

## PREPARED BY



**SHAUN ANDREW**  
**TOMMIE DAWSON REALTY**  
 675 Ponce De Leon Blvd.

Email : [shauna@tommiedawson.com](mailto:shauna@tommiedawson.com)



Brooksville, FL 34601

Office Ph# : (352) 796-4948

Cell Ph# : (352) 346-4654

Fax Ph# : (352) 796-1948

**Vacant Land**  
**MLS# 2116037 Active**

**8377 CR 623**  
**Bushnell, FL 33513**

**LP\$2,950,000**



Property of Hernando County MLS

**Subdivision:** Unplatted  
**Current Zoning:** AG  
**DOR Use Code:** 520  
**Style:** Acreage  
[Sumter County Tax Link](#)  
**Contact Property Appraiser** (352) 793-0210  
**Water Onsite:** Yes  
**Septic/Swr Onsite:** Yes  
**Power Onsite:** Yes  
**Elem. School:** Not Zoned For Hernando  
**Mid. School:** Not Zoned For Hernando  
**High School:** Not Zoned For Hernando  
**School Yr-Yr:** 2010-2011

**Acres:** 387.00  
**Lot Dim. Approx:**  
**Lot Dim. Source:**  
**Lot SqFt:**  
**Acreage Info:** Over 50 Acres  
**Addl Acreage:** No  
**Apx Rd Frntge:** 4,300  
**Paved Rd:** Yes  
**Rear Exposure:**  
**Waterfront:** No  
**Apx Wtr Frntge:**  
**Greenbelt:** Yes  
**City/Co. Special Assmnt:** No

**Directions:** Hwy 41 N of Brooksville, turn E on 476, turn Right on CR 623, follow to signs. Do not approach property without appointment.

**Near. Cross St.:**

**Remarks:** Central Florida landscape at its finest beautiful 387 acre ranch. Fenced and cross fenced, 5 stall barn with tack room, many paddock areas, 2 bedroom 2 bath 1700 sf house, workshop, and detached garage. Approximately 4300' fronting CR 623 and backs up to I-75. Huge oak and hickory trees. Nice balance between cleared and wooded great for hay, cows, or any agricultural business.

**Waterfront:**  
**Lot Description:** Mixed Topography , Pasture , Rolling , Wooded  
**Improvements:** Barn(s) , Garage , Horse Stalls , Other-See Remarks  
**Road Type:** County/City , County/City Maintained  
**Fence:** Wire  
**Terms Avail.:** Cash , Conventional

**Utilities:** None  
**Water Source:** Well Private  
**Power Source:** Electric  
**Sep/Swr Source:** Septic  
**Special Info:** None  
**Docs on File:** Aerial Photo , Survey

**Short Sale:** No      **Lender Owned/REO:** No      **Agent Owned:** No

**HOA/COA:** No      **HOA/COA Fees:** \$      **Comm. Restrict.:** None

**HOA/COA Sched.:** Mthly Maint. Fee: \$

**CDD:** No      **CDD Fees:** \$

**Condo/HOA/CDD Fee Incl.:**

**Community Amenities:** None

**Sec/Twp/Rng:** 26/ 21/ 21

**Subdiv/Block/Lot:** 0/ 0000/ 0000

**Unit:**

**Legal Description:** Call Office

**Key #:** [000000](#)

**Area/Map Code:** 91/ NONE

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All information regardless of source, including but not limited to, square footage, sizes, room dimensions, property taxes, and school information deemed reliable, but is not guaranteed and should be verified by personal inspection and/or with a appropriate professional(s).