

Central Florida Ranch

Brooksville, FL • Hernando County

443 +/- Acres

Entitled for Residential Development to a Maximum of 450 Units!

Cattle, Hunting, Timber Production Potential





Parcel IDs: R4231911000000400000, R4231910000000100000

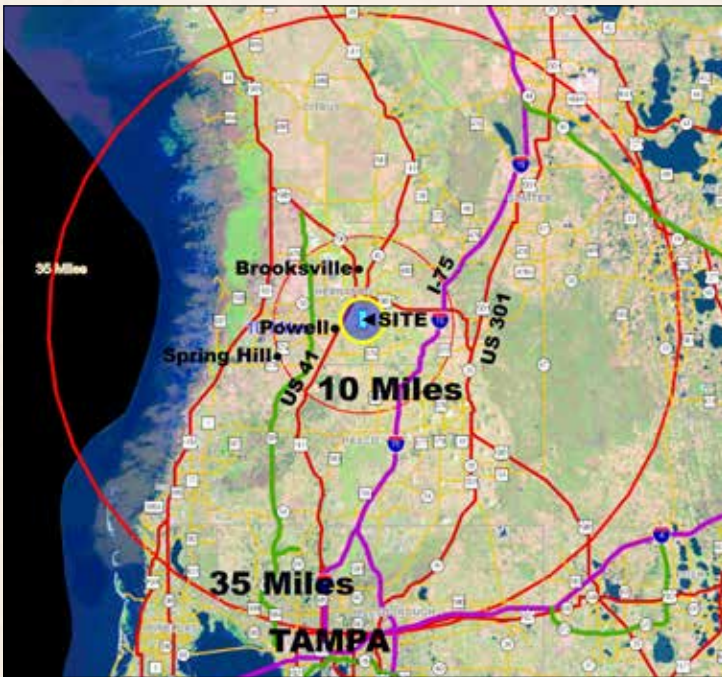
GPS: 28.489628, -82.382461

Driving Directions:

- Go north on SR 589 to Spring Hill Drive
- Turn east on Spring Hill Drive to US 41
- Turn left (north) on US 41 to Powell Road
- Turn right (east) on Powell Road, cross the RR track, and continue on Powell Road for 1.5 miles
- Property is on left
- **For alternate access gate**, continue an additional 1/2 mile east on Powell Road
- Turn left on Culbreath Road and pipe gate with combination lock is 1/2 mile north on Culbreath Road on the left

*Shown by Appointment Only
Call for Gate Combination on Culbreath Road*

**Timber Income Potential!
Managed Volunteer Mature Pine
and Planted Pine Stands**



4 +/- Miles to downtown Brooksville

5 +/- Miles to Brooksville-Tampa Bay Regional Airport

6 +/- Miles to the Suncoast Parkway

13 +/- Miles to I-75

35 +/- Miles to downtown Tampa

For additional details and maps, go to:
www.SREland.com/CFRanch

Central Florida Ranch

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This property has significant elevation changes with long distance views accented by a creek and two ponds. Beautiful hardwood hammocks are combined with native and planted pine. There are over 200 acres of improved pasture and good grazing in the woods on the northern half of the property. Deer, turkey, and wild hogs are abundant for hunters!

Great location: 6 miles to the Suncoast Parkway, 4 miles to downtown Brooksville, and 35 miles to downtown Tampa. Only 5 miles to the Brooksville-Tampa Bay Regional Airport

Located within the city limits of Brooksville, the Future Land Use designation allows for a maximum of 450 units under the City of Brooksville Comprehensive Plan.

Acreage:

- 443.3 +/- total acres
- Includes over 200 acres improved pasture plus good grazing in the woods, especially on the northern half of the property

Sale Price: \$2,750,000

Price per Acre: \$6,203.47

Permitted Lots: Maximum of 450 units allowed under City of Brooksville's Comprehensive Plan

County: Hernando

Site Address: Powell Road, Brooksville, FL 34604

Nearest Intersection: Powell Road and US 41

Water Features: Two ponds stocked with large mouth bass, each pond is approximately one acre in size

Road Frontage:

- 936 +/- FT on Powell Rd. (CR 572 - 2-lane asphalt paved road)
- Alternate access on Culbreath Road, paved, single lane

Utilities & Water Source:

- (1) 2-inch well, (1) 4-inch well
- Proximity to Southern Hills Plantation Club development and the property's inclusion within the city limits of Brooksville should allow for city water and sewer services

Zoning/FLU:

- Zoning: Agriculture / Residential Development District
- FLU: allows 450 residential units in cluster development

Uplands/Wetlands: 90% uplands, 10% wetlands

Structures on Property: 2 barns, recently renovated cowpens

Hunting Game Populations: Abundant deer, turkey, wild hogs for hunters

Income Potential: Volunteer mature pine mixed with planted pine, which is currently being managed by NRPS, Inc.



Cattle, Ranch, Hunting Deer, Turkey, Hogs

Poised for Future Development

to a Maximum of 450 Units under the
City of Brooksville Comprehensive Plan!

**Adjacent to Southern Hills Plantation Club
Residential Development**

Great Investment!

Timber Production Potential



Saunders
REAL ESTATE

863.648.1528

114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

443 +/- Acres • Great Potential for Future Development
Entitled for Residential Development to a Maximum of 450 Units!
Agriculture, Cattle, Ranch, Hunting Deer & Turkey, Timber Production Potential

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