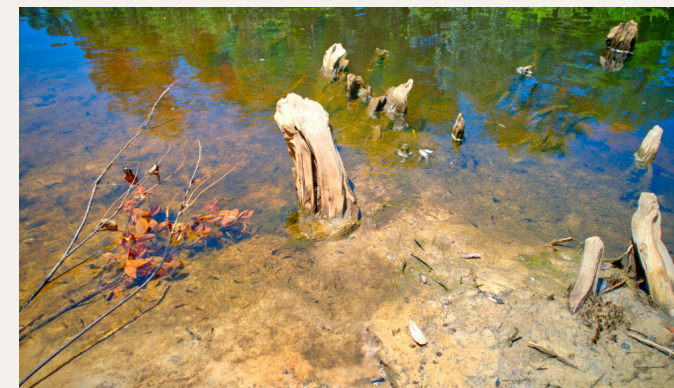


Withlacoochee River Property

Circle Stone Ct | 1.64 Acres | R1C Zoning



Listed By

Robert Buckner

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Charles Buckner

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charles@bucknerrealestate.com

 **Buckner**
REAL ESTATE, INC.

Property Summary

Welcome to a beautiful and scenic riverfront property in Webster, FL, on a bend in the Withlacoochee River with views from the high bank. Zoning is RIC, designating this as the perfect place to build your home with an unbeatable view. Enjoy being surrounded by nature’s beauty while being just 10 minutes from shopping areas and I-75 for any commuting. Across the river and in the backyard view, is State owned land for additional seclusion and privacy, and the adjoining parcel to the south is owned by Hernando County for an additional buffer. This property is 1.64 acres in size and has a brand-new certified boundary survey available in the images. All property corners are marked with additional markers for straight boundary lines. Property located within the flood plain, but similar situation with other properties with river frontage.

Highlights

- Withlacoochee State Forest across the river
- 10 minutes from shopping and major highways
- Scenic view and nature-rich

Location Information

Site Address	0 Circle Stone Ct
City, State, Zip	Webster, FL 33597
County	Hernando

Property Information

Size +/- (Acres, SF)	1.64 Acres or 71,605 SF
Parcel Key #	766004
Zoning	RIC
DOR Use Code	(00) Vacant Residential
Utilities	Well and Septic Needed
Taxes (2024)	\$511.59
Price	\$97,000

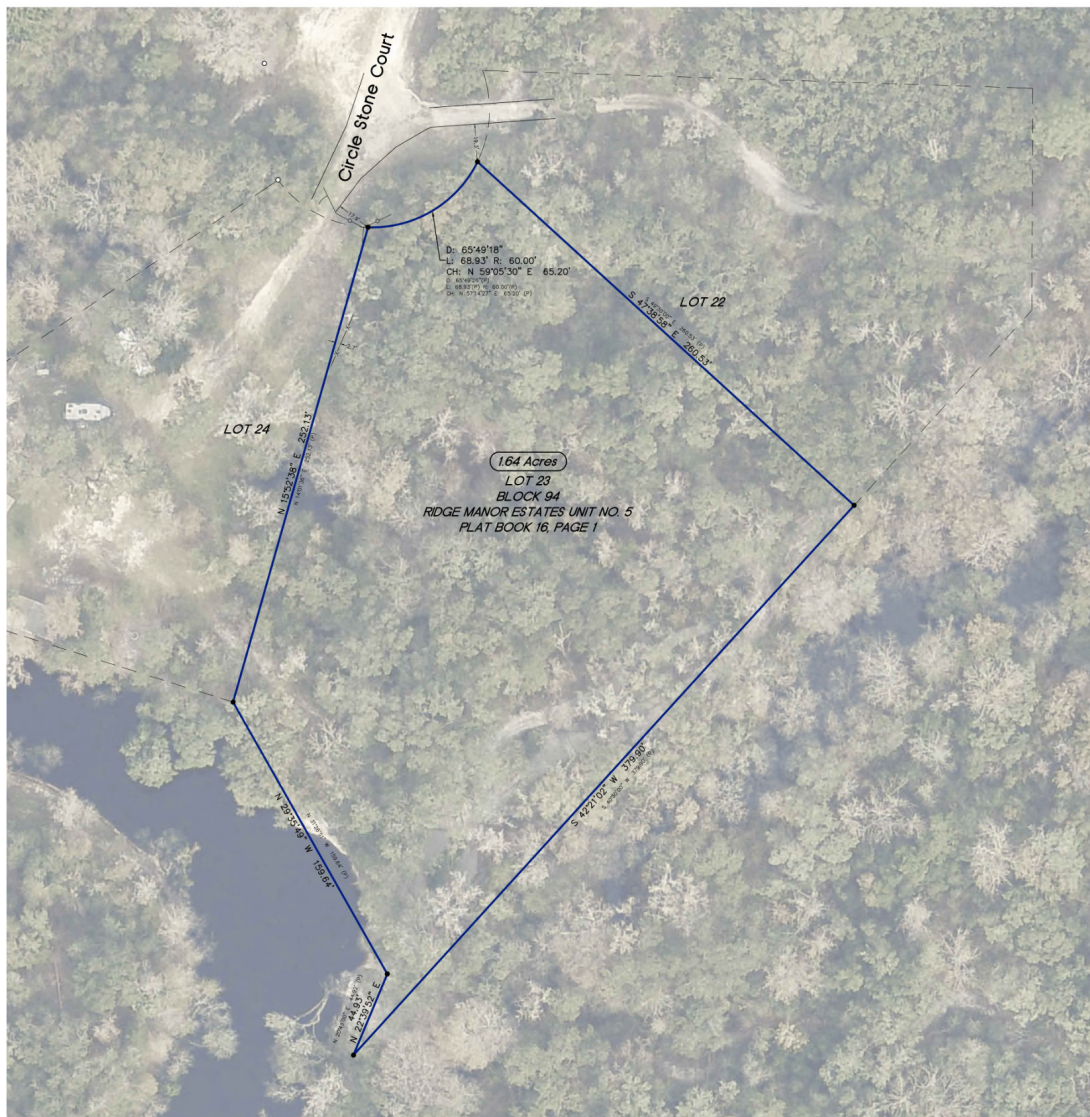
Land ID Access



View the map [here](#)



SURVEYOR'S NOTES:

1. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give or deny the surveyor any liability to anyone other than those certified to this survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.
2. This survey was prepared without an abstract of title; therefore, the surveyor undertakes no guarantees or representations regarding information shown hereon pertaining to the existence, right-of-way, easements, agreements, reservations, or other similar matters.
3. No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
4. No underground installations, improvements or encroachments, have been located except those shown hereon.
5. Bearings and coordinates shown hereon are based on the NAD 83 Florida State Plane (FSP) projection, FWS 83 Zone 16N Projection, (USFL) with the East boundary of BLOCK 94, RIDGE MANOR ESTATES UNIT 5, 6, per Plat Book 16, Page 1 of the Public Lands of the State of Florida, having a grid bearing of S.42°21'02" W.
6. Bearings and distances shown hereon are field measured, unless otherwise indicated.
7. The text for ties to improvements indicates the direction they lie in relation to the boundary.
8. Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: any part of the original signed and sealed version of the Water Management District (S.W.F.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).
9. The background aerial imagery is shown for informational purposes. It is publicly available through PDOT and flown in 2023.
10. The survey map and report (if applicable) or the copies thereof are not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper (if hard copy), or the Adobe PDF containing the electronic signature has not been validated. It is to be original signed and sealed version (if an electronic file). If an electronic file, printed copies of the survey map are considered to be a valid signed and sealed

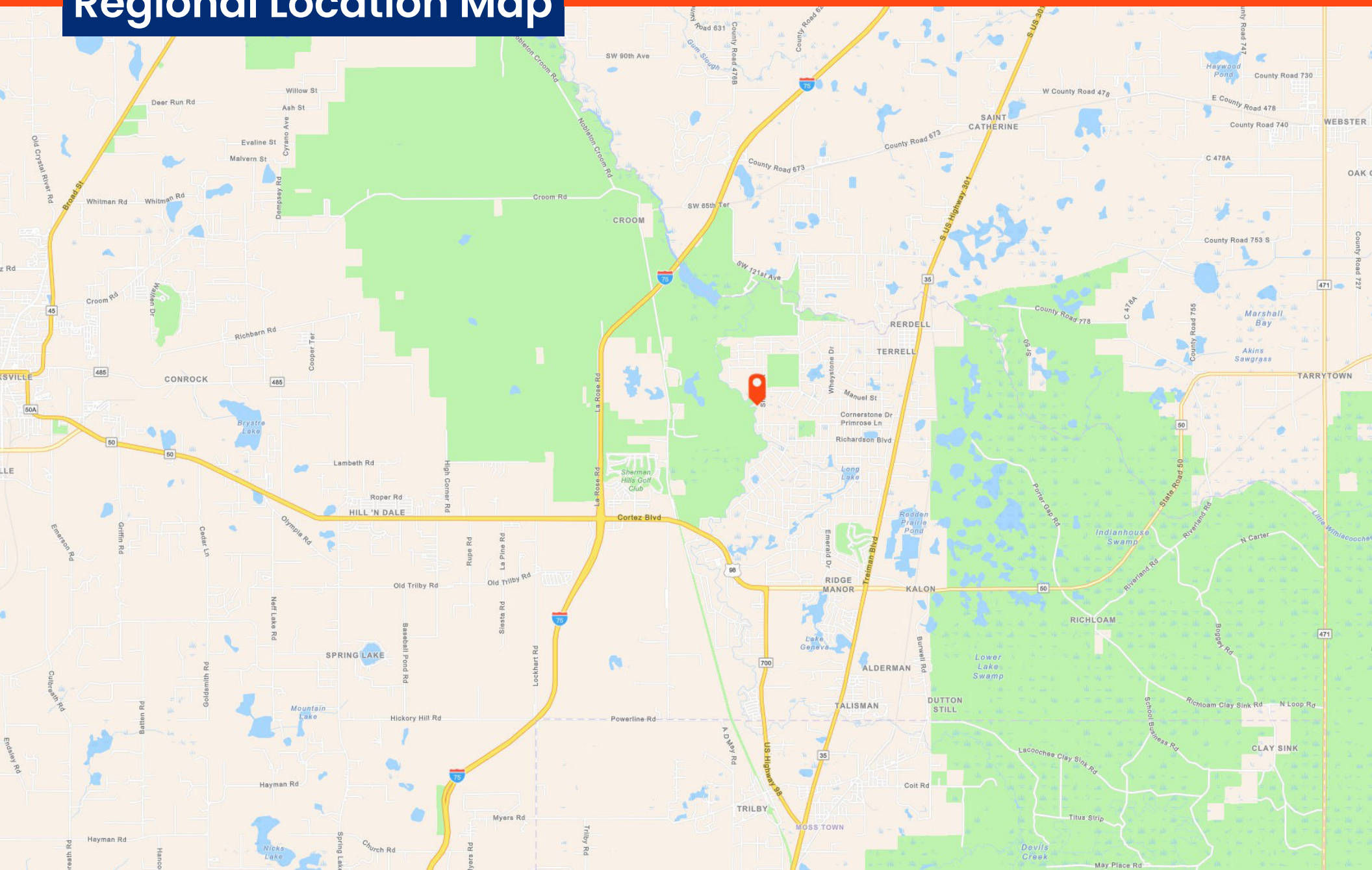


DESCRIPTION: (per Official Records Book 4512, Page 484, of the Public Records of Hernando County, Florida.)

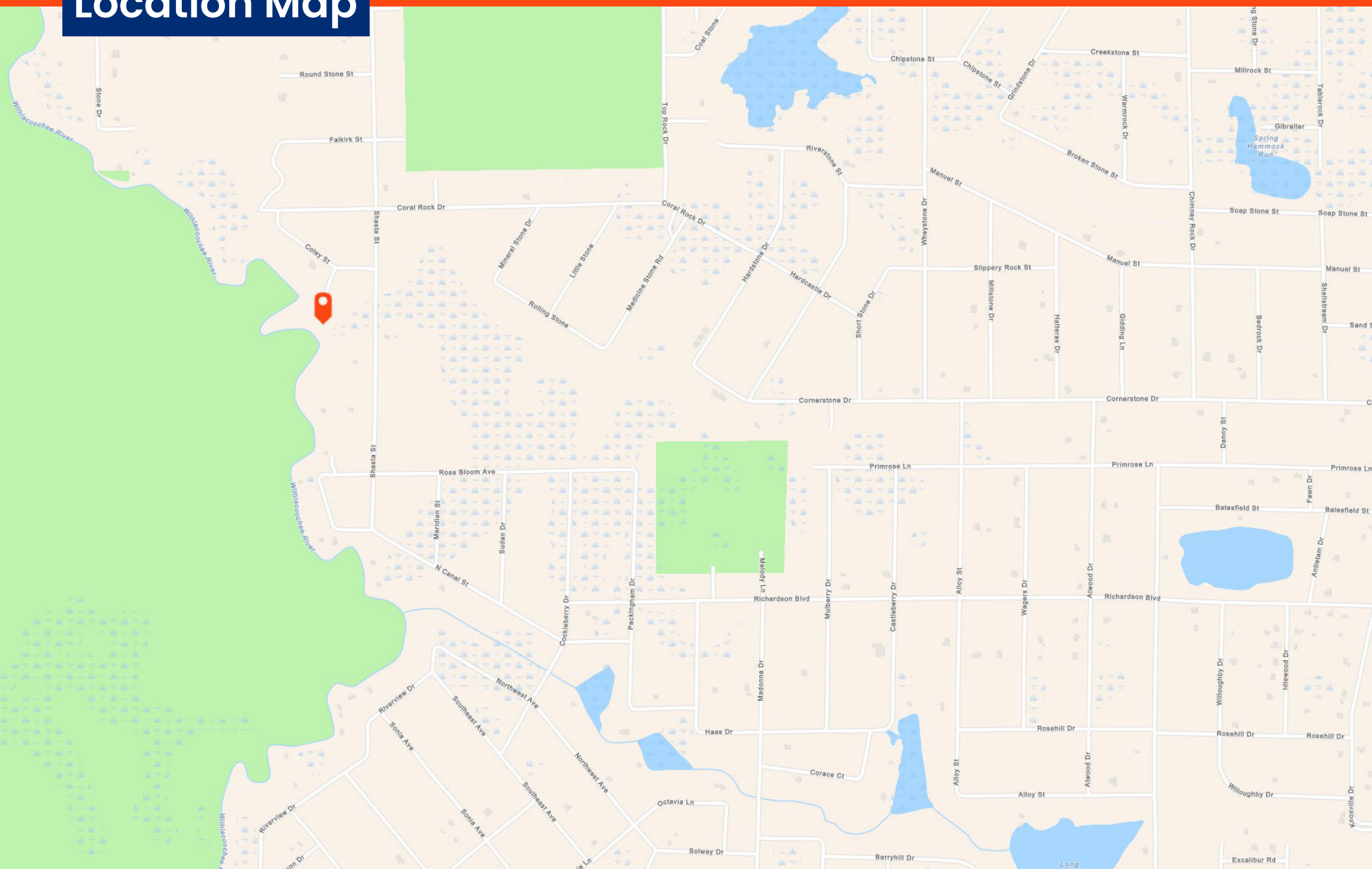
Lot 23, Block 94, RIDGE MANOR ESTATES, UNIT NO.5, according to the plat thereof recorded in Plat Book 16, Page 1, of the Public Records of Hernando County, Florida.

<div>  <p>COX-SON ASSOCIATES SURVEYING AND MAPPING 10011 S. College, Suite 2100 Tampa, FL 33626 Phone: (813) 386-2100 Fax: (813) 386-2105 E-mail: info@coxson.com</p> </div>	<div>  <p>Professional Engineer Seal for Andrew R. Getz, State of Florida, License No. 124251, dated 4/7/25.</p> </div>	<div> <p>DATE: _____</p> <p>REVISION: _____</p> </div>
<div> <p>PROJECT NO. 2025-06SAD1000001</p> <p>PROJECT: 8200 Circle Stone Court</p> <p>PREPARED FOR: Steven Parker c/o Brent Whitley</p> <p>BOUNDARY SURVEY</p> </div>	<div> <p>DATE: _____</p> <p>REVISION: _____</p> </div>	<div> <p>DATE: _____</p> <p>REVISION: _____</p> </div>
<div> <p>Andrew R. Getz Professional Engineer License No. 124251, State of Florida PL 124251, License Number 7014</p> <p>This survey conforms to the "Standards of Professional Practice" of the Florida Board of Professional Engineers and Surveyors and complies with Chapter 55-17, Florida Statutes.</p> <p>Not valid without the signature and original raised stamp.</p> <p>DATE OF FIELD SURVEY: 3/21/25</p> </div>		

Regional Location Map



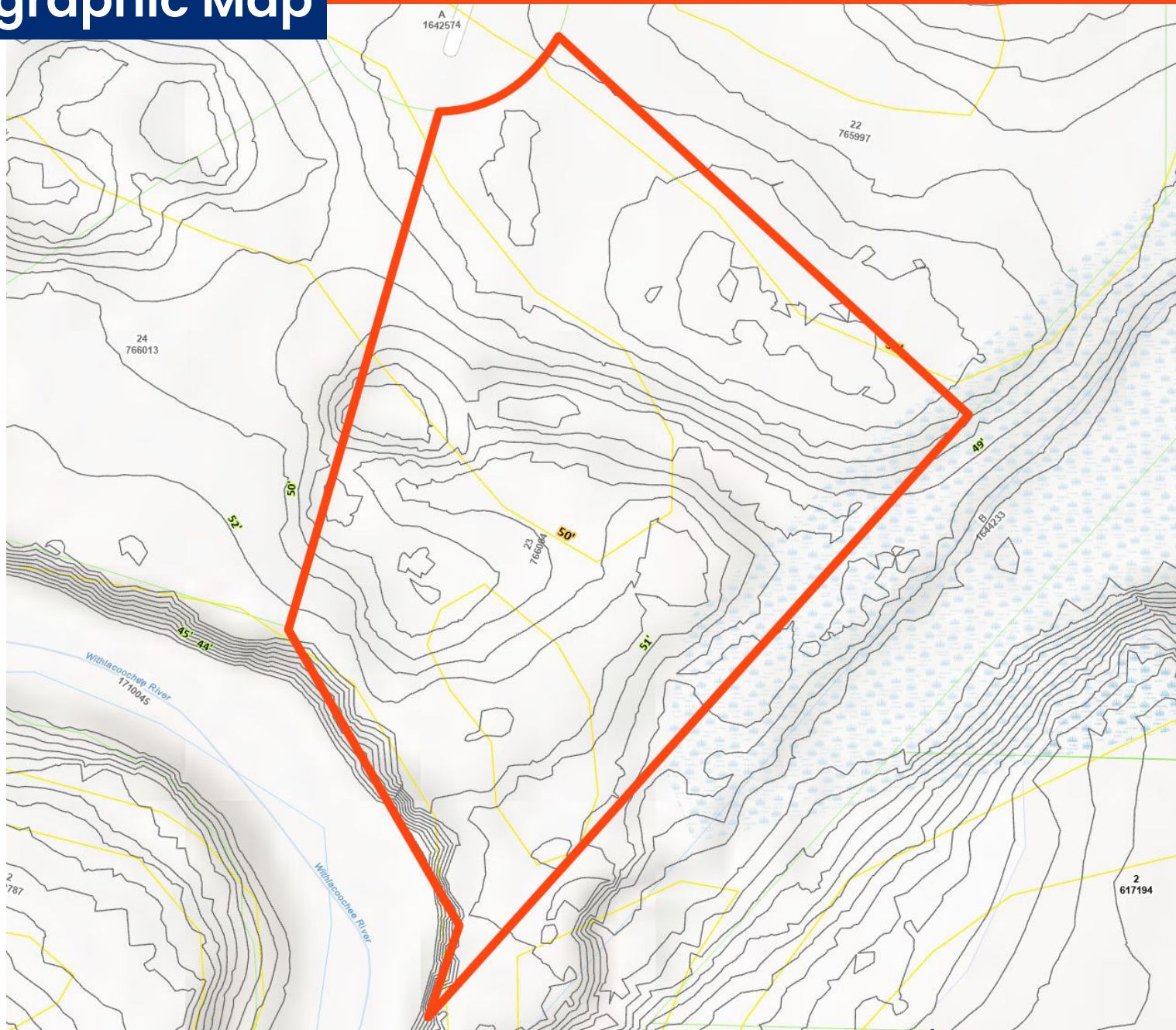
Location Map



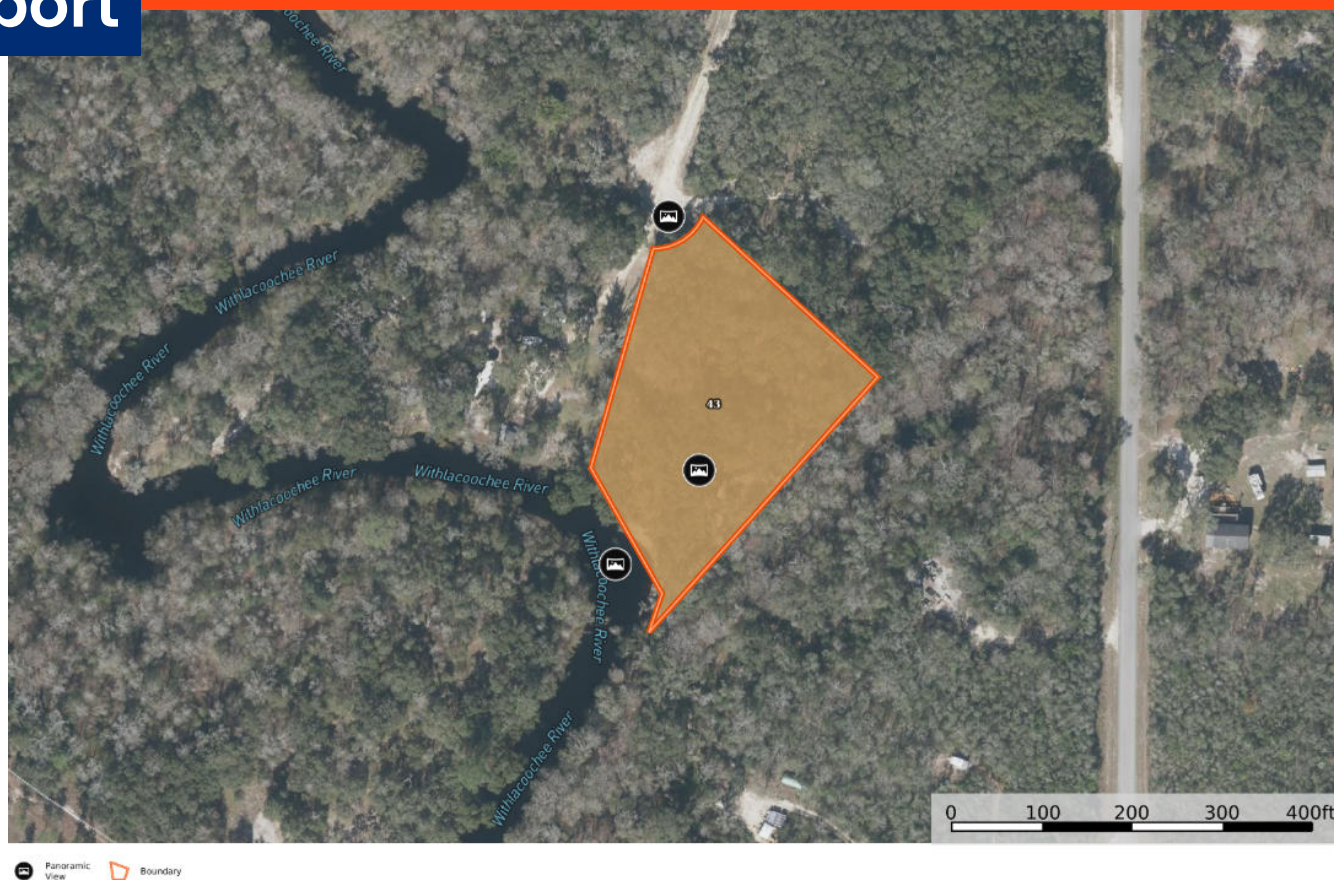
Property Aerial



Topographic Map



Soils Report



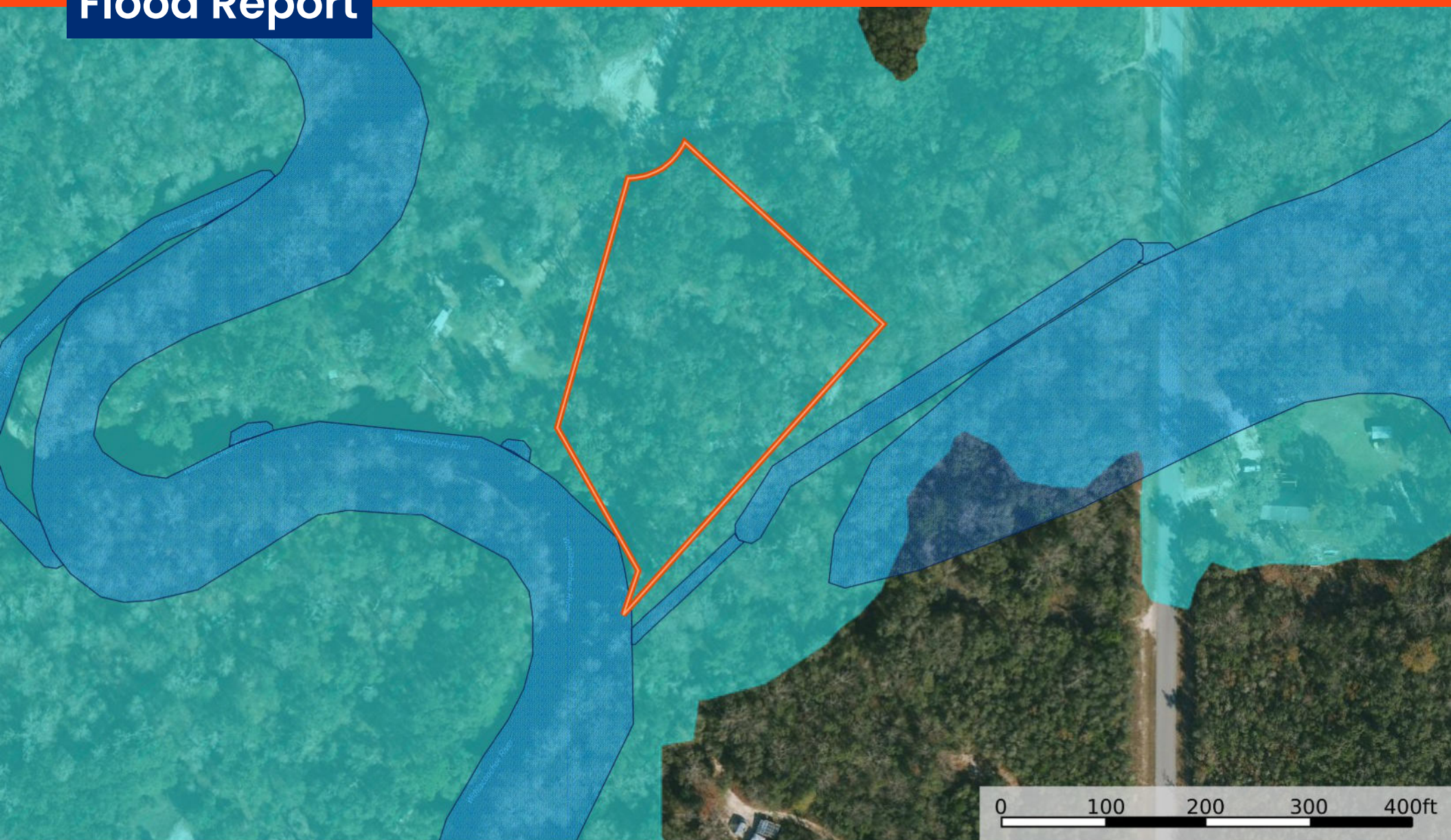
The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

|  Boundary 1.66 ac

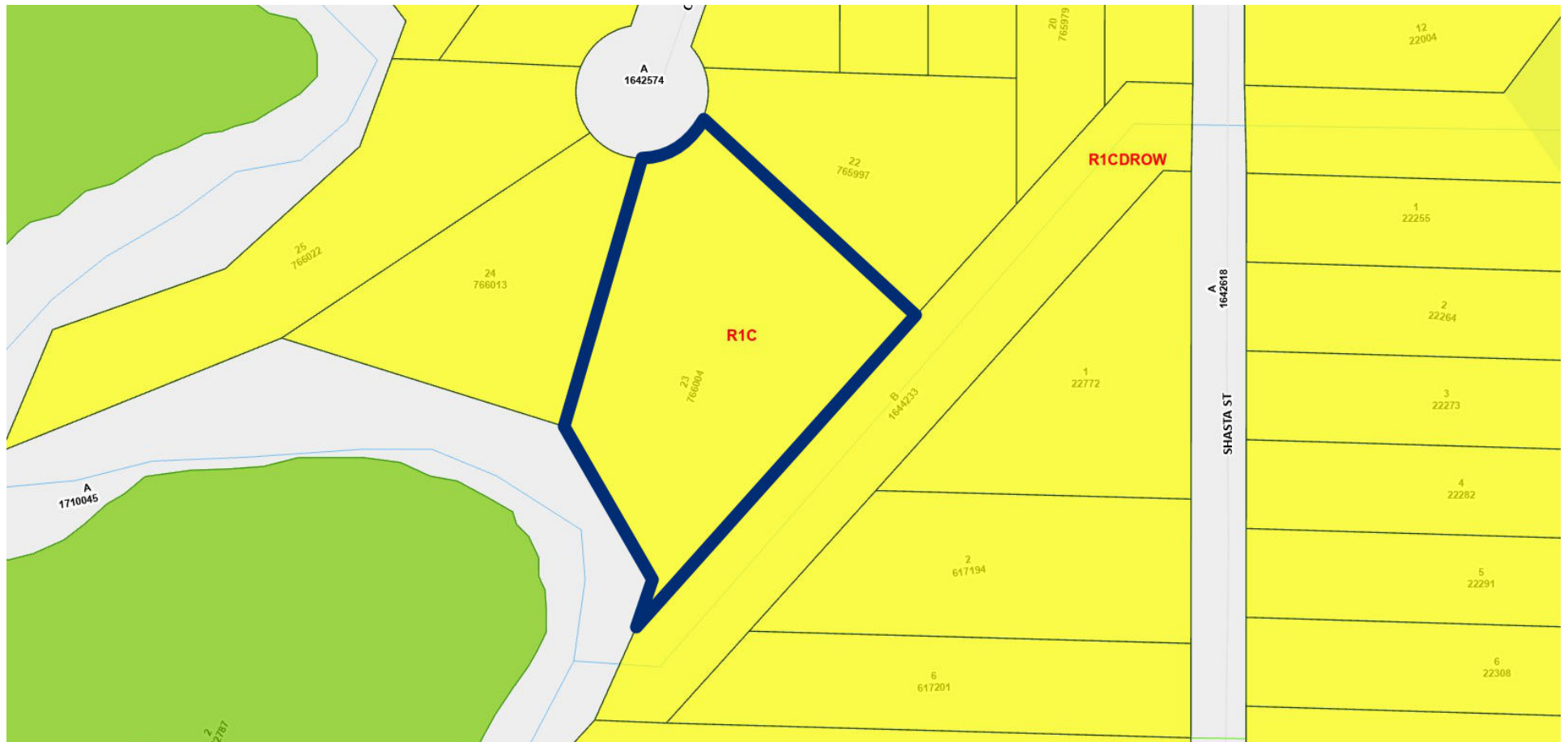
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
43	Pomello fine sand, 0 to 5 percent slopes	1.66	100	0	30	6s
TOTALS		1.66(*)	100%	-	30.0	6

(*) 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.

Flood Report



Zoning Classification



Zoning Key

- Residential (R1C)
- Conservation





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

Buckner Real Estate, Inc.

11 N Main Street
Brooksville, FL 34601



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

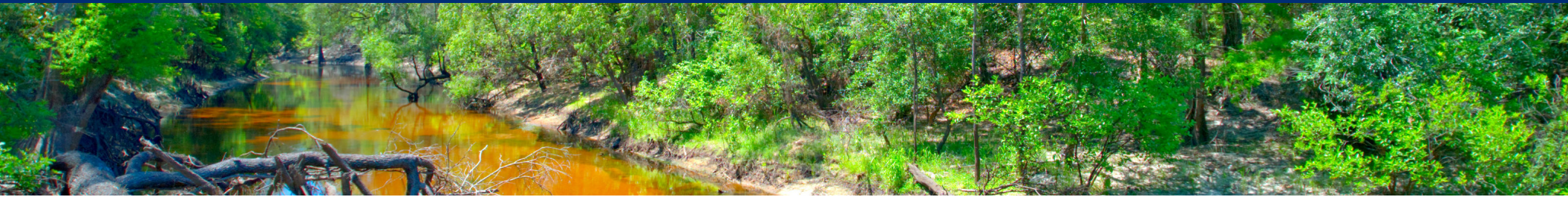
- Board Member, The Ederington Foundation
- Leadership Hernando Class of 2024
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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