

LAND FOR SALE

10 acres

Brittany Lane Brooksville, FL 34602



DJI 0001

OFFERING MEMORANDUM

Terry Bickel ALC, CCIM  
Broker/Owner  
352.585.1110 mobile/text  
Terry@teambickel.com

**BICKEL REALTY**

[www.teambickel.com](http://www.teambickel.com)

25504 NW 122nd Ave  
High Springs, FL 32643  
844.799.3044  
[www.teambickel.com](http://www.teambickel.com)

# Property Details

## OFFERING SUMMARY

<b>Listing Price</b>	<b>\$120,000</b>
<b>Acres</b>	10 acres
<b>Price Per Acre</b>	\$12,000
<b>County</b>	Hernando
<b>Zoning</b>	Agriculture
<b>Utilities</b>	Power available, well needed
<b>Soils</b>	Arrendondo fine sand, Candler fine sand
<b>Taxes</b>	\$231.31
<b>Parcel ID</b>	R12 423 20 7000 0000 0140
<b>Coordinates</b>	28°29'49.20"N, - 82°15'52.92"W
<b>Frontage</b>	60 ft on Brittany Lane

## PROPERTY OVERVIEW

This beautiful 10 ac is part of a Hernando County Class I subdivision Looking for the perfect parcel to build a ranch on a dead end road? This 10 acres (parcel 14) is already fenced on 3 sides and offers some of the best views in Hernando County, excellent pasture for horses or farming and the private dirt roads leading back here will limit traffic issues. It is planted in Coastal Bermuda and will need septic and well, power runs along Brittany Lane. It is an easy commute to Hillsborough County via I-75.

## PROPERTY HIGHLIGHTS

- Simple Deed Restrictions
- 150 ft plus elevation
- Excellent soils
- Currently planted in Coastal Bermuda

## DIRECTIONS

From I-75 and Hwy 50 go west to left (south) on Lockhart Rd to right (west) on Old Trilby Rd to left (south) on Siesta Rd to right (west) on Ilamae Way. To left (south) on Brittany Lane to end on the left.

The statements contained herein are based upon the information furnished by sources we deem reliable for which we can assume no responsibility. This offering is made subject to prior sale, change in price or terms, omissions, rentals or other conditions, withdrawal without notice. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing.

Jones  
\$375,000.00

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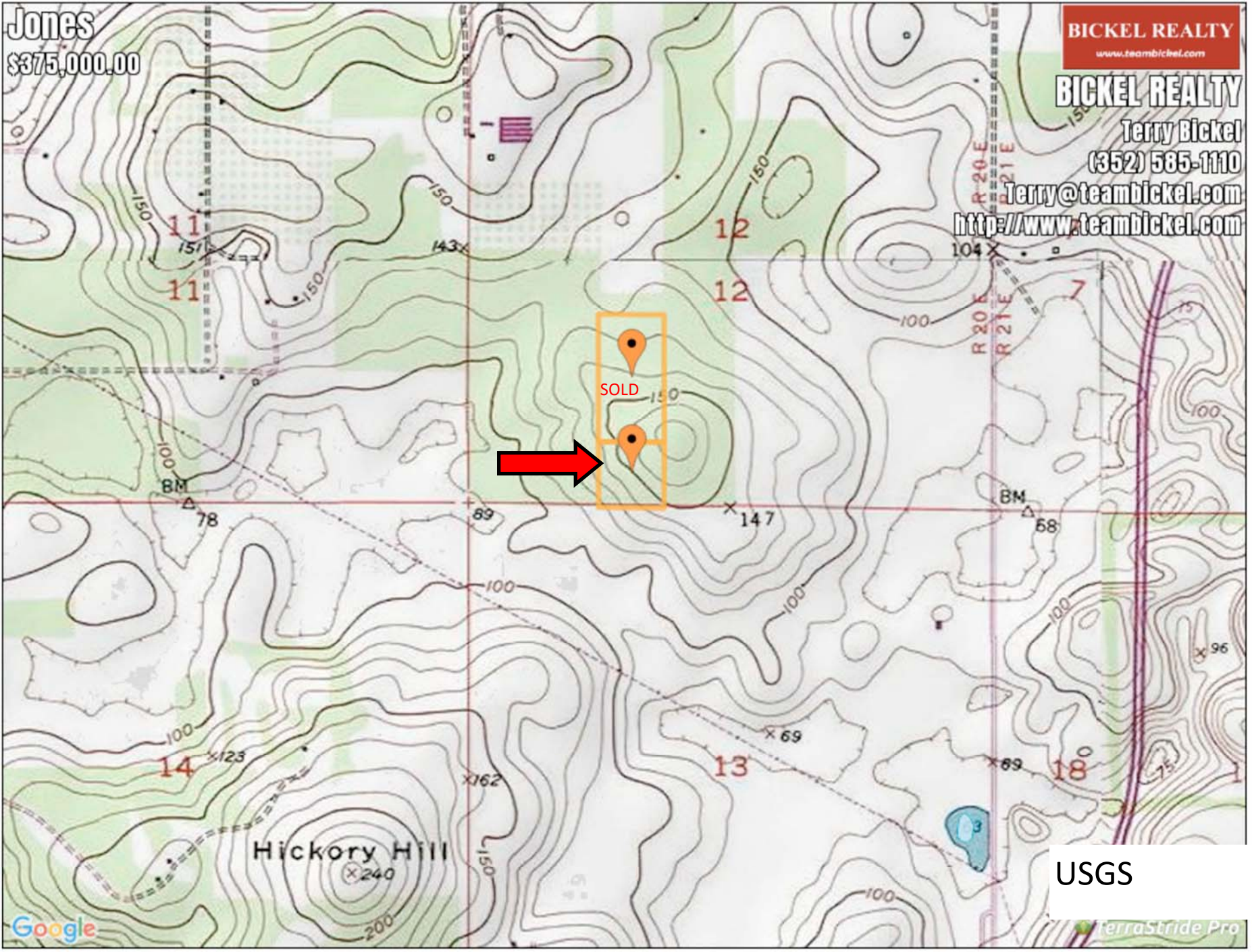


Aerial w FEMA

Jones  
\$375,000.00

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USGS

Google

TerraStride Pro

Property Photos



Street View to south



Street View to north



View from Brittany Lane



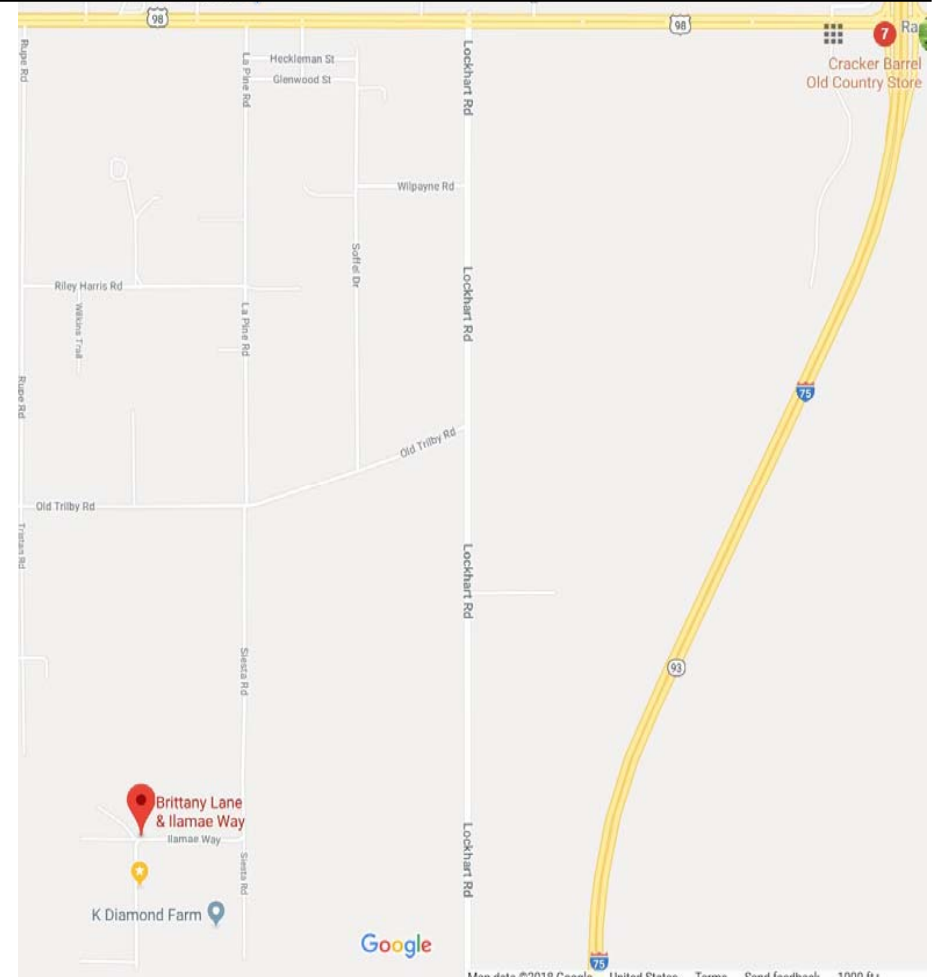
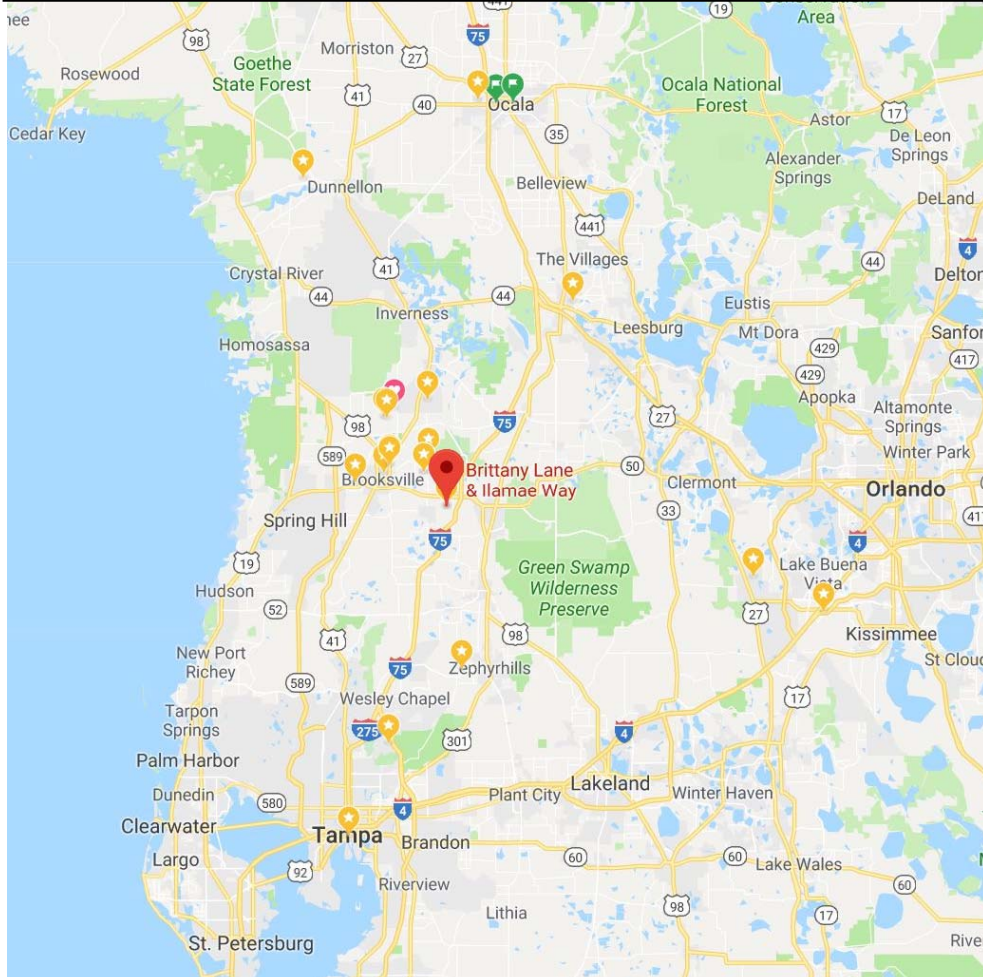
View down west line

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30 acres (3 ten's)

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## Location Maps



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