LAND FOR SALE **10 acres** Brittany Lane Brooksville, FL 34602

DJI 0001

OFFERING MEMORANDUM

-EM LEFT

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25504 NW 122nd Ave High Springs, FL 32643 844.799.3044 www.teambickel.com

OFFERING SUMMARY

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

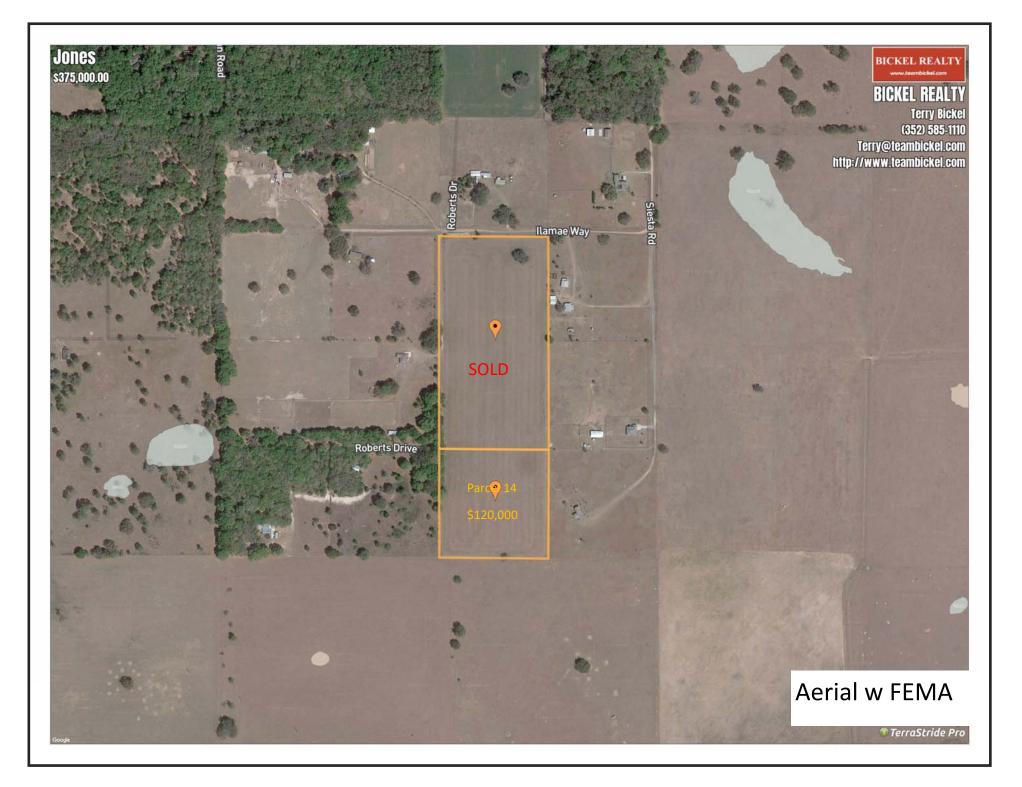
PROPERTY HIGHLIGHTS

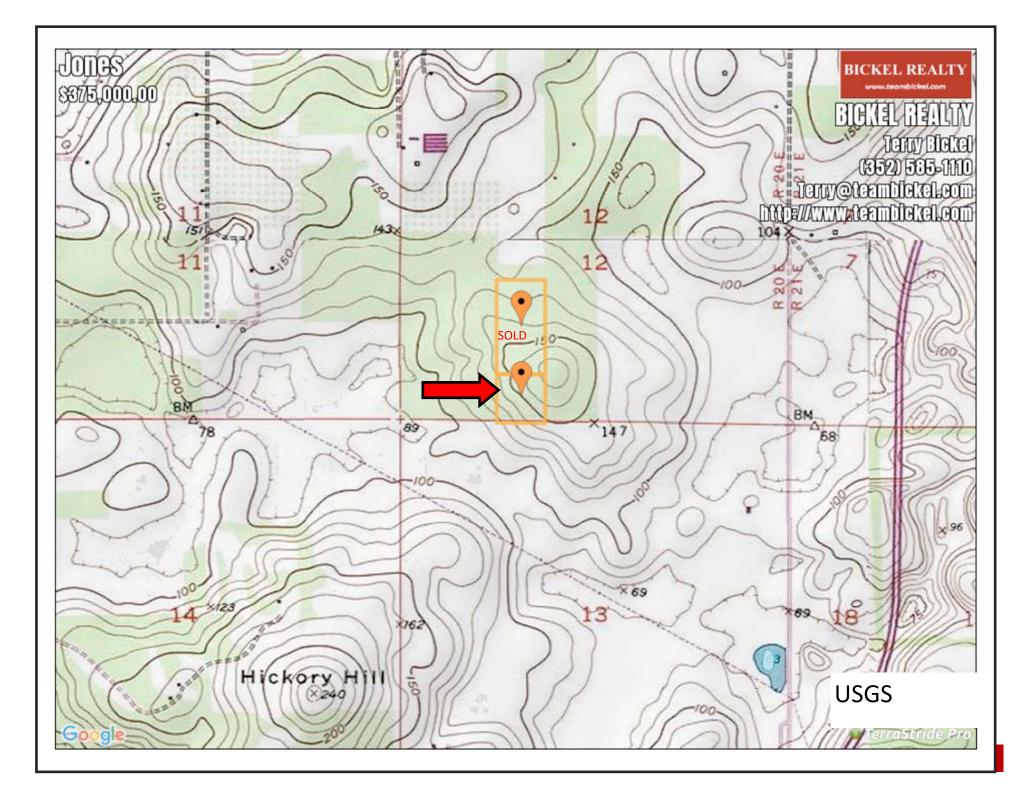
- Simple Deed Restrictions
- 150 ft plus elevation
- Excellent soils
- Currently planted in Coastal Bermuda

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.





Property Photos



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LAND FOR SALE **30 acres (3 ten's)** Brittany Lane Brooksville, FL 34602

Location Maps

(98) Area nee [98] 0 75 (98) Morriston (27) Goethe Heckleman St. Cracker Barrel Rosewood Glenwood S Old Country Store State Forest Ocala National (41) (40) Forest Astor (35) Cedar Key De Leon Springs Alexander Springs Belleview Dunnellon Wilpayne Rd DeLand (441) 4 The Villages (44) (41) **Crystal River** Deltona Riley Harris Rd (44) (44) Eustis Inverness Leesburg Mt Dora Sanford Homosassa (429) (417) (429) Apopka Altamonte 27 (98) Springs Old Trilby Rd Winter Park (589) 50 Brittany Lane **B**.ooksvill Clermont & Ilamae Way Orlando Old Trilby Rd (417) Spring Hill 4 19 Lake Buena Green Swamp Victa. Wilderness Hudson (52) Preserve 27 (98) Kissimmee (41) New Port St Cloud 75 Zephyrhills Richey (589) (17 Wesley Chapel Tarpon Springs 4 (301) Palm Harbor Lakeland Winter Haven Plant City Dunedin (580) rittany Lane 4 & Ilamae Way Clearwater Tampa Brandon 60 Lake Wales (60) Largo Riverview 98 K Diamond Farm 🔍 Lithia River St. Petersburg Google

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