

SPRING LAKE AREA LAND FOR SALE



Cardwell Street | 3.2 Acres | AR2 Zoning

Listed By

Robert Buckner

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Charles Buckner

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11 N Main St, Brooksville, FL 34601

Property Summary

Great location and site for a new conventional or manufactured home now or invest for later!! 3.2 acres +/- already cleared in the Spring Lake area of Hernando County, Florida. Enjoy living in the country and grow your own vegetables, raise livestock or chickens for fresh eggs. Only 30 minutes to North Tampa and an hour +/- to Orlando. Zoned AR-2 (mobile allowed). No deed restrictions and no HOA. Property is high and dry and NO flood plain area, with fine sand soil type. Both a well and septic tank are needed. Key # 393657. Spring Lake Hwy. to east on Church Rd. to South on Cardwell St. to end of roadway.

Highlights

- Located just six minutes from I-75
- Secluded parcel surround by other parcels designated as rural on the comp plan
- Conventional or manufactured homes allowed

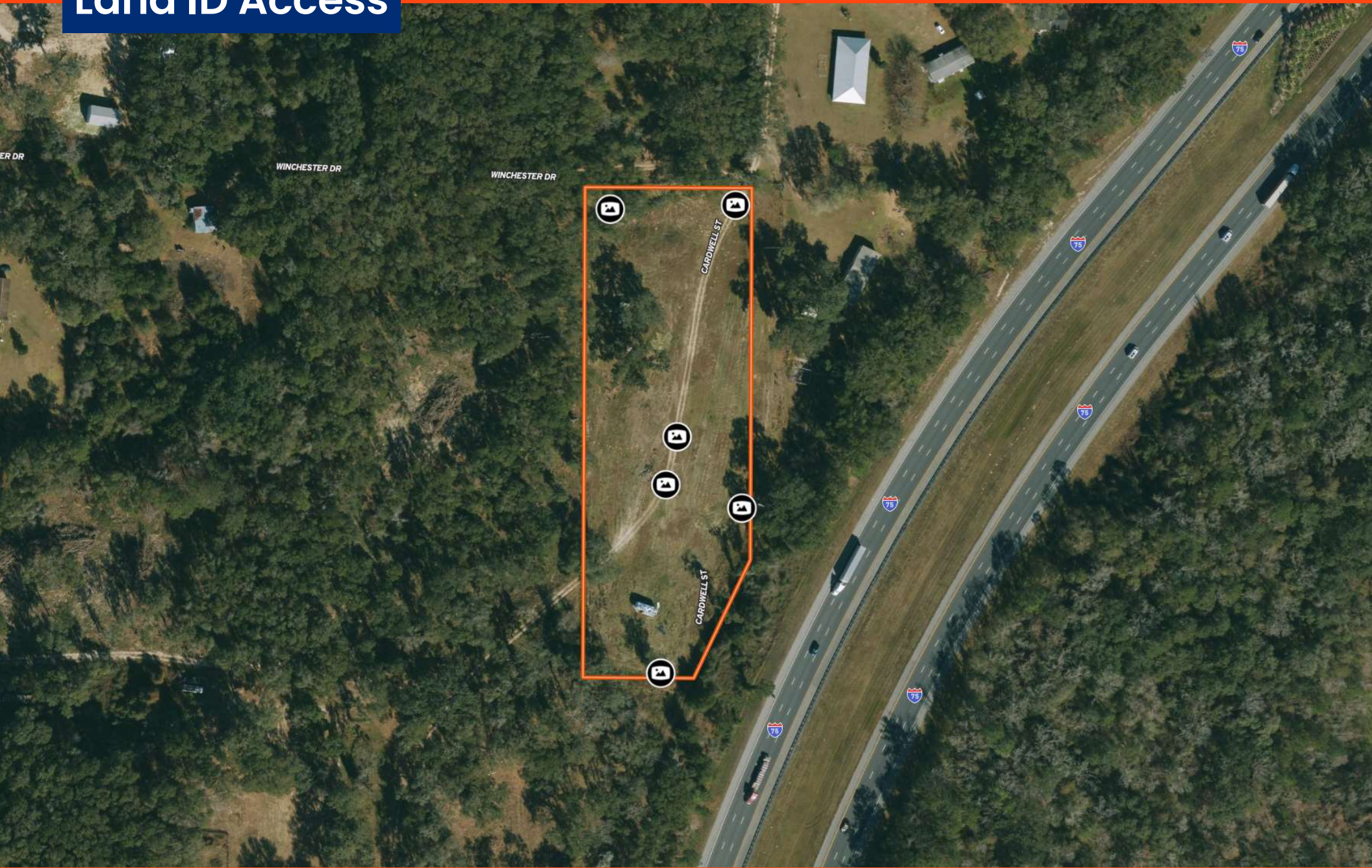
Location Information

Site Address	800 Cardwell St
City, State, Zip	Brooksville, FL 34602
County	Hernando

Property Information

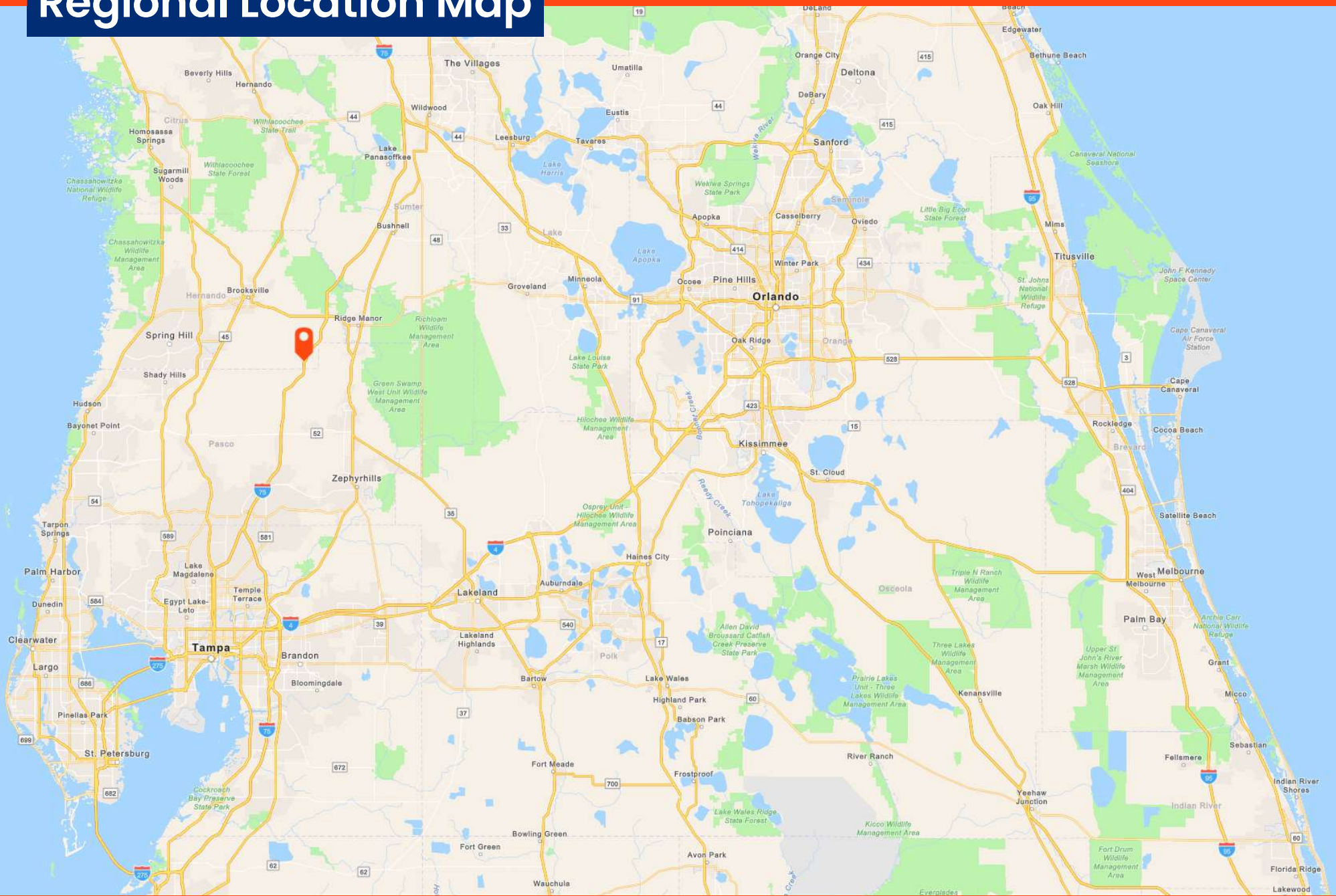
Size +/- (Acres, SF)	3.2 Acres or 139,392 SF
Parcel Key #	393657
Zoning	AR2 (Agricultural-Residential 2)
DOR Use Code	(00) Vacant Residential
Water	Well Needed
Sewer	Septic Needed
Taxes (2022)	\$518.23
Price	\$150,000

Land ID Access

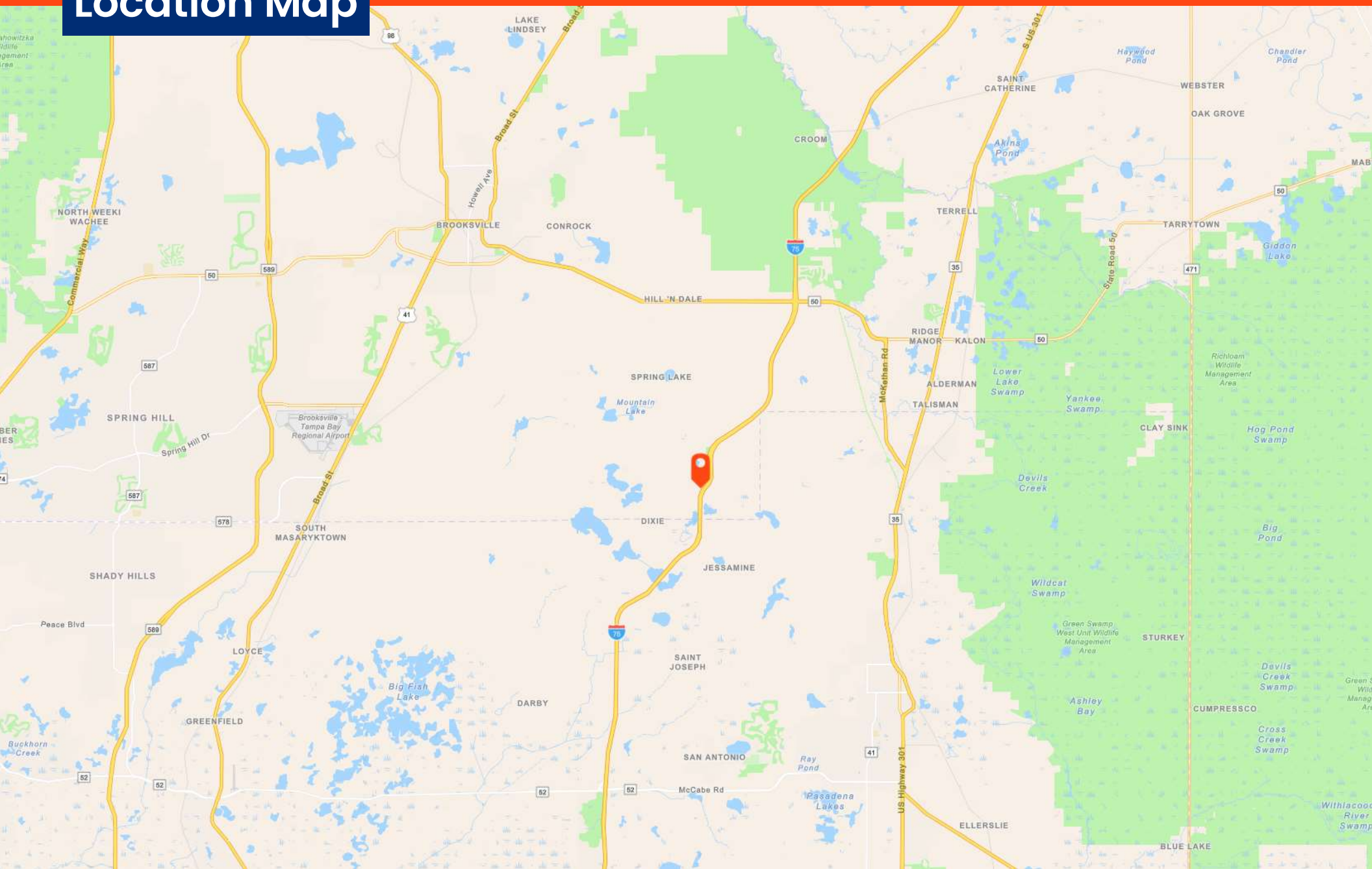


View the map - <https://id.land/ranching/maps/96867ca95dcc79f4ea1cfc5ddaf826a6/share>

Regional Location Map



Location Map

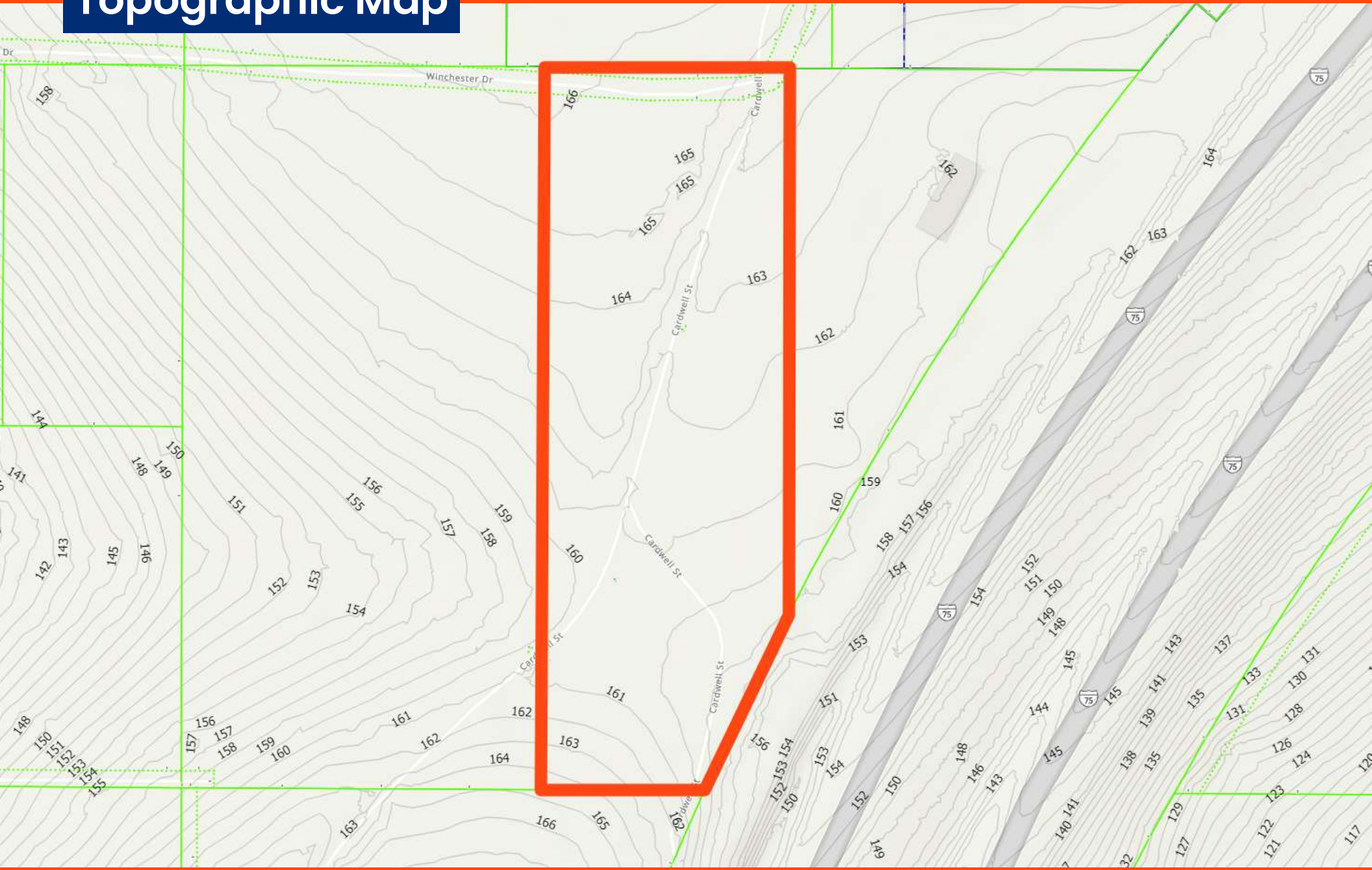


Property Aerial

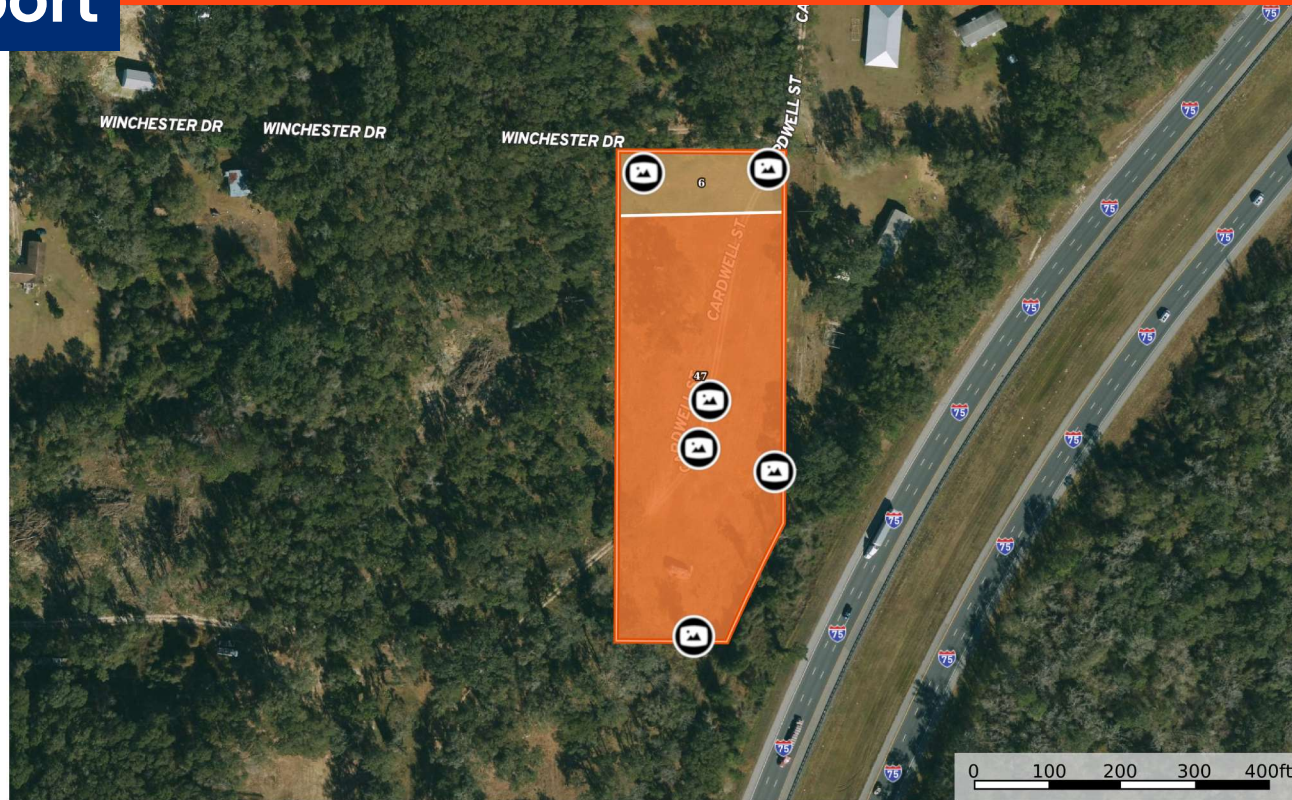
North Facing Aerial



Topographic Map



Soils Report



Panoramic View
 Boundary

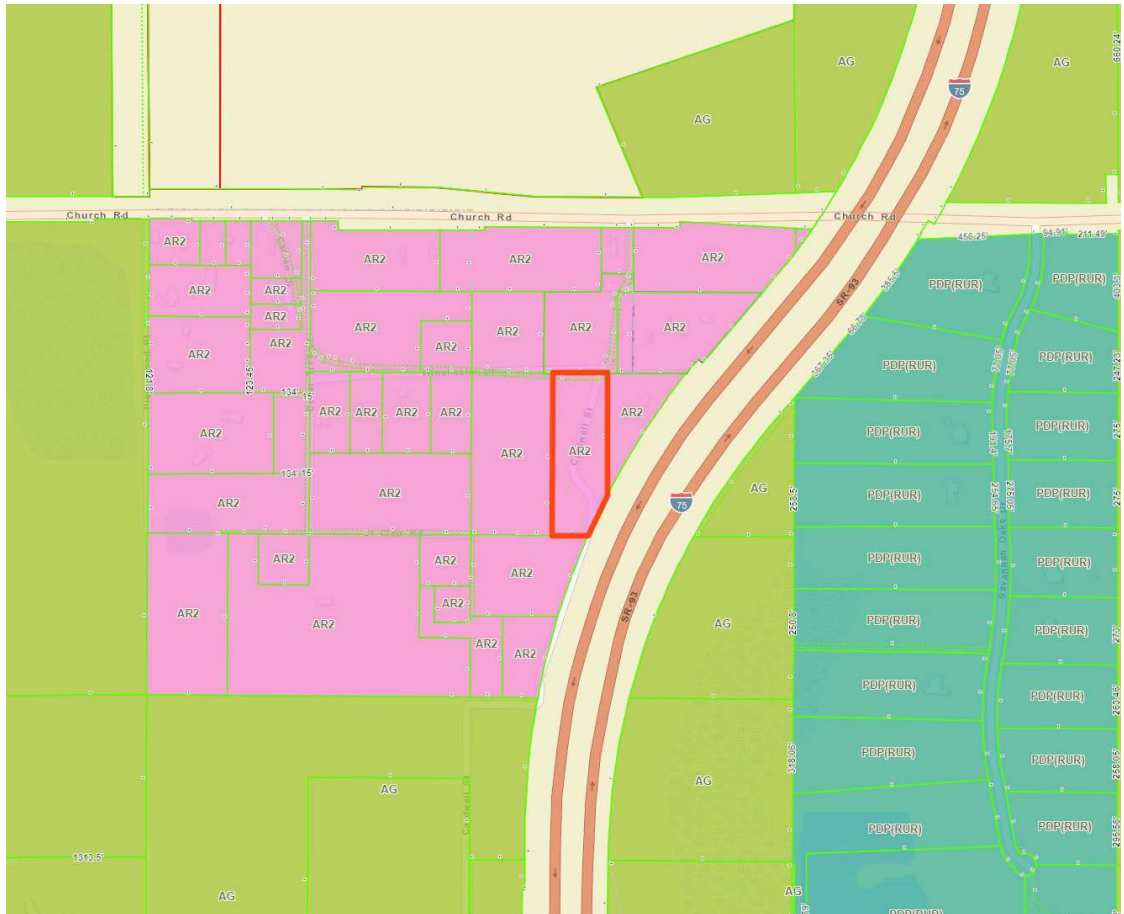
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Boundary 3.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
47	Sparr fine sand, 0 to 5 percent slopes	2.86	86.67	0	35	3w
6	Arredondo fine sand, 0 to 5 percent slopes	0.44	13.33	0	23	3s
TOTALS		3.3(*)	100%	-	33.4	3.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

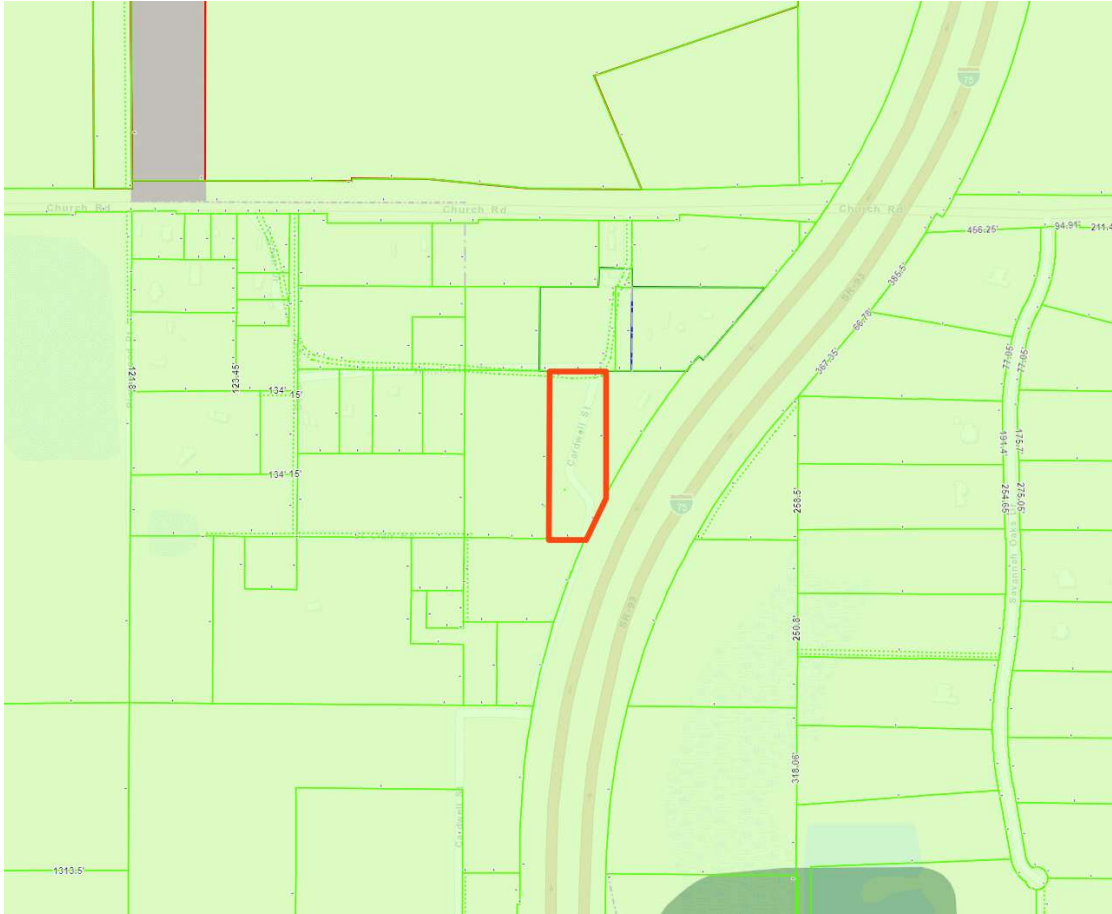
Zoning Classification




Zoning Key

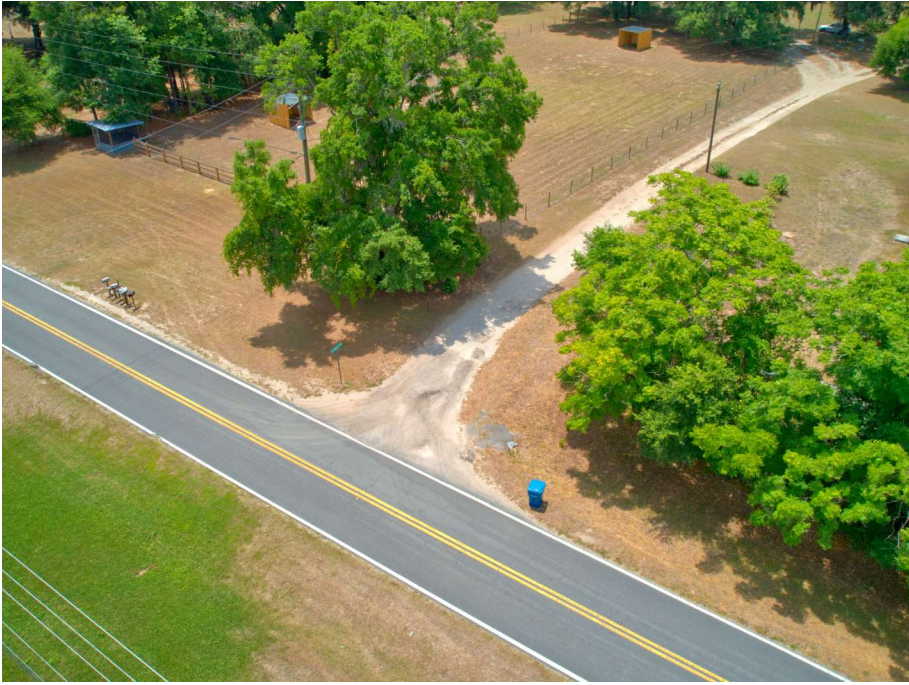
-  Agricultural-Residential 2
-  Agricultural
-  PDP Rural

Future Land Use



Future Land Use Key

 Rural







Robert Buckner

Broker/Owner

robert@bucknerrealestate.com

Office: 352 796 4544 | Cell: 352 238 6930

About & Experience

Robert has been the broker-owner of Buckner Real Estate since 1987. He is the sixth generation of his family to reside in Hernando County, Florida. Over 35 years of experience and integrity in all aspects of real estate brokerage, and he established a company that endeavors to provide superlative professional service, advice and assistance to clients. Robert is an avid golfer, hunter and Florida Gator fan.

Education & REALTOR® Involvement & Awards

- Attended the University of Florida and graduated from St. Leo University Cum Laude with a BA degree in Business Administration
- Member of National Association of REALTORS®, Hernando County Association of REALTORS® and past District Vice-President of the Florida Realtors®
- 1989 President of Hernando County Association of REALTORS®, 2012 Realtor of the Year Award and 2-time recipient of the Civic Achievement Award
- Numerous courses in commercial real estate investment and appraisal technique

Current Board Involvement

- 2022-2024 President of Gator Boosters, Inc.
- Hernando Progress, Inc.
- Brooksville Vision Foundation, Inc.
- Hernando County Business Alliance

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Charles Buckner

Senior Associate

charles@bucknerrealestate.com

Office: 352 796 4544 | Cell: 352 848 5545

About & Experience

Charles marks the seventh generation of his family to live in Hernando County. From having grown up right here in Brooksville, he credits his first real estate interests stemming from the time spent with his father, Robert Buckner, hunting and picking oranges on the local land from a young age. Charles went on to earn his real estate degree from the University of Central Florida and his Master's in Real Estate from the University of Florida. He has since moved back to Brooksville and utilized much of what he learned to spearhead the brokerage's new look and features that are seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby.

Education

- BSBA in Real Estate, University of Central Florida
- Master of Science in Real Estate, University of Florida

Community Involvement

- Board Member, The Ederington Foundation
- Leadership Hernando Class of 2024
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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