

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 approximately 28 acres located in Aripeka (Hernando County). The property is heavily wooded and boasts significant frontage on Indian Bay Road (1,918 feet), ensuring easy accessibility. It is estimated to have approximately 15.37 acres of wetlands. Water is to the property, and sewer is located 1.6 miles down Osowaw Blvd.

The parcels are zoned AG (Agriculture) with a future land use of Conservation, offering a variety of potential uses. These include opportunities for recreational activities such as hunting and hiking, building private residences, or preserving the natural landscape.

LOCATION DESCRIPTION

The property is located at 1490 Indian Bay Road 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). Additionally, the property can easily access nearby recreational destinations, including Weeki Wachee Preserve, SunWest Park, Pine Island Park, and Cabot Citrus Farms.

SIZE

27.9 acres

ZONING AND FUTURE LAND USE

Zoning: AG (Agriculture)
Future Land Use: Conservation

PRICE

\$275,000

Aerial



Additional Photos



Wetlands Map

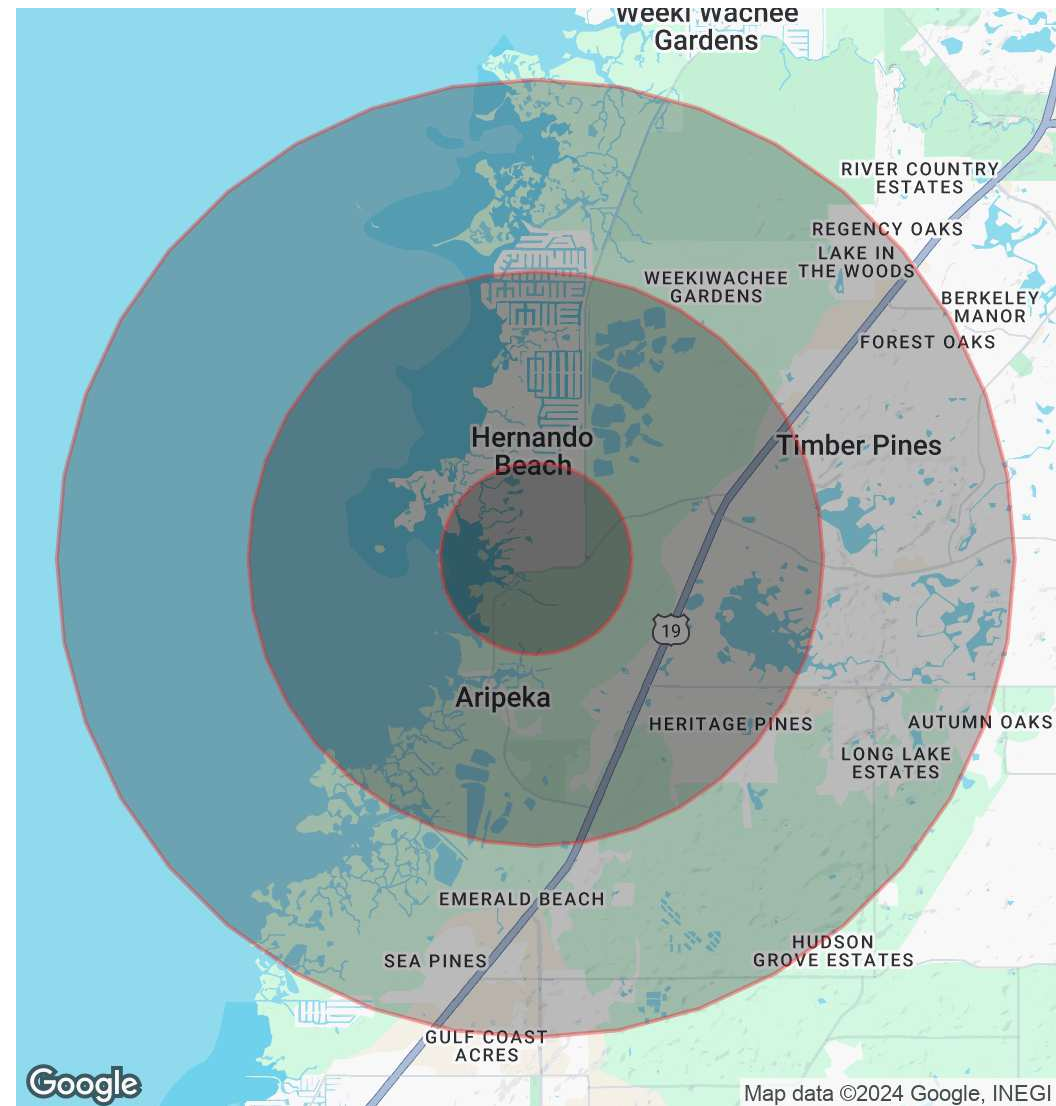


Demographics Map & Report

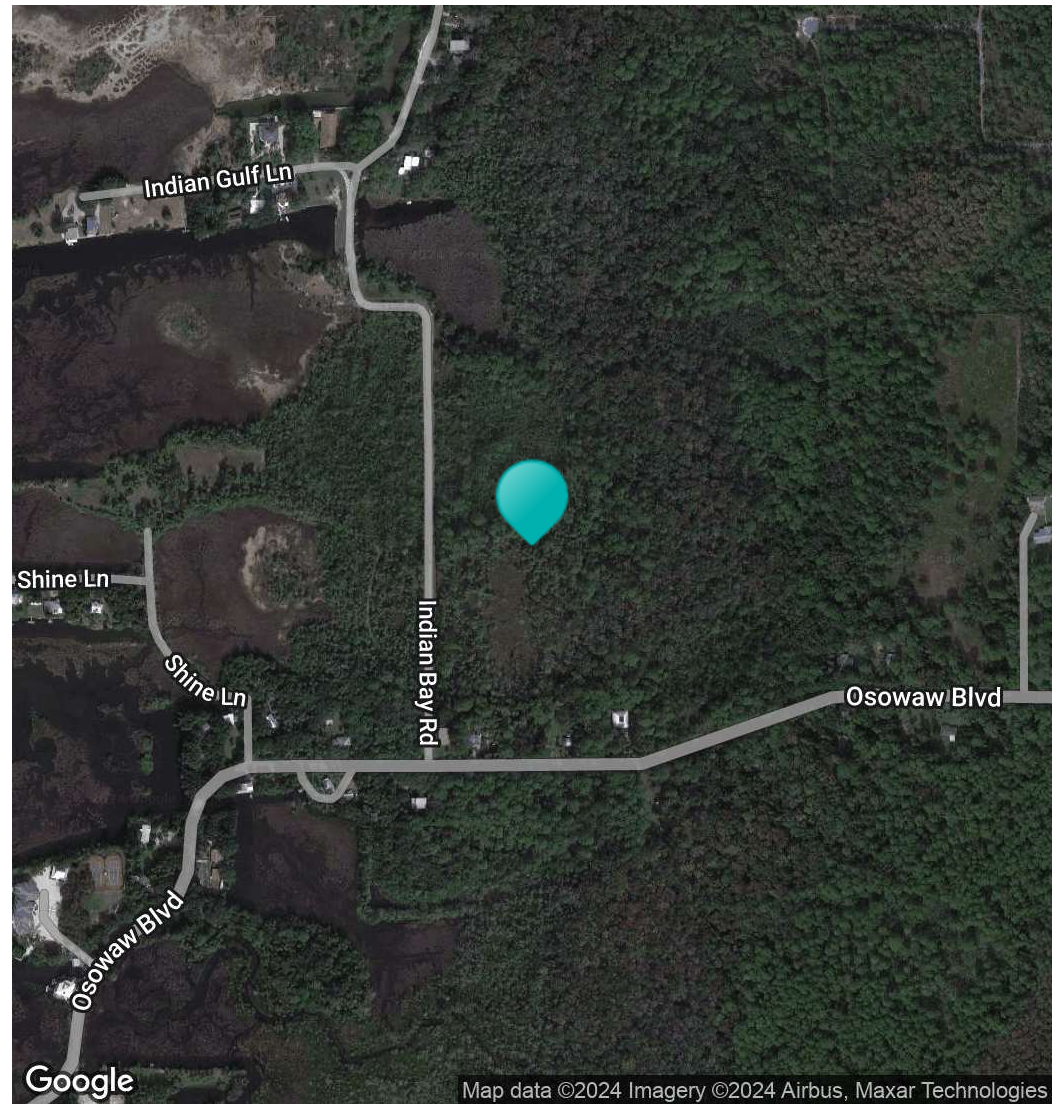
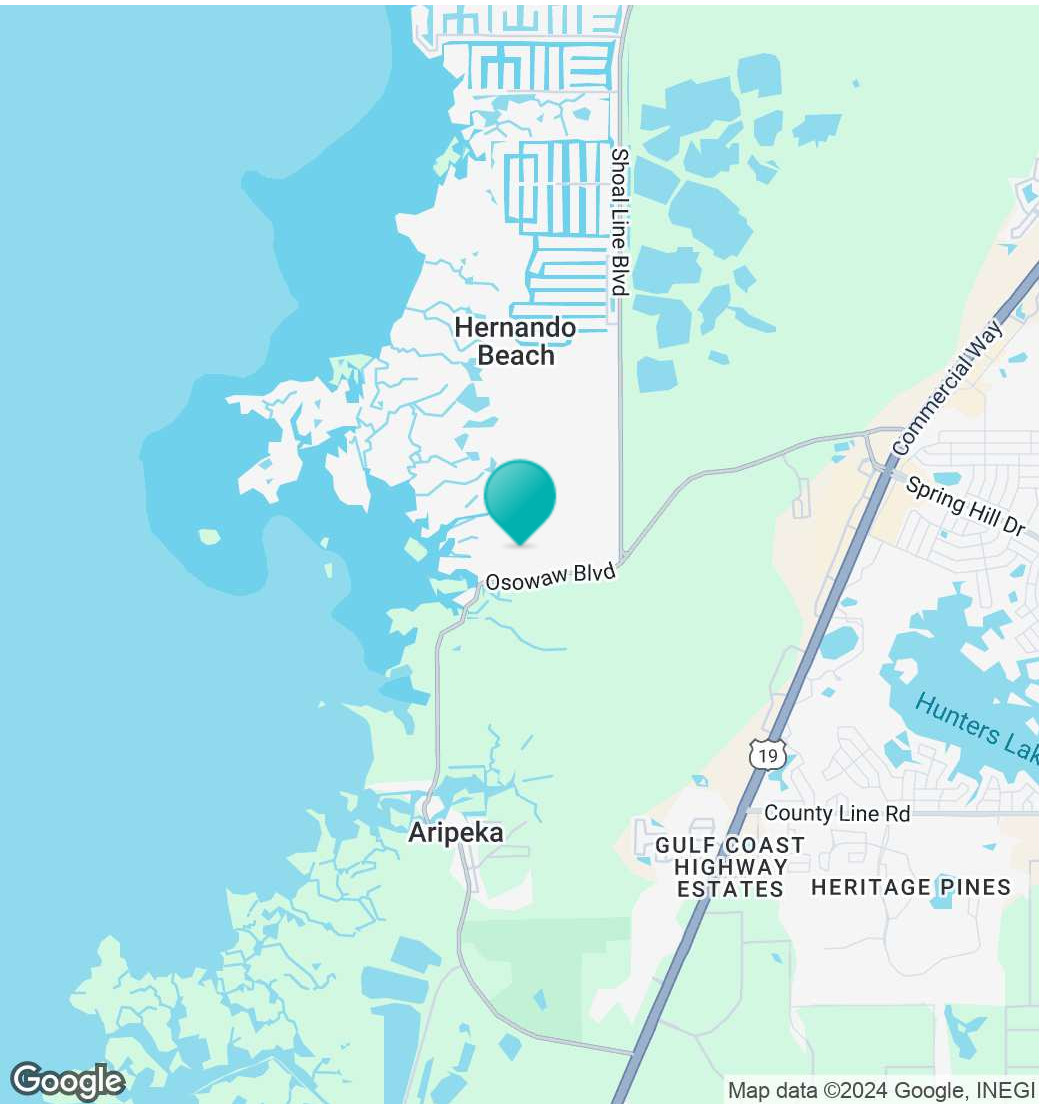
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	311	11,669	45,048
Average Age	55	53	51
Average Age (Male)	56	53	50
Average Age (Female)	55	53	52

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	152	5,255	20,194
# of Persons per HH	2	2.2	2.2
Average HH Income	\$95,120	\$71,999	\$69,098
Average House Value	\$336,978	\$283,923	\$263,678

Demographics data derived from AlphaMap



Location Map



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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.