

We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

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Property Description



PROPERTY DESCRIPTION

Osoaw 14 is a 14-acre heavily wooded parcel in Aripeka (Hernando County). It has 560 feet of frontage on Osowaw Blvd, providing easy accessibility. The property backs up to conservation land and has an estimated 8.75 acres of wetlands.

Water is to the property, while sewer is just 1.2 miles down Osowaw Blvd.

The property is zoned AG (Agriculture) with a future land use of Conservation. This makes it the perfect opportunity to build a private home or create a recreational retreat for outdoor activities. This unique property presents an excellent opportunity for those looking to invest in a natural and versatile setting.

LOCATION DESCRIPTION

The property is located on Osowaw Boulevard (County Road 595) in Aripeka in southern Hernando County. Aripeka is a peaceful, historic town on Florida's Nature Coast, nestled between the Gulf of Mexico, marshes, and natural springs. The town's tranquil, laid-back atmosphere is reflected in its scenic streets, where fishing from bridges and enjoying the surrounding natural beauty are common activities.

The site is two miles away from US Highway 19, where local shops, medical, and restaurants are located. Given its close proximity to the highway, it is commutable to nearby cities: Weeki Wachee (12 minutes), Spring Hill (20 minutes), Brooksville (35 minutes), Tarpon Springs (40 minutes), Homosassa (40 minutes), Crystal River (50 minutes), and Tampa (1 hour). In addition, the property can easily access nearby recreational destinations, including Weeki Wachee Preserve, SunWest Park, Pine Island Park, and Cabot Citrus Farms.

SIZE

14 acres

ZONING AND FUTURE LAND USE

Zoning: AG (Agriculture)

Future Land Use: Conservation

PRICING

\$200,000

Aerial



Additional Photos



Wetlands Map



Demographics Map & Report

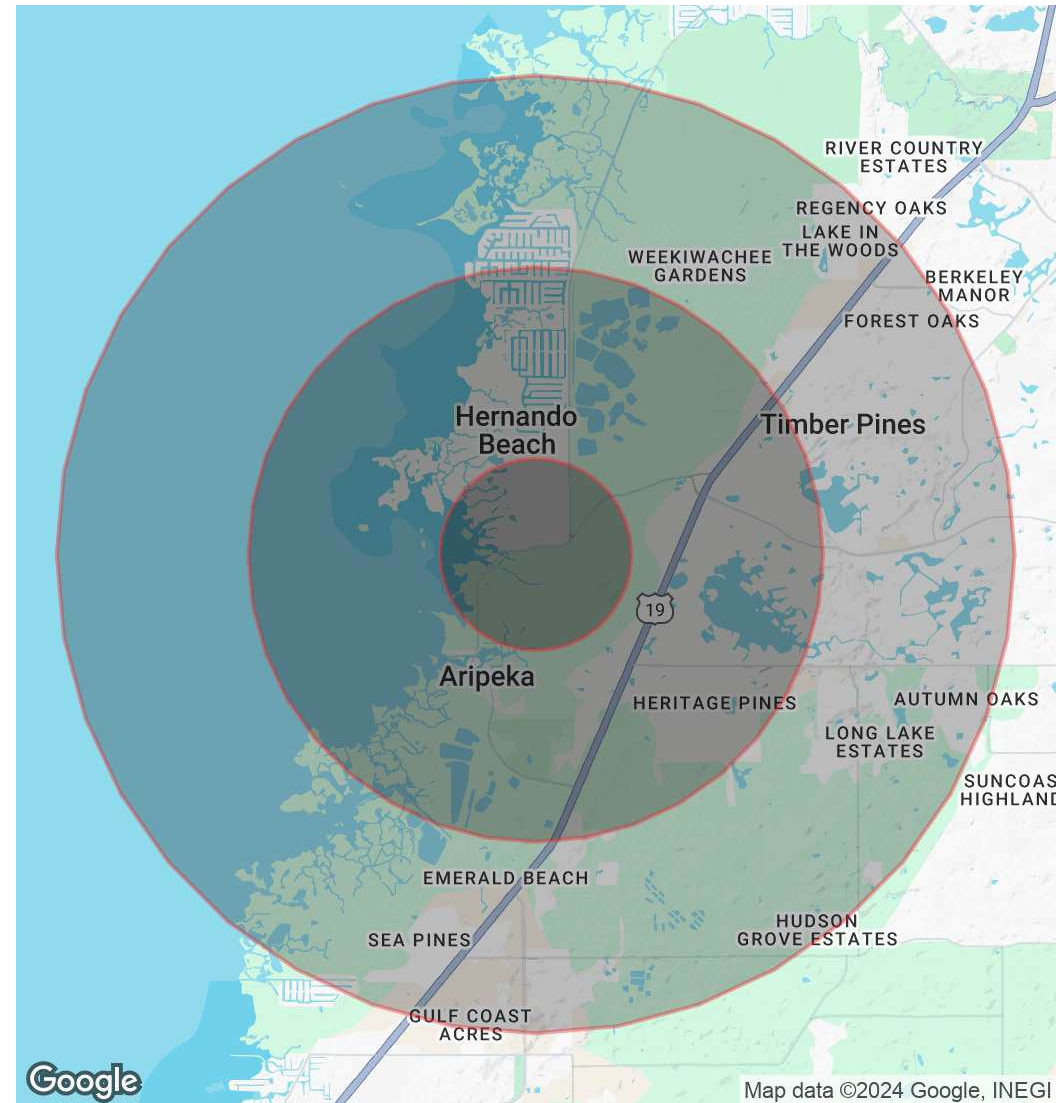
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	308	14,495	44,964
Average Age	55	53	51
Average Age (Male)	56	52	50
Average Age (Female)	55	53	52

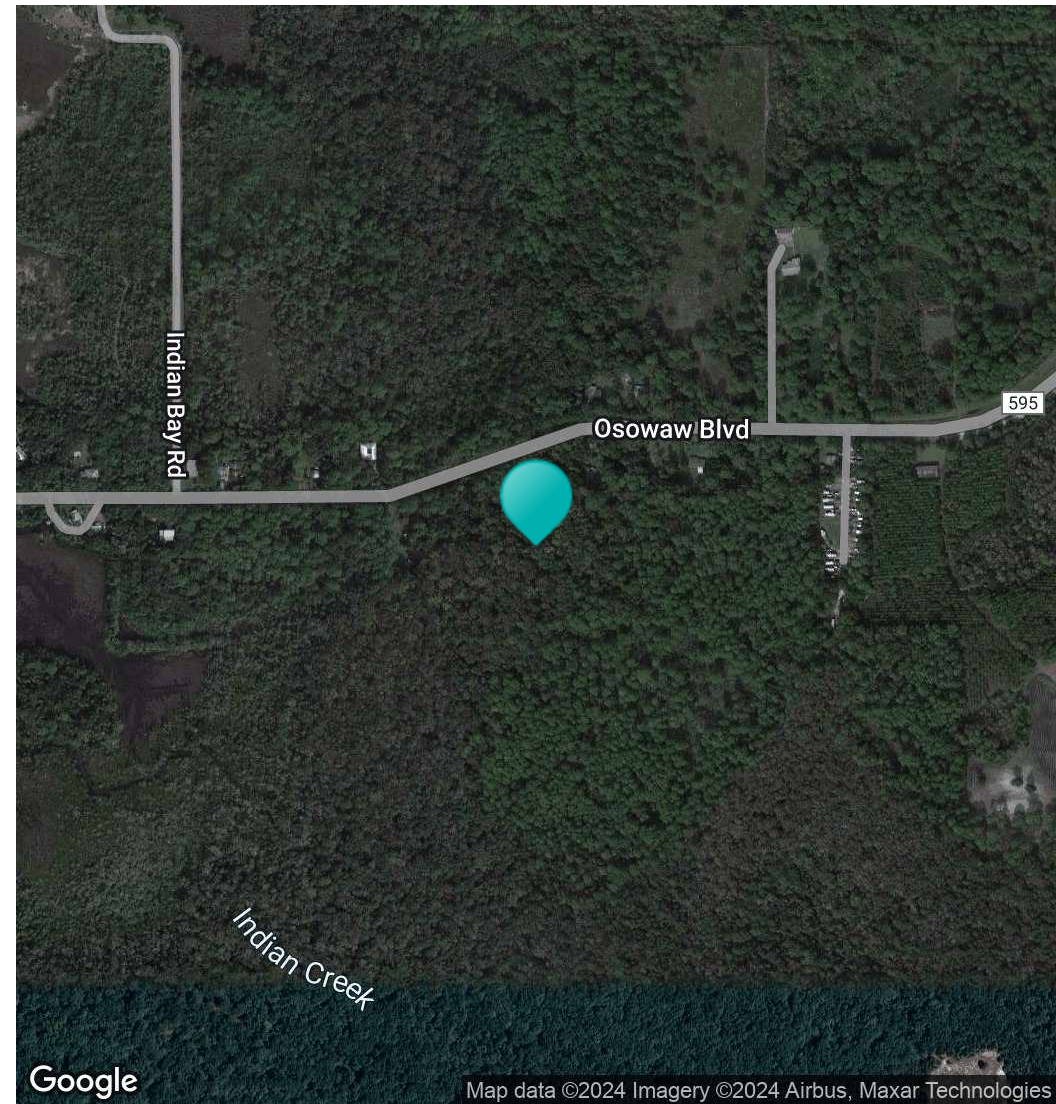
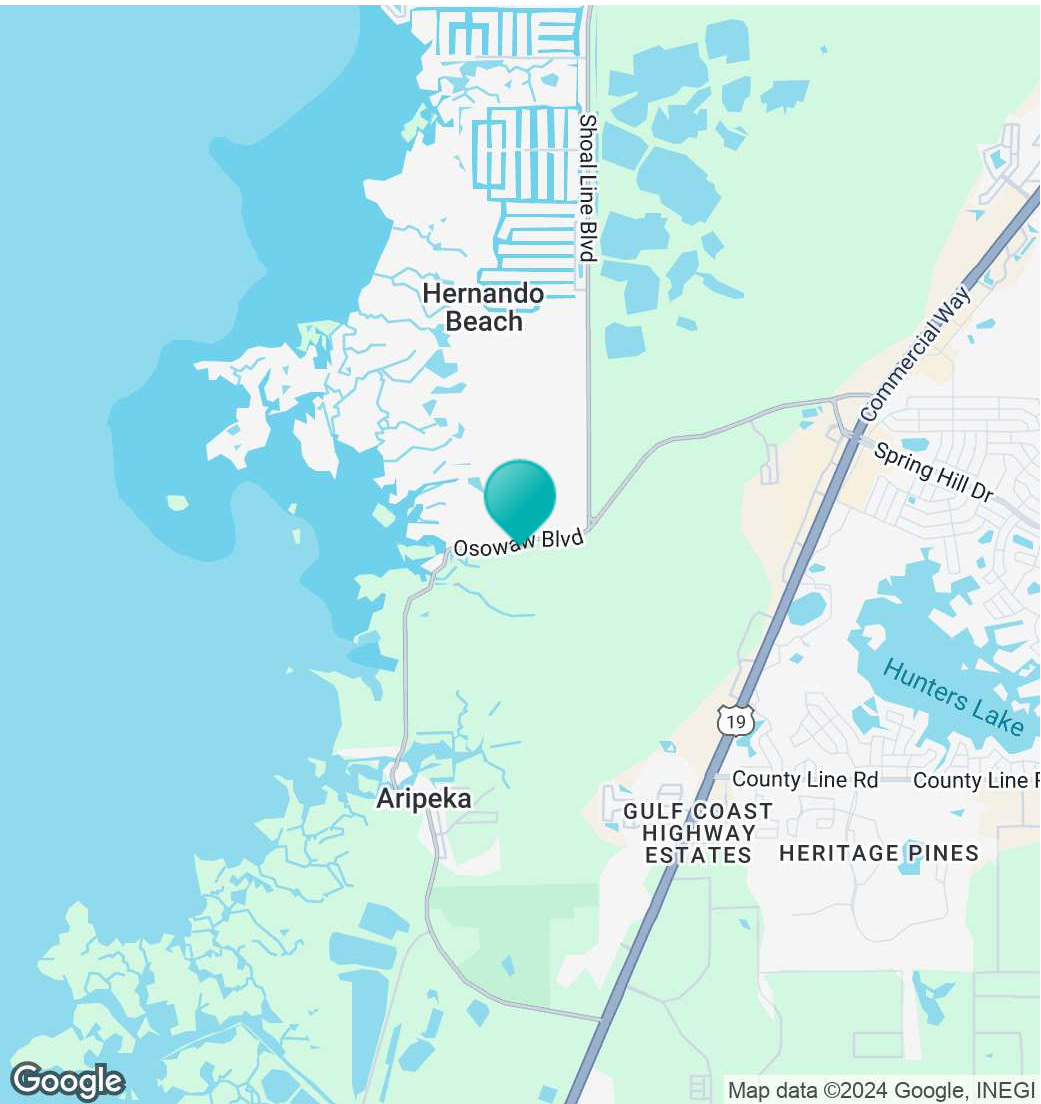
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	151	6,542	20,156
# of Persons per HH	2	2.2	2.2
Average HH Income	\$95,120	\$69,917	\$69,075
Average House Value	\$336,976	\$280,135	\$263,365

Demographics data derived from AlphaMap



Location Maps



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.