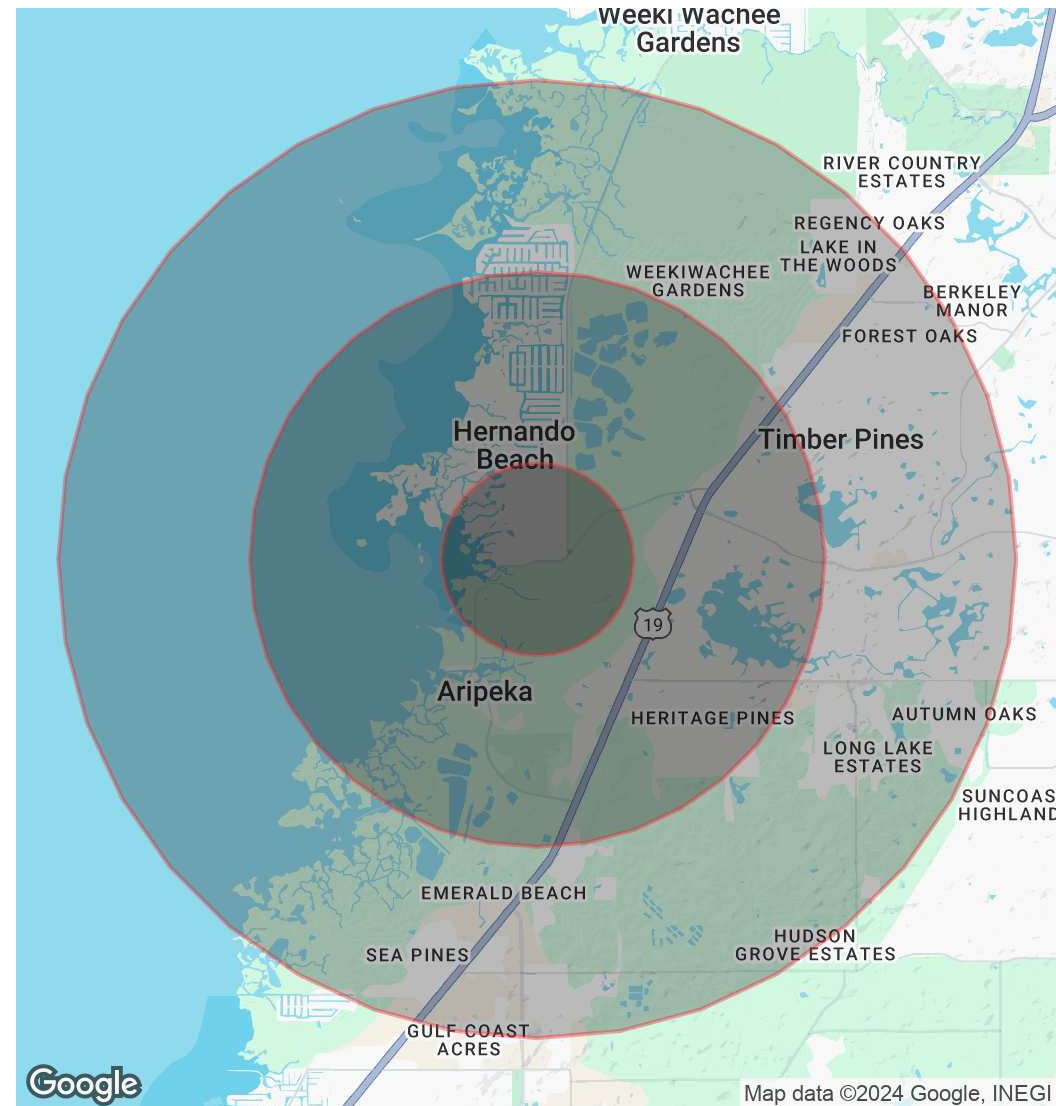
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	322	14,060	49,048
Average Age	55	53	51
Average Age (Male)	56	52	51
Average Age (Female)	55	53	52

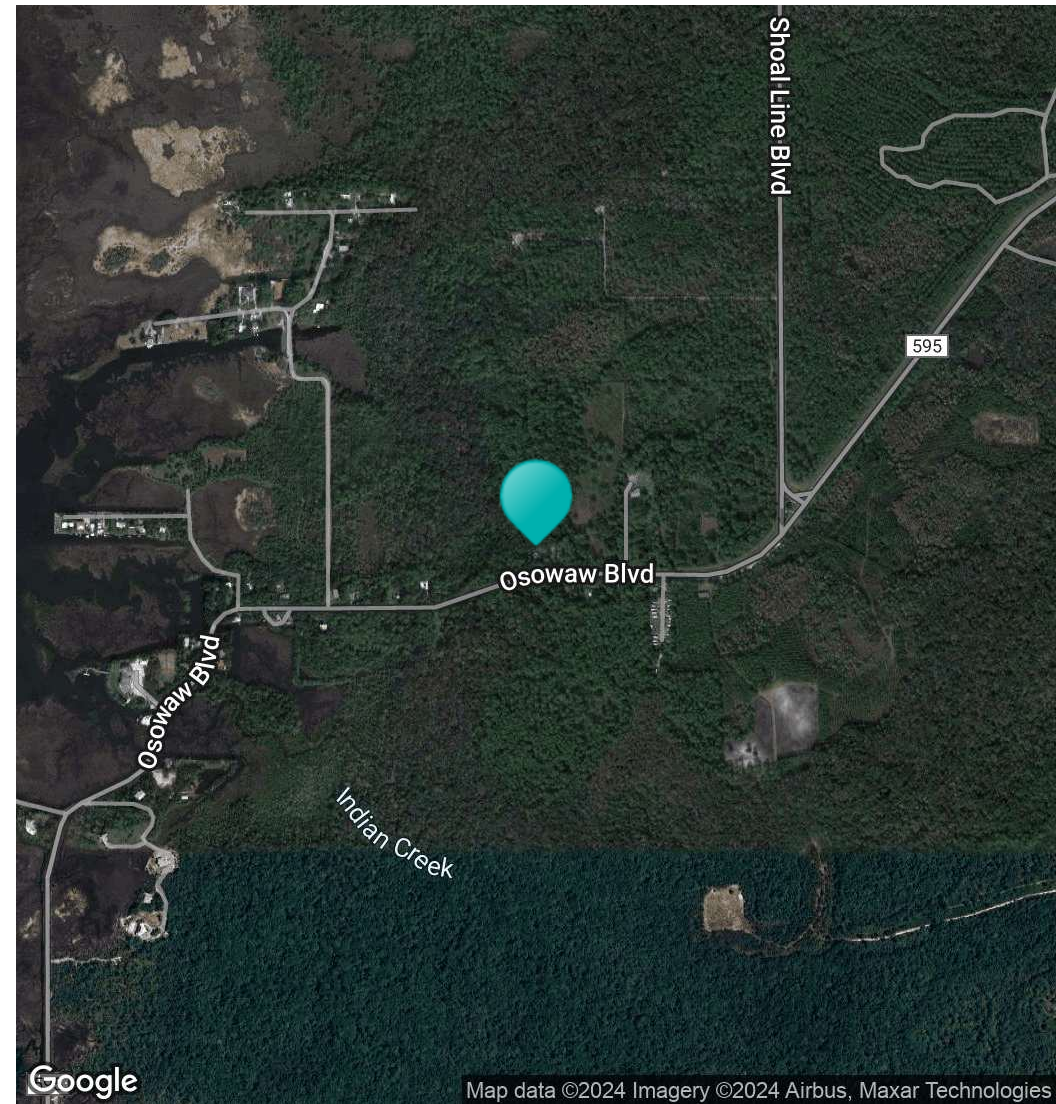
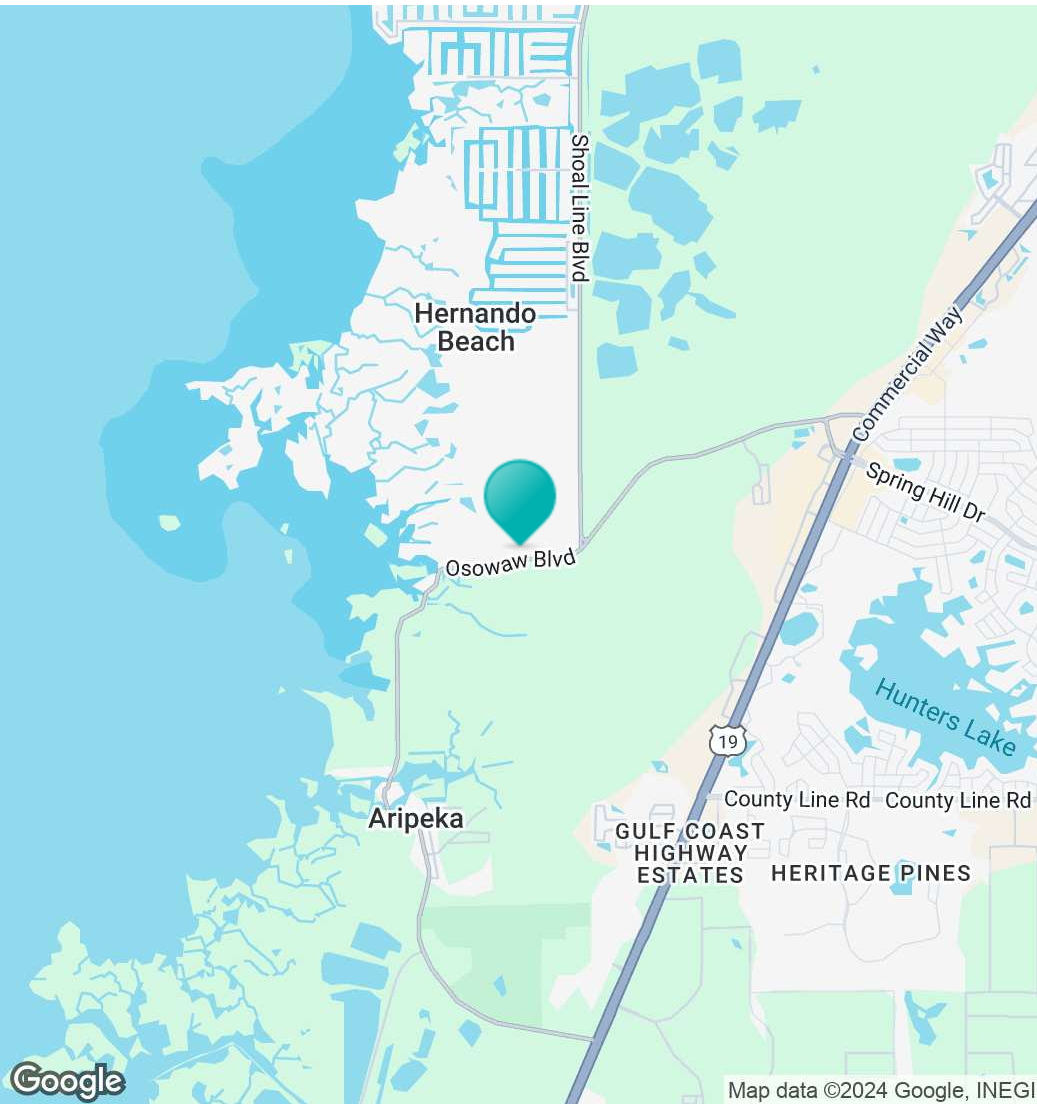
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	158	6,329	21,931
# of Persons per HH	2	2.2	2.2
Average HH Income	\$95,120	\$69,985	\$69,344
Average House Value	\$336,978	\$280,445	\$265,506

Demographics data derived from AlphaMap



Location Maps



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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.