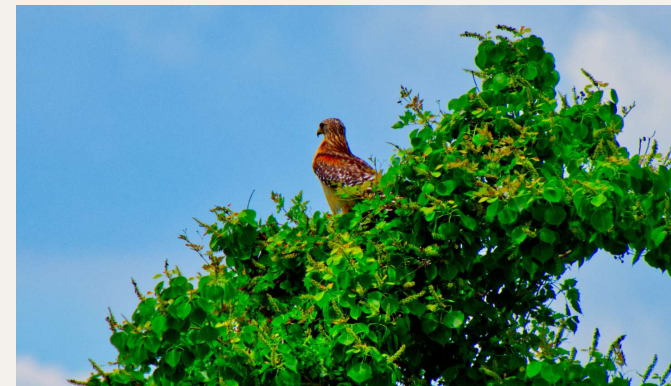
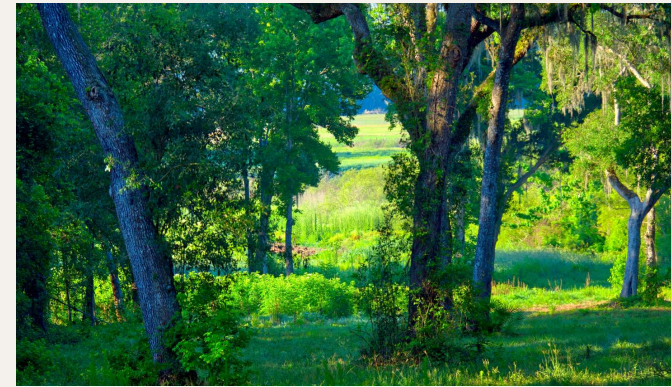


# Neff Lake Properties

Neff Lake Rd | 86.20 Acres | For Sale



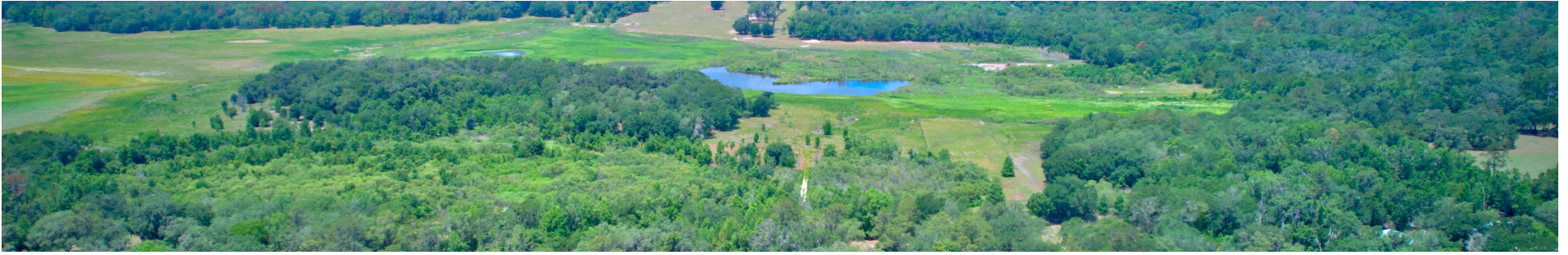
Listed By

Charles Buckner

352-848-5545

[charles@bucknerrealestate.com](mailto:charles@bucknerrealestate.com)

 **Buckner**  
REAL ESTATE, INC.



## Property Summary

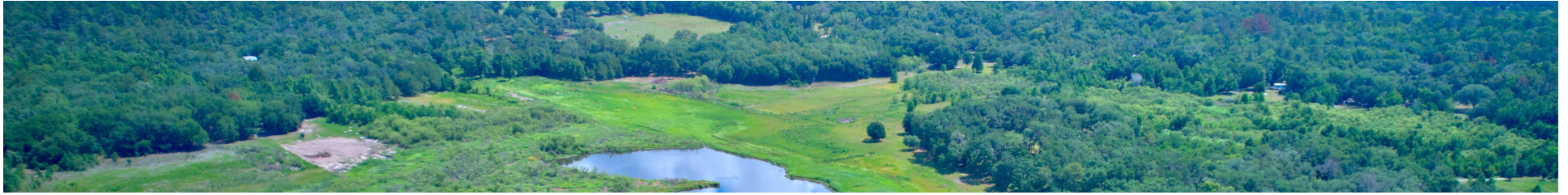
Welcome to this stunningly beautiful and exceedingly rare opportunity to own 86 acres of lakefront property directly on Neff Lake. This property offers the pure essence of Florida living like no other, featuring wide-open spaces with incredible views, private wooded areas, and your own peninsula.

Given the diversity of the land, the property supports a wide variety of wildlife, including deer, turkey, alligators, hawks, bald eagles, and other wading birds. Spanning just over one mile in length from north to south and nearly half a mile in width from east to west, there is plenty to explore and enjoy, including 270-degree views of the lake and surrounding hills. Experience an impressive 88 feet of elevation change, beginning at approximately 180 feet at the northernmost and highest point of the property and descending to 92 feet along the lakefront. In addition to the native Florida wetlands, the property features grandfather oaks, majestic pines, and natural springs that create clear streams and even a waterfall.

This is an exceptional property to create your own private oasis or establish a family compound. The offering consists of five parcels, which may present future subdivision potential for investment purposes. Zoning includes both Agricultural (AG) and Agricultural/Residential (AR). The property also includes eight impact fee credits and previously held entitlements for multiple mobile homes from when the property historically operated as a fish camp. Buyer to verify all subdivision rights and development potential.

Because the property is located on Neff Lake, significant portions are designated as wetlands and fall within a flood zone (maps included in the listing photos). The northernmost portion of the property lies outside of both, making it an ideal homesite location. This area also features breathtaking panoramic views of the property and is where many of the wildlife photos were taken.

This is truly a breathtaking property, and opportunities like this rarely come available. Schedule a tour to drive and walk the entire property. Surveys are available. This listing includes Parcel Key #'s 390678, 390687, 390400, 1285781, and 391016.



### Highlights

- Rare 86-acre lakefront property in Hernando County
- Diverse landscape featuring open fields, wooded areas, wetlands, and rolling terrain
- Abundant wildlife, Grandfather oaks, and mature pine trees throughout the property
- Excellent candidate for a family compound, private estate, or recreational retreat

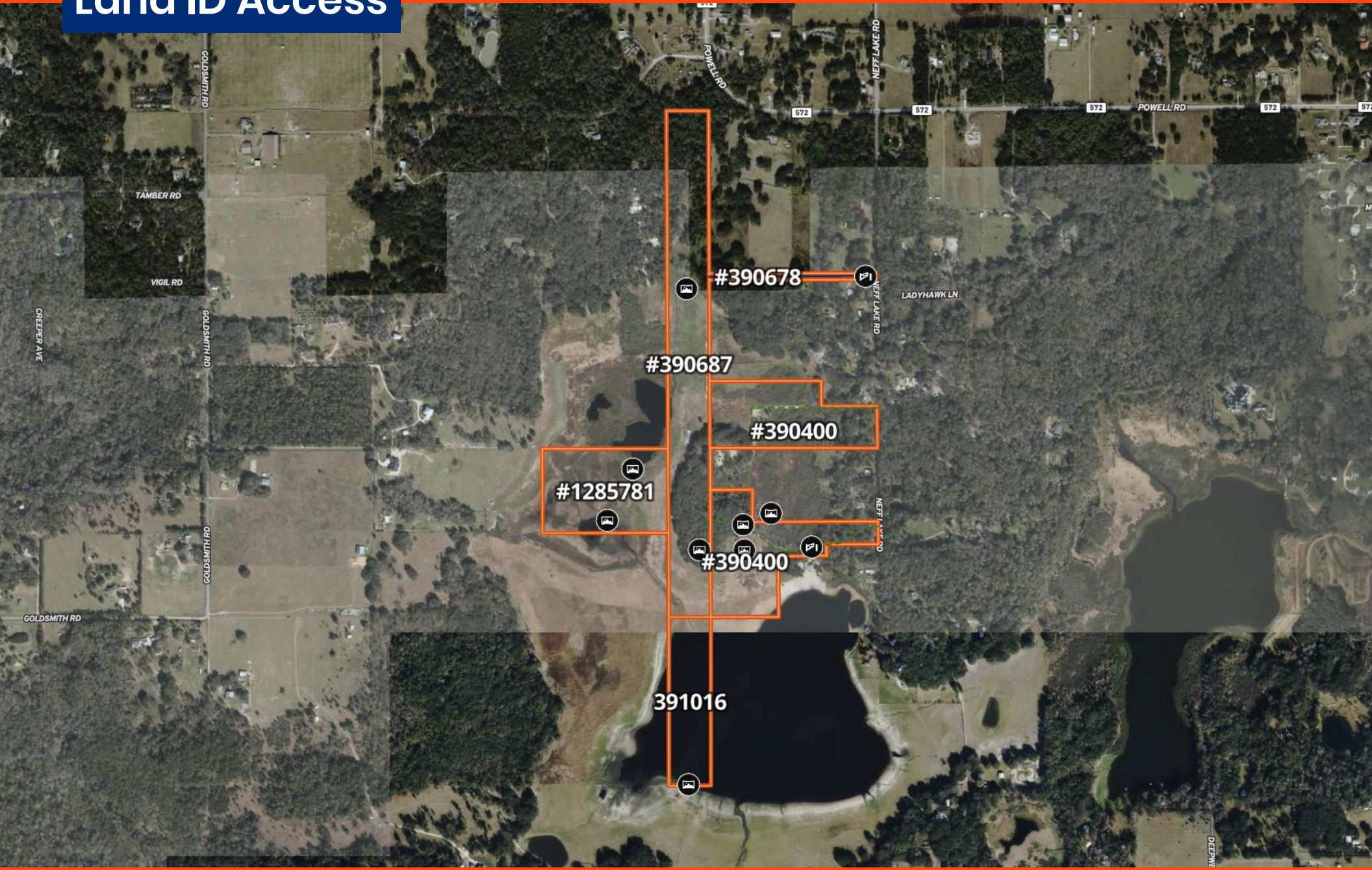
### Location Information

|                  |                       |
|------------------|-----------------------|
| Site Address     | 3267 Neff Lake Rd     |
| City, State, Zip | Brooksville, FL 34602 |
| County           | Hernando              |

### Property Information

|                      |   |
|----------------------|---|
| Size +/- (Acres, SF) | 86.20 Acres or 3,745,872 SF                         |
| Parcel Key #         | 390678, 390687, 390400, 1285781, and 391016         |
| Zoning               | Agricultural (AG) and Agricultural/Residential (AR) |
| DOR Use Code         | 99 & 96   |
| Utilities            | Well and Septic Needed                              |
| Frontage Road        | Neff Lake Road, three entrances                     |
| Taxes (2025)         | \$9,888   |
| Price                | <b>\$1,900,000</b>                                  |

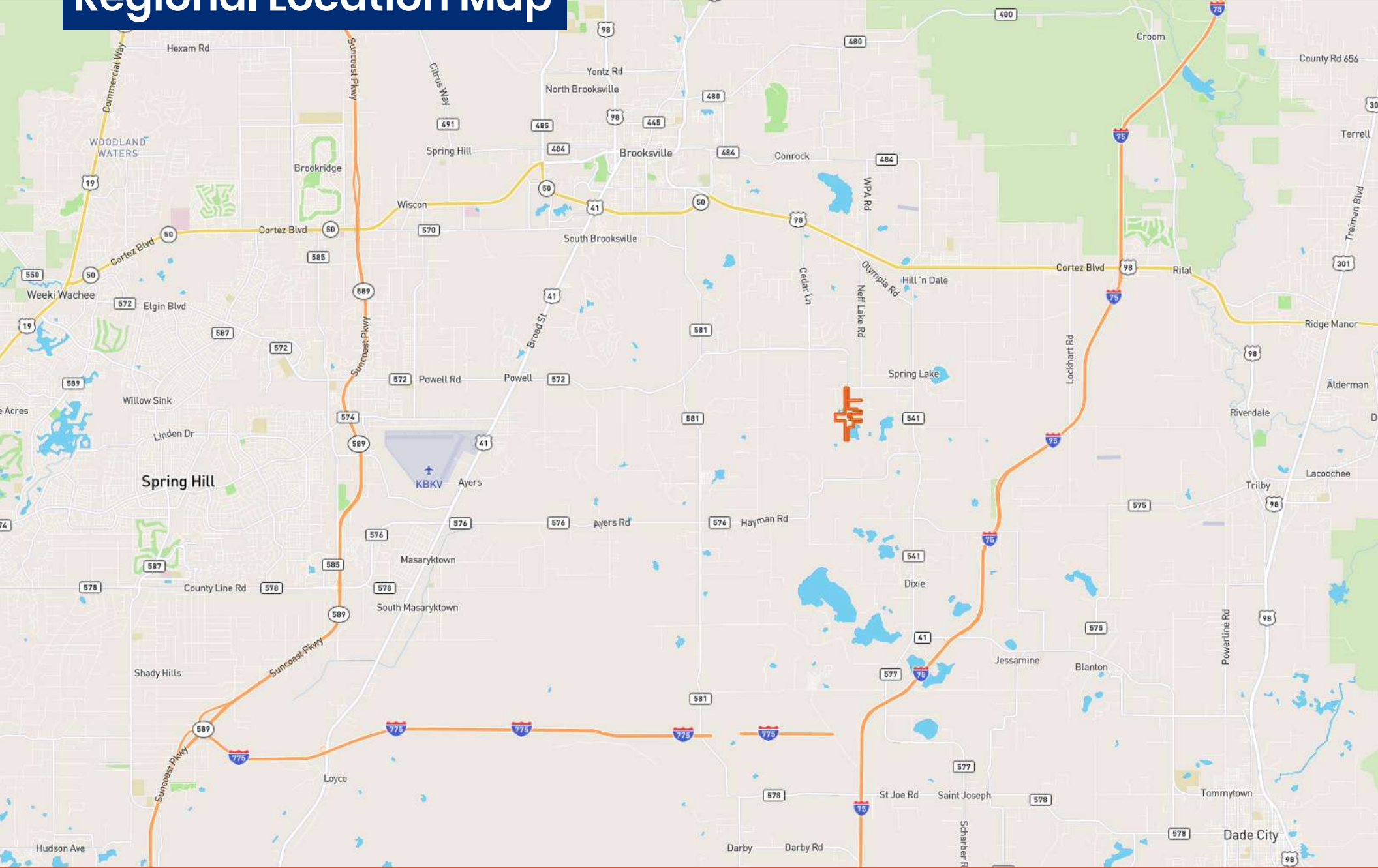
# Land ID Access



View the map [here](https://id.land/maps/faf9d6f12d63dfbd45369d7e5bd7ff36/share) - <https://id.land/maps/faf9d6f12d63dfbd45369d7e5bd7ff36/share>

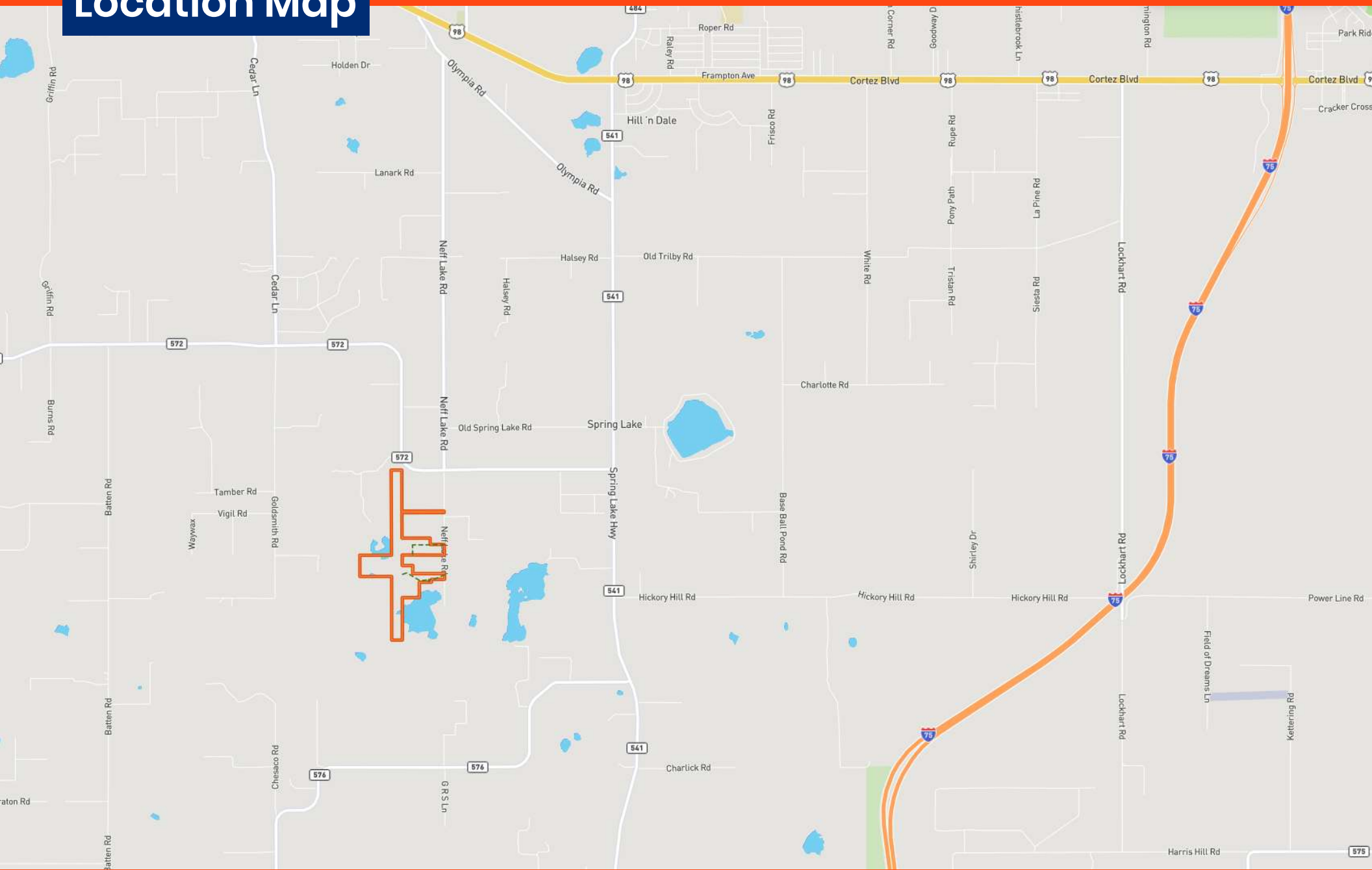


# Regional Location Map



Subject property is ~45 minutes away from Tampa and ~1.5 hours from Orlando.

# Location Map

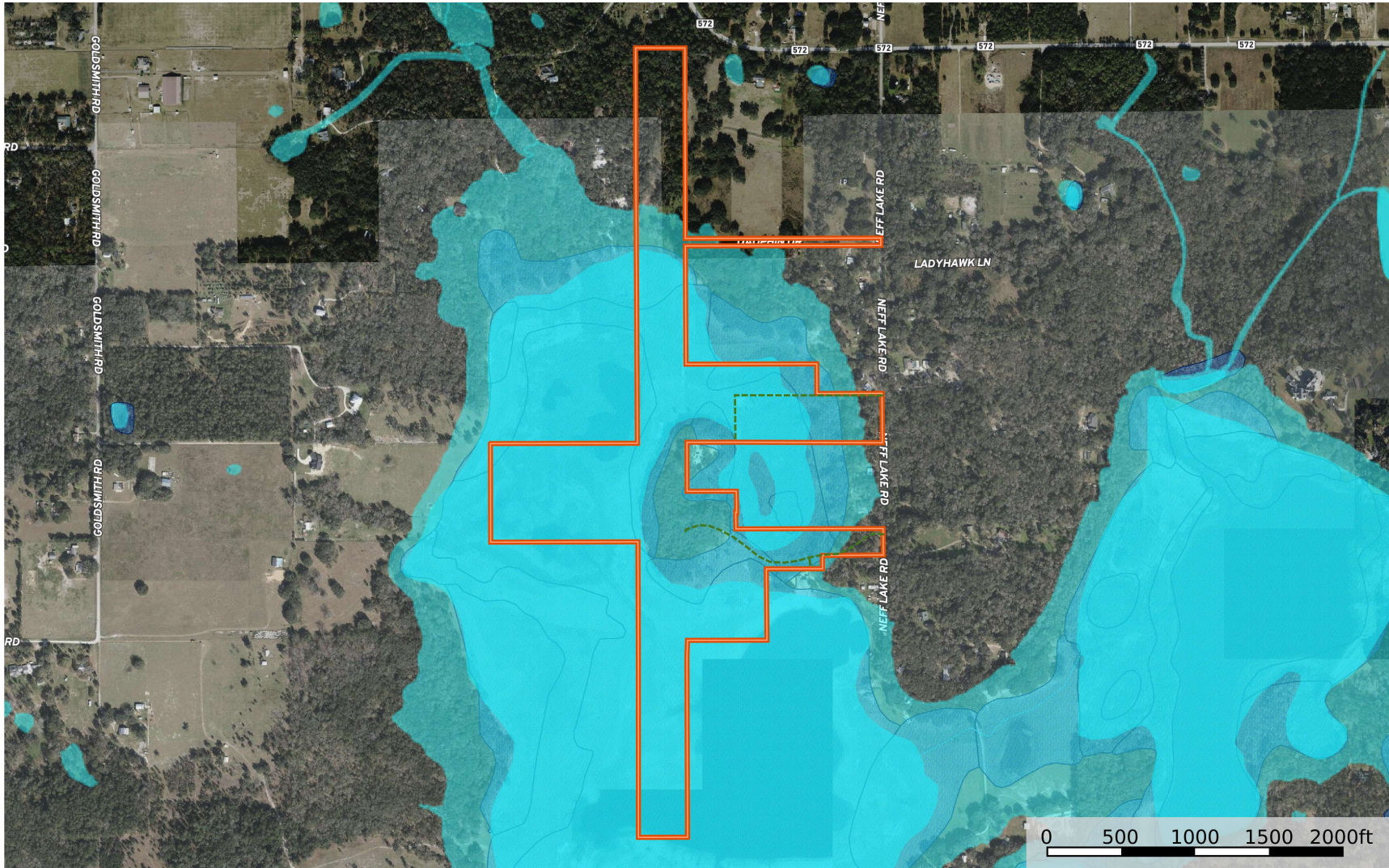


# Property Aerial



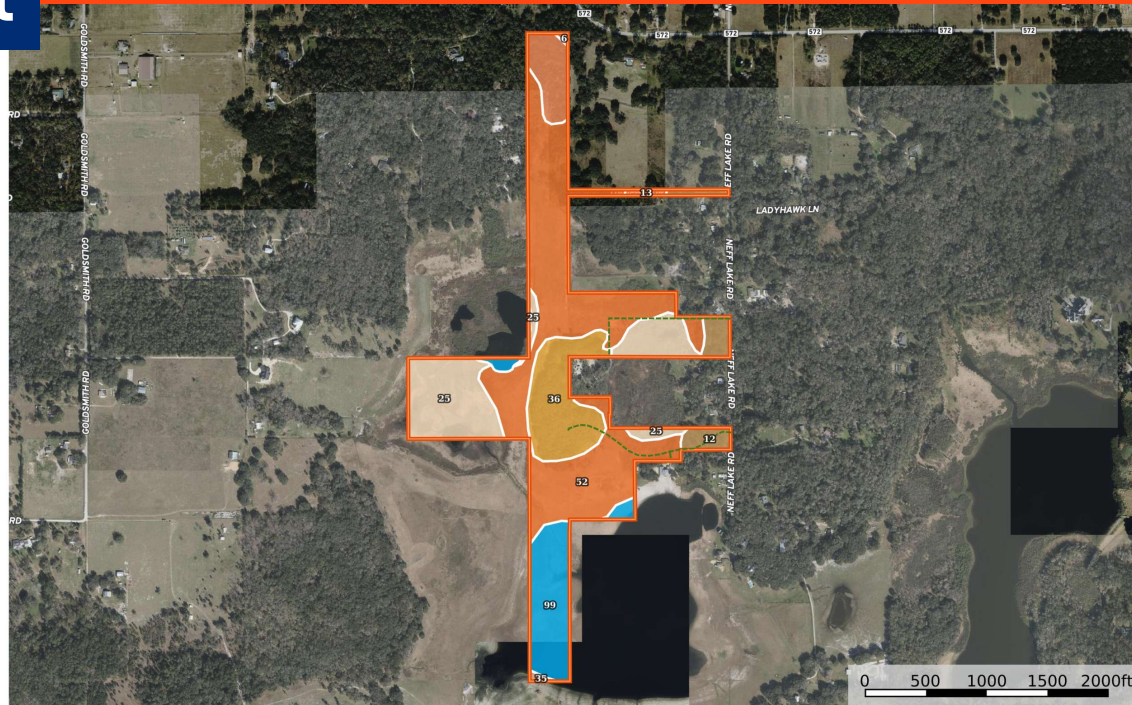
# Wetland & Floodplain Map

Florida, AC +/-



- Easement
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

# Soils Report



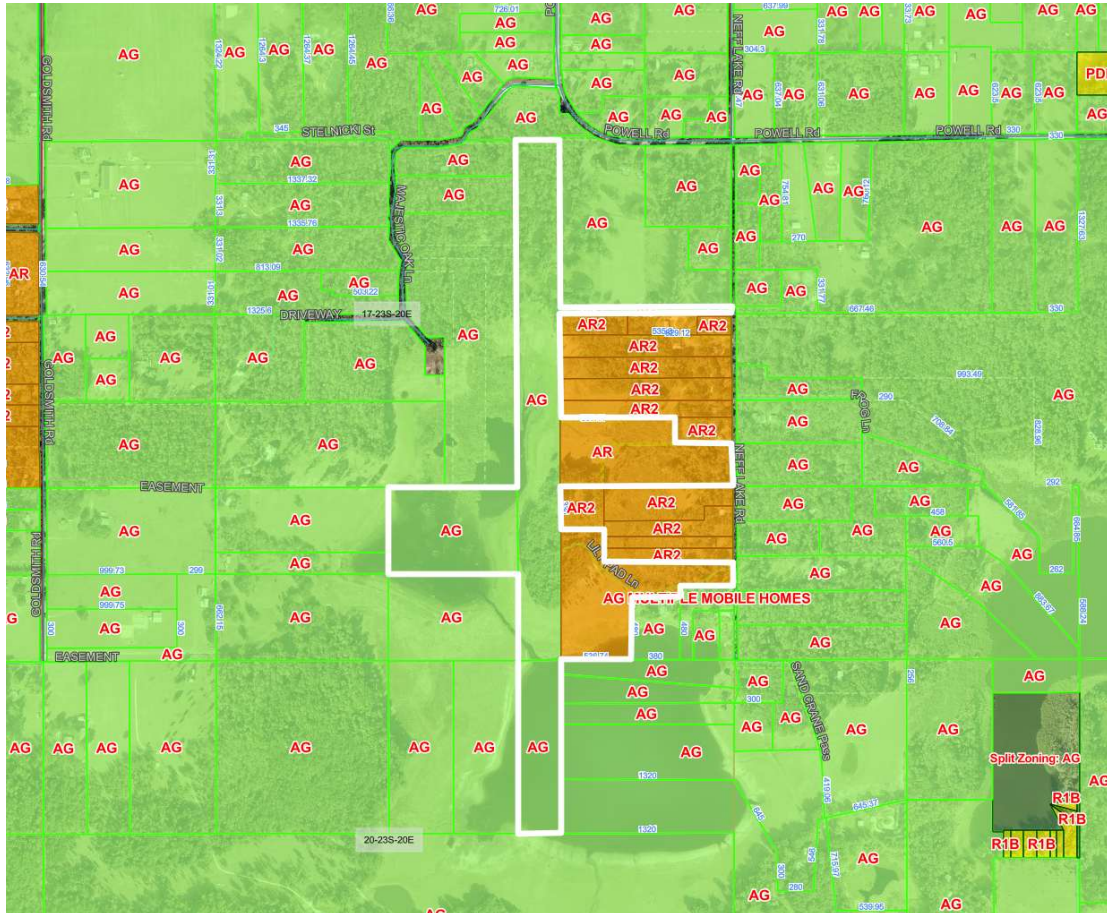
--- Easement    ▭ Boundary

**id.** The information contained herein was obtained from sources deemed to be reliable. Land ID Services makes no warranties or guarantees as to the completeness or accuracy thereof.

▭ Boundary 86.65 ac

| SOIL CODE | SOIL DESCRIPTION                                      | ACRES    | %     | CPI | NCCPI | CAP  |
|-----------|---|----------|-------|-----|-------|------|
| 52        | Wauchula fine sand, 0 to 5 percent slopes             | 39.98    | 46.14 | 0   | 36    | 3w   |
| 25        | Floridana variant loamy fine sand                     | 16.04    | 18.51 | 0   | 13    | 6w   |
| 36        | Nobleton fine sand, 0 to 5 percent slopes             | 10.85    | 12.52 | 0   | 44    | 2w   |
| 99        | Water   | 10.71    | 12.36 | 0   | -     | -    |
| 13        | Blichton loamy fine sand, 5 to 8 percent slopes       | 4.82     | 5.56  | 0   | 37    | 4w   |
| 12        | Blichton loamy fine sand, 2 to 5 percent slopes       | 3.89     | 4.49  | 0   | 37    | 3w   |
| 35        | Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes | 0.22     | 0.25  | 0   | 28    | 4w   |
| 6         | Arredondo fine sand, 0 to 5 percent slopes            | 0.14     | 0.16  | 0   | 24    | 3s   |
| TOTALS    |   | 86.65(*) | 100%  | -   | 28.36 | 3.56 |

# Zoning Classification



## Zoning Information




Zoning on all parcels except for #390400 is Agricultural. #390400 is zoned Agricultural/Residential.

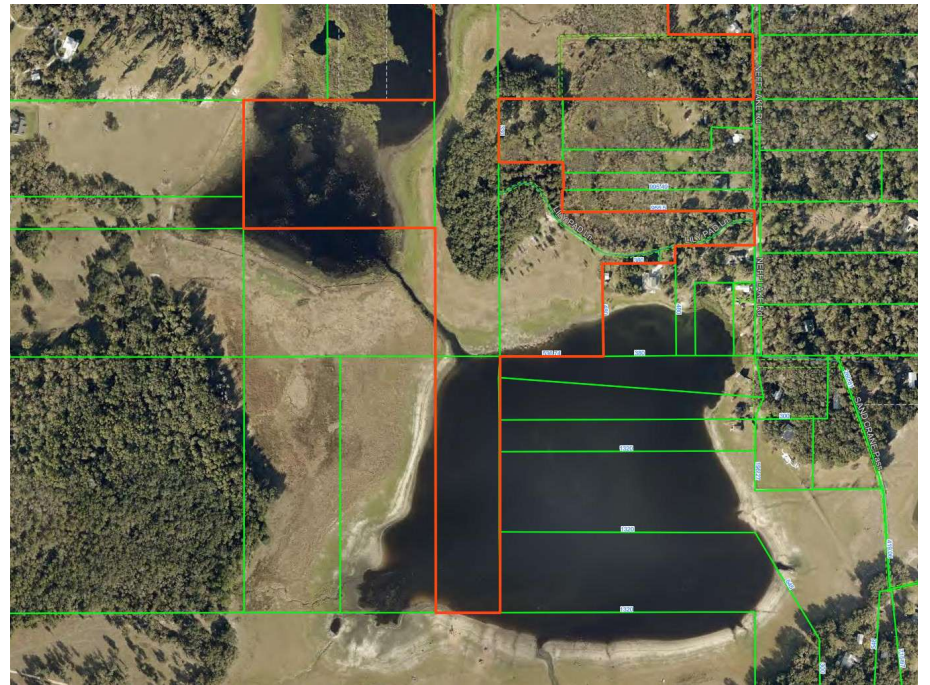
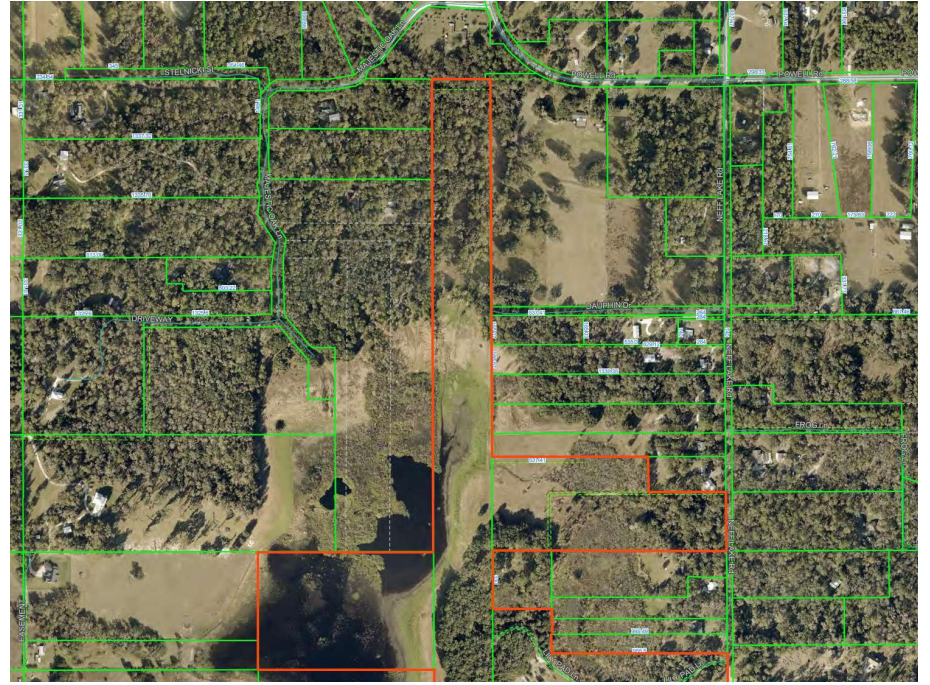
More information can be found by contacting the Hernando County Planning/Zoning Department or by visiting the municode library below:

[https://library.municode.com/fl/hernando\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/fl/hernando_county/codes/code_of_ordinances)

Zoning Information available in “Appendix A - Zoning, Article IV. - Zoning District Regulations”

## Zoning Key

-  Agricultural
-  Agricultural/Residential
-  Residential (R1B)







## 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

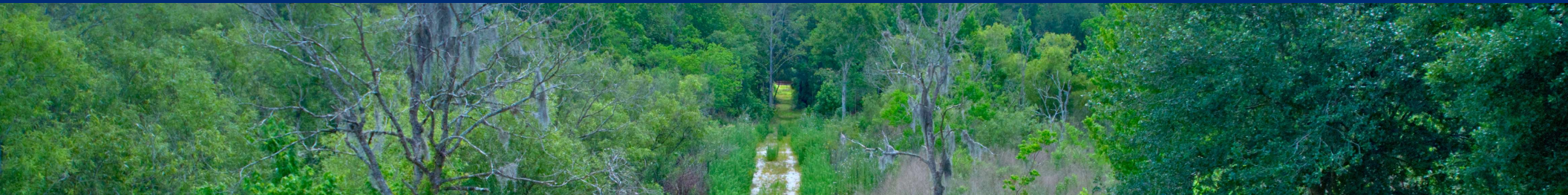
- Board Member, Brooksville Main Street, Inc.
- Board Member, The Ederington Foundation
- Kiwanis Club of Brooksville
- Leadership Hernando Class of 2024
- Member, Hernando County Chapter of the Coastal Conservation Association

### Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

**Buckner Real Estate, Inc.**

11 N Main Street  
Brooksville, FL 34601



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[BucknerRealEstate.com](http://BucknerRealEstate.com)

**Confidentiality & Disclaimer**

Buckner Real Estate, Inc. aims to provide accurate information that is garnered from sources we deem as reliable for this property. We do not guarantee this accuracy. Buyers should rely on their own research.