

Nature Coast Springs

Weeki Wachee, Florida • Hernando County

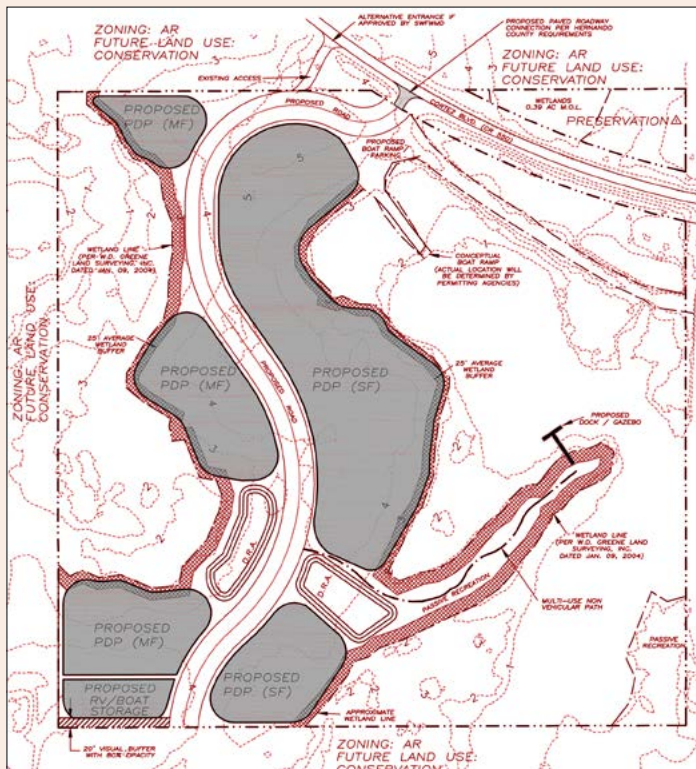
37.72 +/- Acres

**Residential Development, Recreational Acreage,
RV Park, Estate Acreage Homesite
Direct water access to the Gulf of Mexico!**





Concept Site Plan



Nature Coast Springs

A beautiful second magnitude spring with a large pool spanning 200-300 feet across marks the focal point of this beautiful property. Mud River Spring is situated fully within the parcel boundaries in the NE portion of the property. The spring flows cool, clear water to form the headwaters of Mud Creek, a tributary to the famed Weeki Wachee River. It is not uncommon to see manatee amongst schools of fish during the winter season in the spring. The western side of the tract marks the edge of the broad marshlands of the Gulf of Mexico. Two smaller spring vents are adjacent to the tidal creek near the NW corner of the property. The southern portion of the property features frontage on the Mud River and adjoins a small and charming fish camp. Between the wetlands lies approximately 18 acres of uplands featuring attractive pine and hardwood forest including a mature stand of slash pine with some specimens approaching two feet in diameter.

Although a relic of natural Florida, this property is easily accessed off Cortez Boulevard and Mary's Fish Camp Road. It is conveniently located only a few miles from the iconic Weeki Wachee Springs State Park or from Pine Island Beach Park. It is also just a couple miles from Hernando County's Bayport Park with deep water Gulf access via Bayport Channel. The area offers some of the most prolific inshore and offshore angling on the west coast of Florida.

Parcel IDs: R4221729000001300000, R4221729000001000000

GPS: 28.547973, -82.626458

Driving Directions: Close to US 19 and 15 minutes to the Suncoast Parkway, this natural gem is less than an hour's drive to Tampa International Airport.

- Property is on the south side of Cortez Boulevard, 3.5 miles west of U.S. 19
- Turn left on Mary's Fish Camp Road

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Acreage:

- 37.72 +/- gross acres
- Includes 18 +/- net upland acres

Sale Price: \$2,800,000

Price per Acre: \$74,231

County: Hernando

Site Address: Mary's Fish Camp Road, Weeki Wachee, FL 34607

Nearest Intersection: Mary's Fish Camp Rd. and Cortez Blvd.

Water Frontage: 1,600 +/- feet of spring and riverfront

Road Frontage:

- 1,300 +/- feet of frontage on Mary's Fish Camp Road, a paved dedicated county road that runs through the middle of the property
- 680 +/- feet on Cortez Boulevard (SR 550)

Uplands/Wetlands:

- 18 +/- acres uplands
- 19 +/- acres wetlands (including large mineral spring)

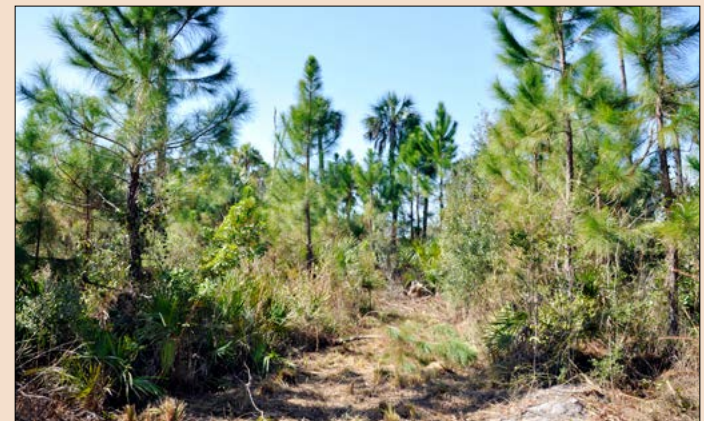
Zoning/FLU: Residential zoning for single family residential, multi family residential, RV park, and recreational uses.

Planning Available: Concept site plan

Uses: Residential development, recreational acreage, estate acreage homesite, RV park



Direct water access to the Gulf of Mexico



10-25-50 Mile Radius



Minutes to the Gulf of Mexico!

- Minutes to the Suncoast Parkway
- 3 +/- Miles to Weeki Wachee Springs State Park
- 2 +/- Miles to Hernando County's Bayport Park/Boat Ramp
- 2.5 +/- Miles to Pine Island Beach Park
- 1 +/- Hours Drive to Downtown Tampa

Surrounded by
Chassahowitzka Wildlife Management Area and Weeki Wachee Preserve

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Residential Development, Recreational Acreage,
RV Park, Estate Acreage Homesite

Surrounded by the
Chassahowitzka Wildlife Management Area and Weeki Wachee Preserve

1600 +/- Feet of Picturesque Spring and Riverfront
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