

Spring Lake Reserve Ranch

1114 Spring Lake Hwy, Brooksville, Florida 34602

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PROPERTY OVERVIEW



Sale Price

\$7,970,600

Offering Summary

| | |
|----------------|---|
| Acreage: | 363 Acres |
| Price / Acre: | \$21,958 |
| State: | Florida |
| City: | Brooksville |
| County: | Hernando |
| Property Type: | Ranches and Pastureland, Acreage and Estates, Hunting and Recreational Land |

Property Overview

Introducing a prime land investment opportunity in the heart of Brooksville, Florida. This expansive tract offers a rare combination of usable acreage, natural landscape, and strategic location just minutes from I-75. The property is well suited for private estates, a recreational retreat, or long-term land hold.

The property features a 2,471± SF residence built in 1973, providing immediate functionality as a primary residence, hunting lodge, or caretaker home while offering flexibility for future improvements. The land showcases a diverse mix of open pasture, scattered hardwoods, and native habitat that supports a variety of uses including hunting, trail riding, and outdoor recreation.

Surrounded by larger-acreage ownership and located near Withlacoochee State Forest and Weeki Wachee Springs State Park, the property benefits from abundant wildlife and access to some of Florida's most desirable natural landscapes. Its AG zoning enhances its versatility, allowing for agricultural use, residential development, or a family compound setting.

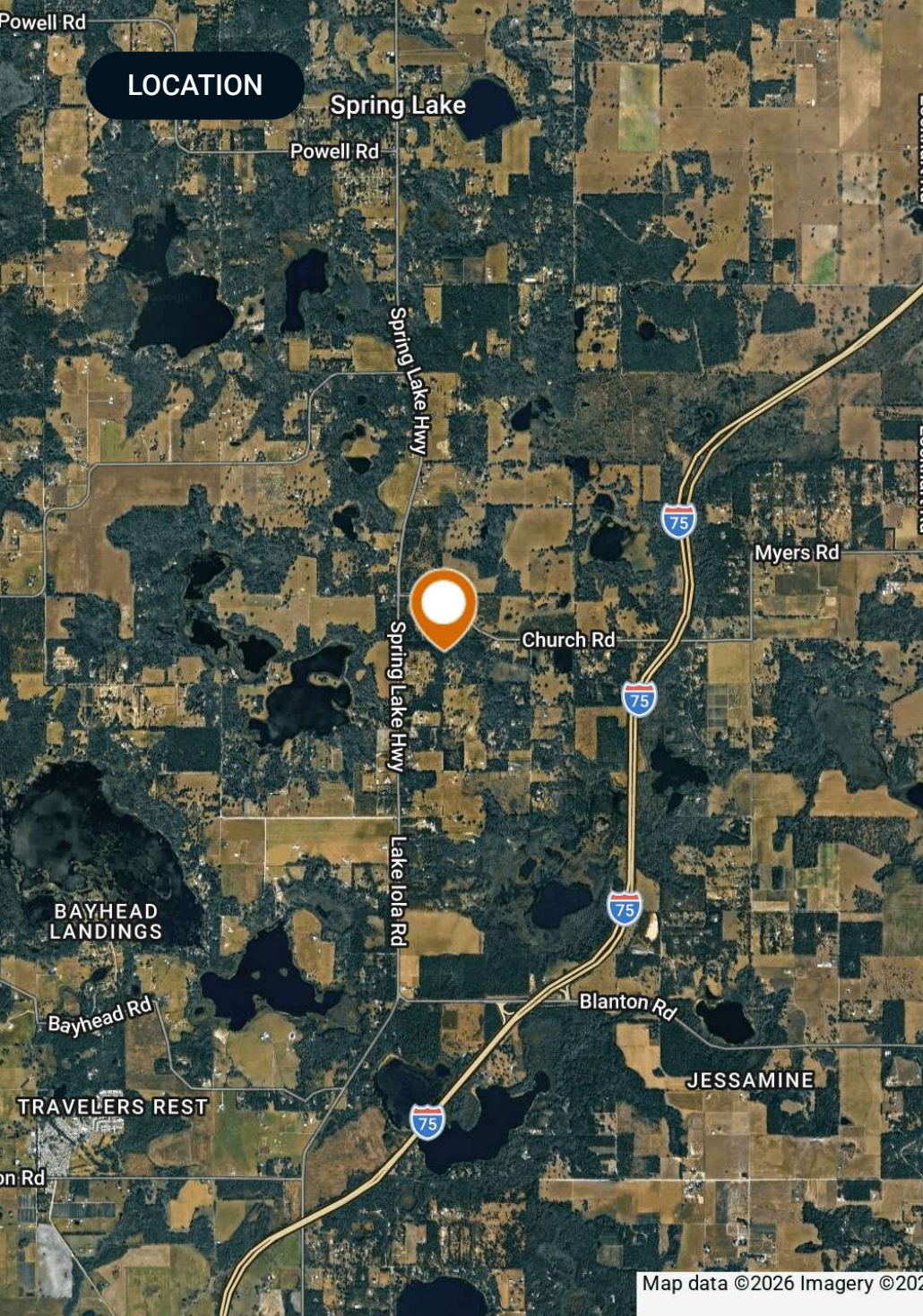
Positioned in a rapidly growing area of Hernando County where demand for rural land continues to increase, this offering presents both immediate usability and long-term investment upside. Whether you are looking to establish a private retreat or secure a well-located land asset in the path of growth, this property delivers exceptional potential.

SPECIFICATIONS & FEATURES



Specifications & Features

| | |
|-------------------------------------|---|
| Uplands / Wetlands: | 353 acres uplands / 10 acres wetlands |
| Zoning / FLU: | AG / RUR |
| Road Frontage: | Frontage on Spring Lake Highway and Church Road |
| Fencing: | Yes |
| Structures & Year Built: | 2471 ± SF residence built in 1973 |



Location & Driving Directions

R2742320000002100000;
R3442320000001700010;
R3442320000001700030;
R3442320000001600000;
R3442320000000300000;
Parcel: R2742320000000200000;
R2742320000000400000;
R2742320000000700010;
R2742320000000500010;
R27423200000002100010;
R2742320000000200010

GPS: 28.4520695, -82.29864

Driving Directions: Contact advisors

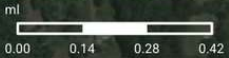
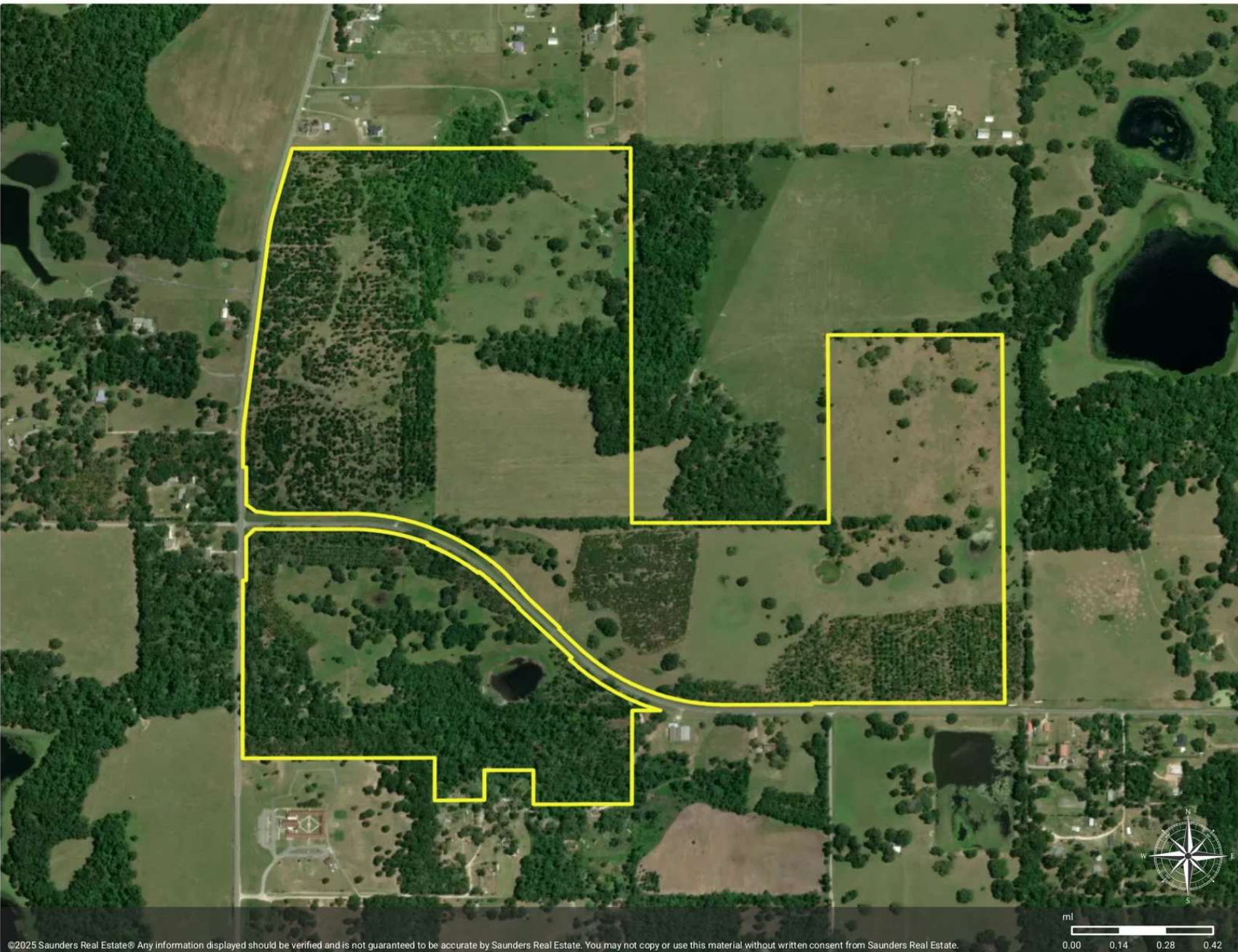
Showing Instructions: Contact advisors

PROPERTY OUTLINE



Spring Lake Reserve Ranch

■ Polygon



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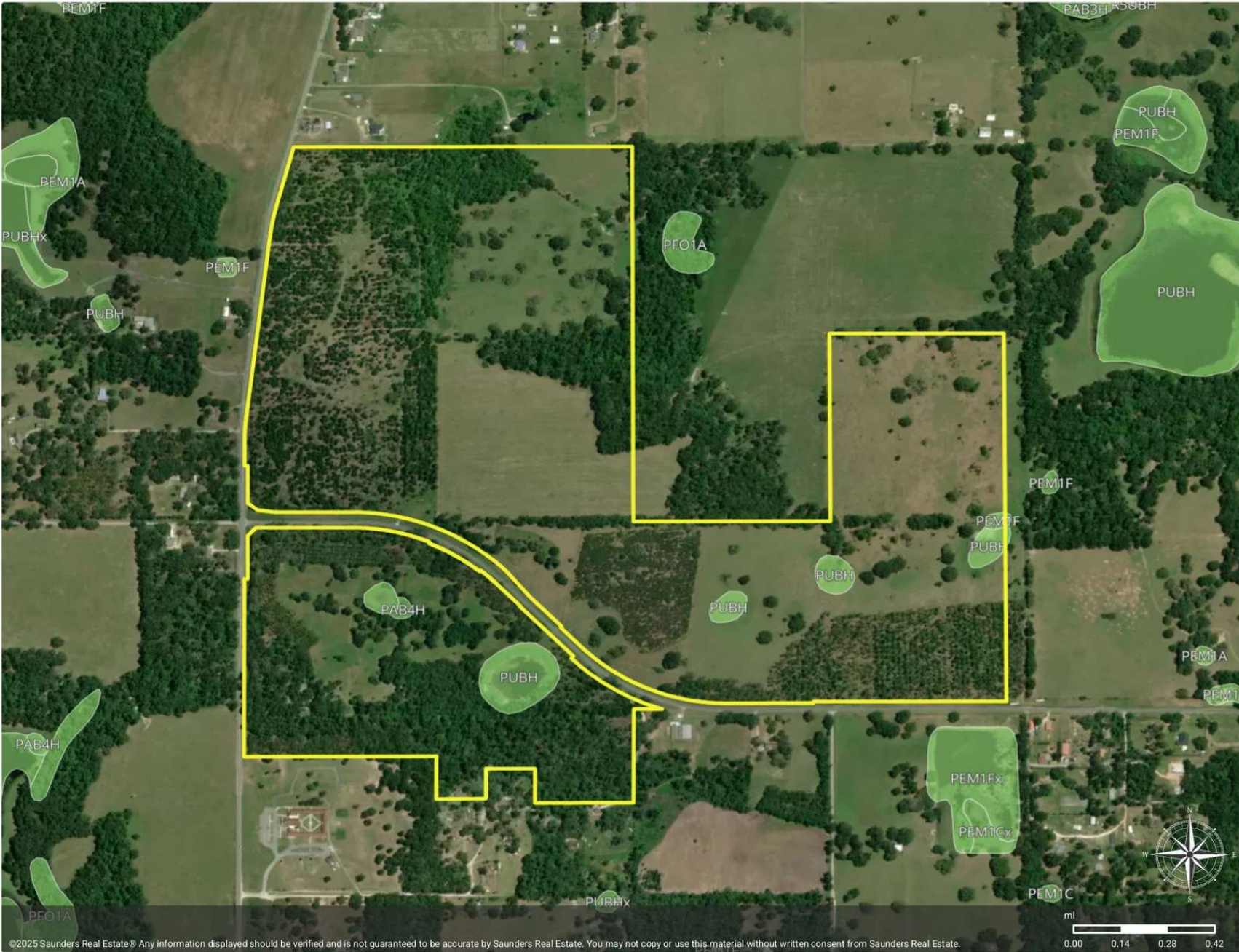
WETLANDS MAP



Wetlands NWI

- Polygon
- Wetlands NWI: Palustrine

| CODE | DESCRIPTION | ACRES |
|----------------------|-----------------------------|--------|
| PUBH | Freshwater Pond | 8.91 |
| PAB4H | Freshwater Pond | 0.33 |
| PEM1F | Freshwater Emergent Wetland | 0.32 |
| TOTAL UPLAND | | 353.21 |
| TOTAL WETLAND | | 9.56 |
| TOTAL | | 362.77 |



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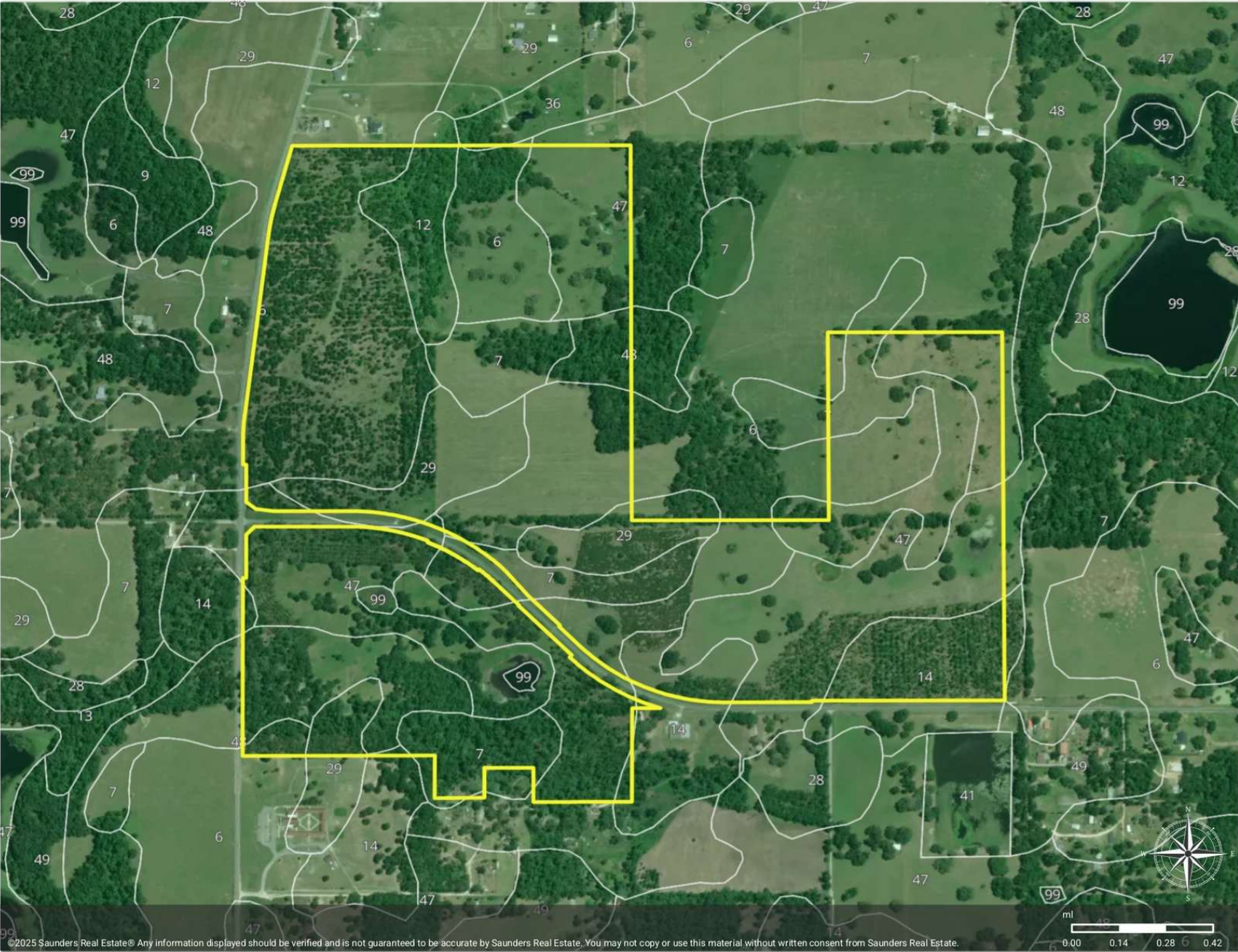
SOILS MAP



Soils

- Polygon
- Soils

| MUID | COMPONENT NAME | ACRES |
|--------------|----------------|---------------|
| 6 | Arredondo | 143.85 |
| 47 | Sparr | 78.08 |
| 7 | Arredondo | 51.67 |
| 29 | Kendrick | 28.13 |
| 48 | Sparr | 24.41 |
| 14 | Candler | 22.90 |
| 12 | Blichton | 11.89 |
| 99 | Water | 1.67 |
| 36 | Nobleton | 0.15 |
| TOTAL | | 362.77 |



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ADDITIONAL PHOTOS

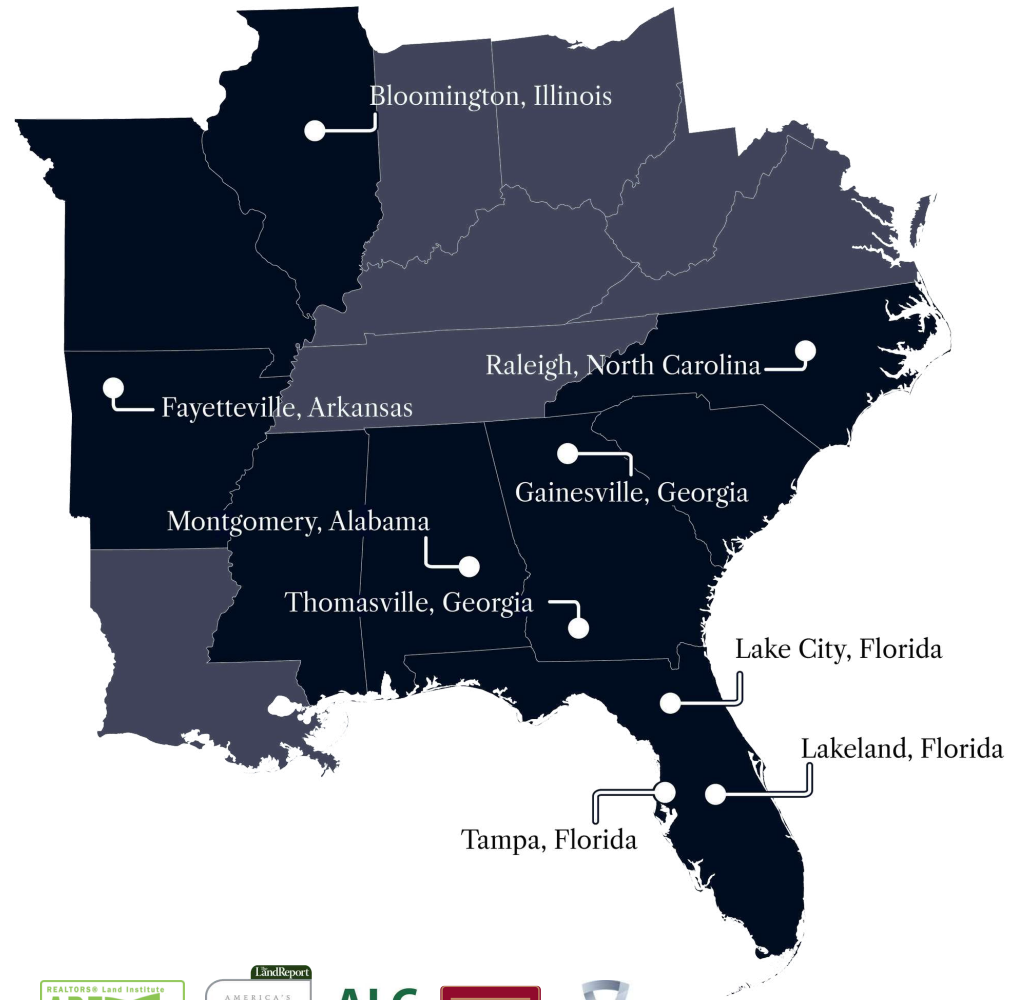


ADDITIONAL PHOTOS





At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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