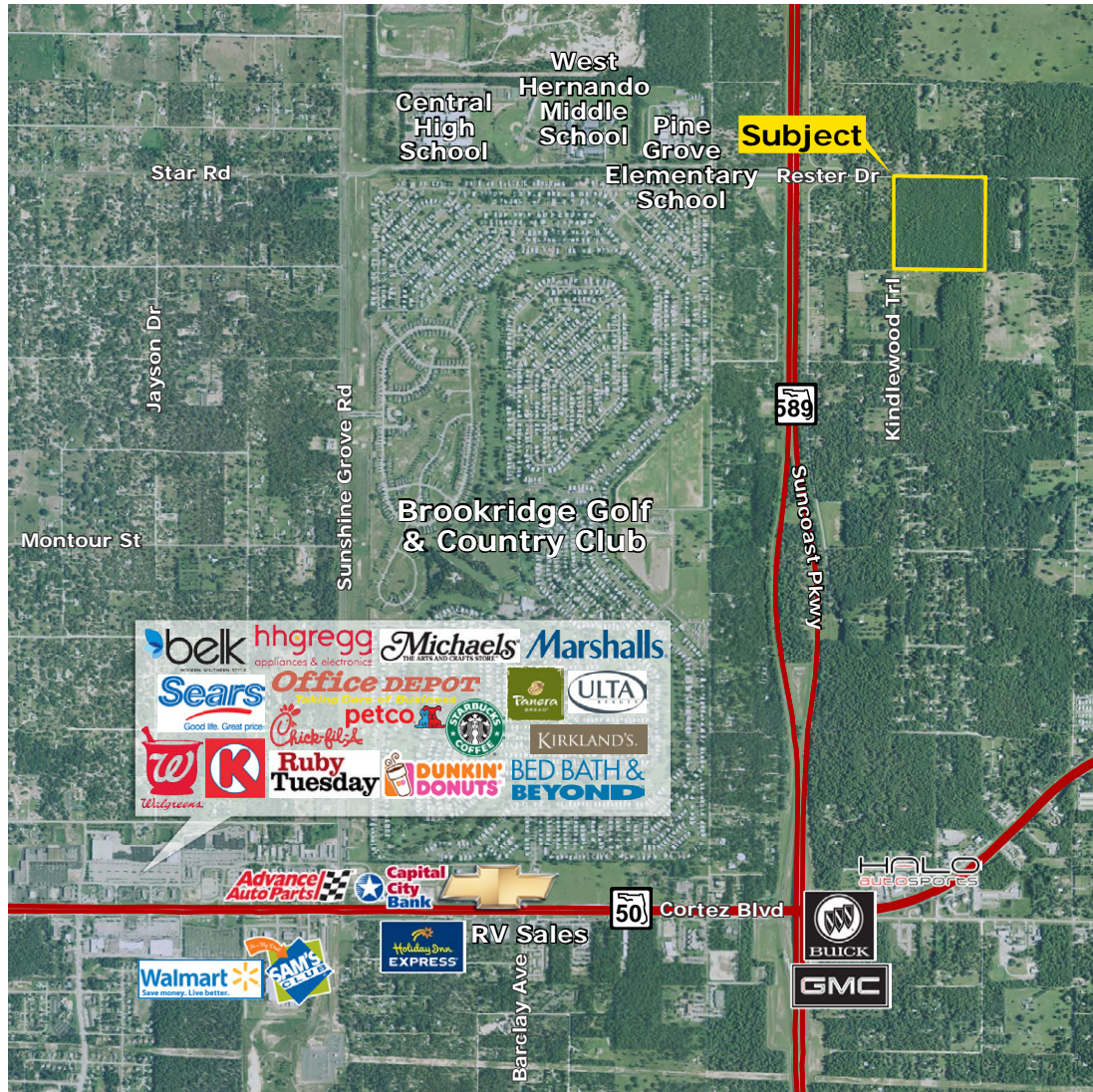


# ±40 ACRES ON RESTER DRIVE

EXCLUSIVE LISTING | BROOKSVILLE, FLORIDA



**DESCRIPTION** This ±40 acres of vacant land on Rester Drive in Hernando County, Brooksville, FL 34613 is priced to sell! Great site to build a dream home to enjoy the scenic and quiet countryside. Property is close to Pine Grove Elementary, Hernando Middle and Central High Schools. It's also conveniently located near major shopping centers on Cortez Boulevard/S.R. 50 featuring national retailers such as Lowes, Walmart, Bed Bath & Beyond, Hobby Lobby, Dick's Sporting Goods and others.

**ACCESS** Most direct access is off of Sunshine Grove Road, west of Suncoast Parkway. Rester Drive is located 2 miles north of Cortez Boulevard. Take a right at bridge just before Ken Austin Parkway and property is located just over the bridge on the right.

**AGRICULTURAL DISTRICT ZONING** Allowed uses in the Agricultural District include animal specialty establishments; farming; fisheries; forestry; horticultural specialty farms; hunting, trapping and game propagation; landscaping services; single-family dwellings; mobile homes, wildlife management activities; resource-oriented recreational activities and aquaculture.

**SPECIAL EXCEPTION USES** Additional uses may be approved by Hernando County subject to other ordinances and include but are not limited to off-road vehicle tracks constructed for recreational use; paint ball ranges; dude ranches; commercial riding stables; hunting and fishing camps; bed and breakfast establishments; horse shows; rodeos; wineries/distilleries and petting zoos.

**SUBDIVISION POTENTIAL** The subdivision of a forty-acre parcel into a maximum of seven (7) parcels each having a minimum lot size of two and one-half (2½) acres (including rights-of-way and access tracts) will be allowed, provided the county development and subdivision regulations are met. No more than four (4) 2½-acre parcels may be created from the forty-acre parcel.

**PARCEL NUMBER** R23 422 18 0000 0120 0010  
**Parcel Key:** 00544183

**ASKING PRICE** \$300,000

Nancy Surak | nsurak@landadvisors.com

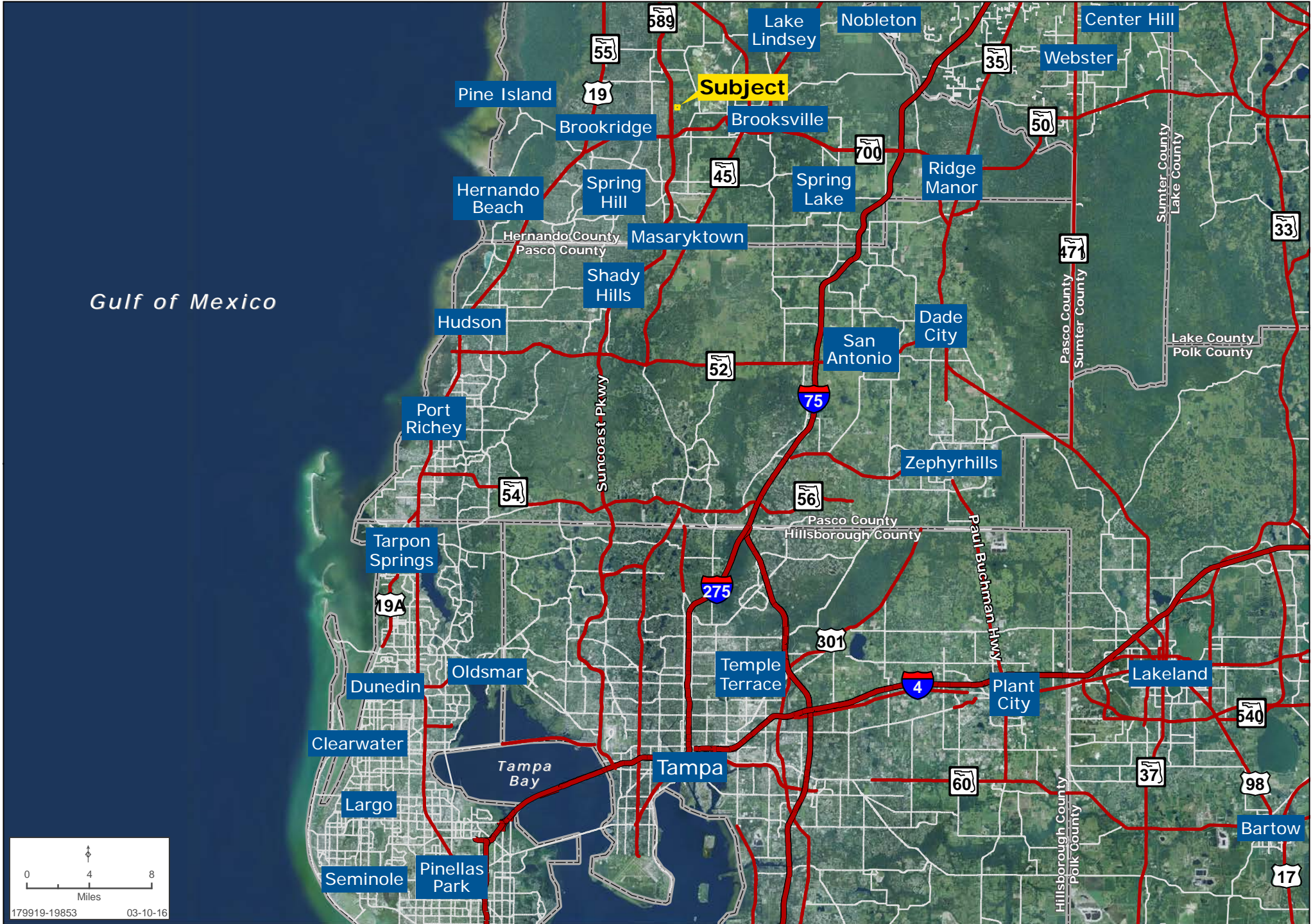
2202 N West Shore Blvd., Suite 200, Tampa, Florida 33607 ph. 813.448.1999 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. FLHernando179919 - 4.15.16



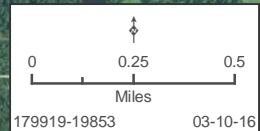
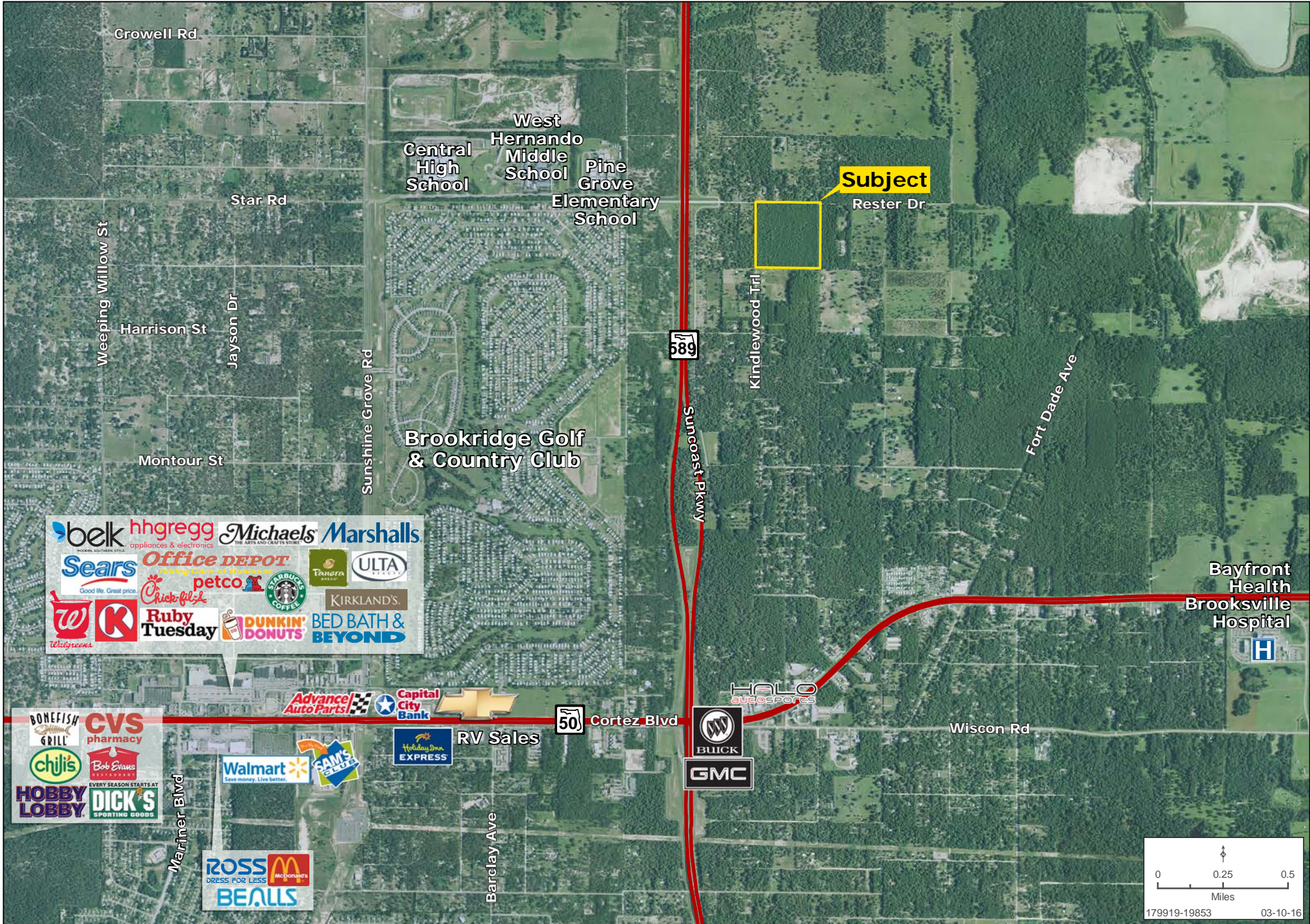
# REGIONAL MAP

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# SURROUNDING AREA MAP

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# PROPERTY DETAIL MAP

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