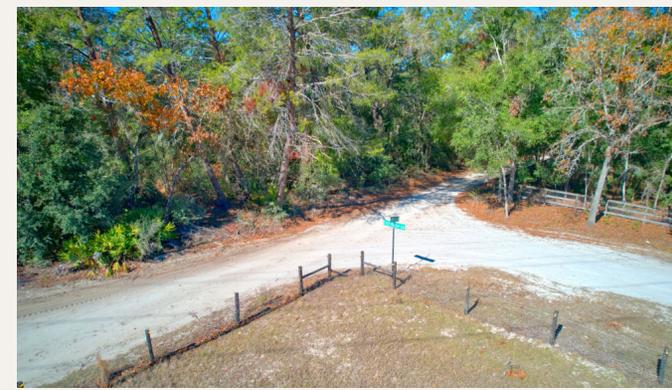


# Agricultural Land For Sale

Rockbay Rd | 10 Acres +/- | AG Zoning



## Listed By

**Robert Buckner**

352-238-6930

robert@bucknerrealestate.com

**Charles Buckner**

352-848-5545

charles@bucknerrealestate.com



## Property Summary

Discover this 10 Acres of land that is perfect for your new homesite! Situated in a rural setting near Brooksville, Florida, and located about 12 minutes from I-75. Come and build your home and bring your horses or livestock! Towards the east of the property is the Withlacoochee State Forst which contains miles of equestrian trails and more (Equestrian trail map available). This is one property with two parcel key numbers #364171 & #364162. Power Transmission lines run through a small portion of the southeast corner. Rockbay Road continues along the easterly line of the property with 15 FT given for the roadway. There is a small floodplain area on the north end of the property. Hernando County's GIS map of the area is labeled at the end of the pictures.

## Highlights

- Square 10-acre property with dimensions of 660 FT x 660 FT
- Nearby equestrian trails in the Withlacoochee State Forest
- Located ~12 minutes form I-75 and ~10minutes from downtown Brooksville

## Location Information

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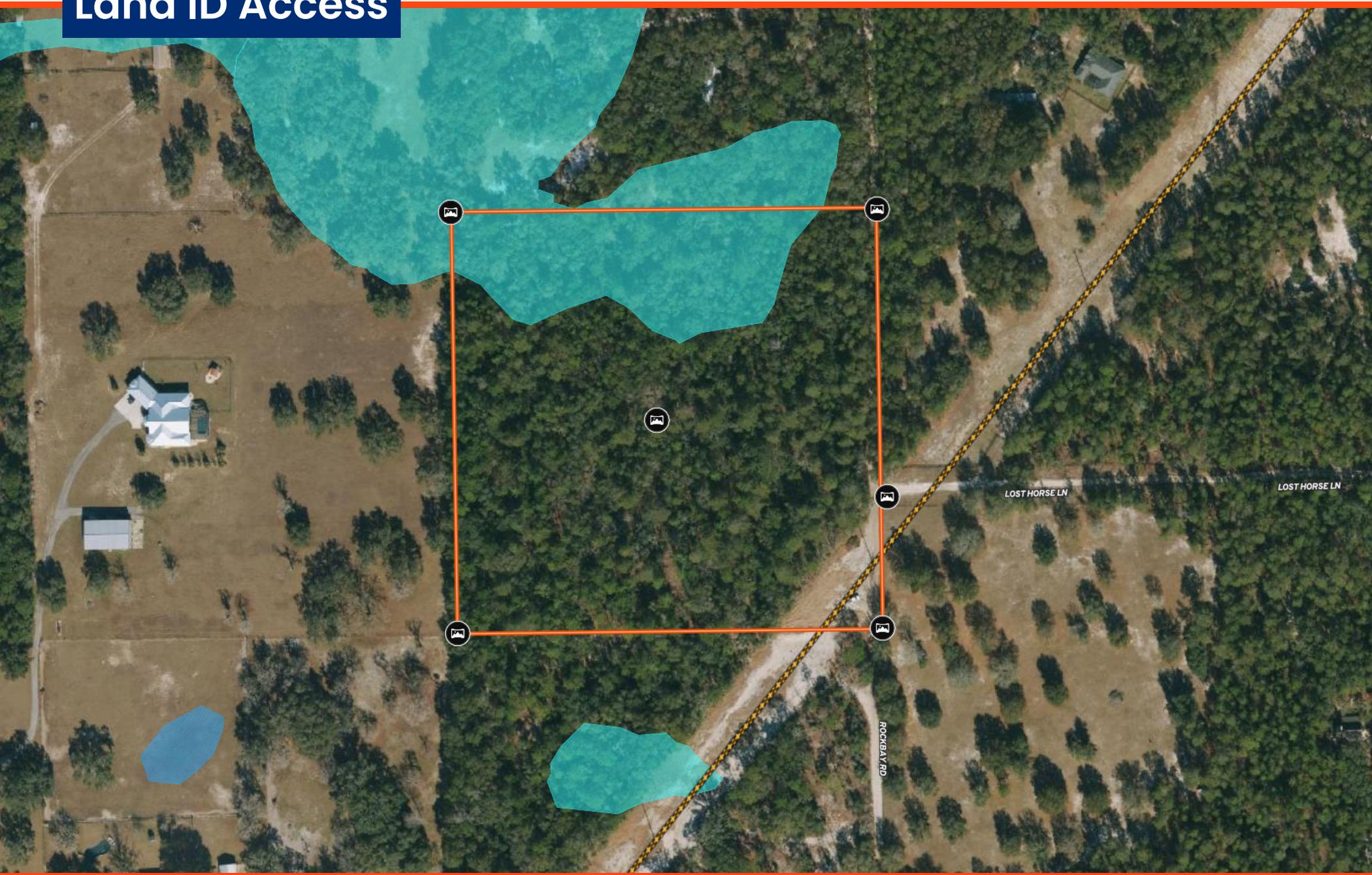
Site Address	0 Rockbay Rd
City, State, Zip	Brooksville, FL 34601
County	Hernando

## Property Information

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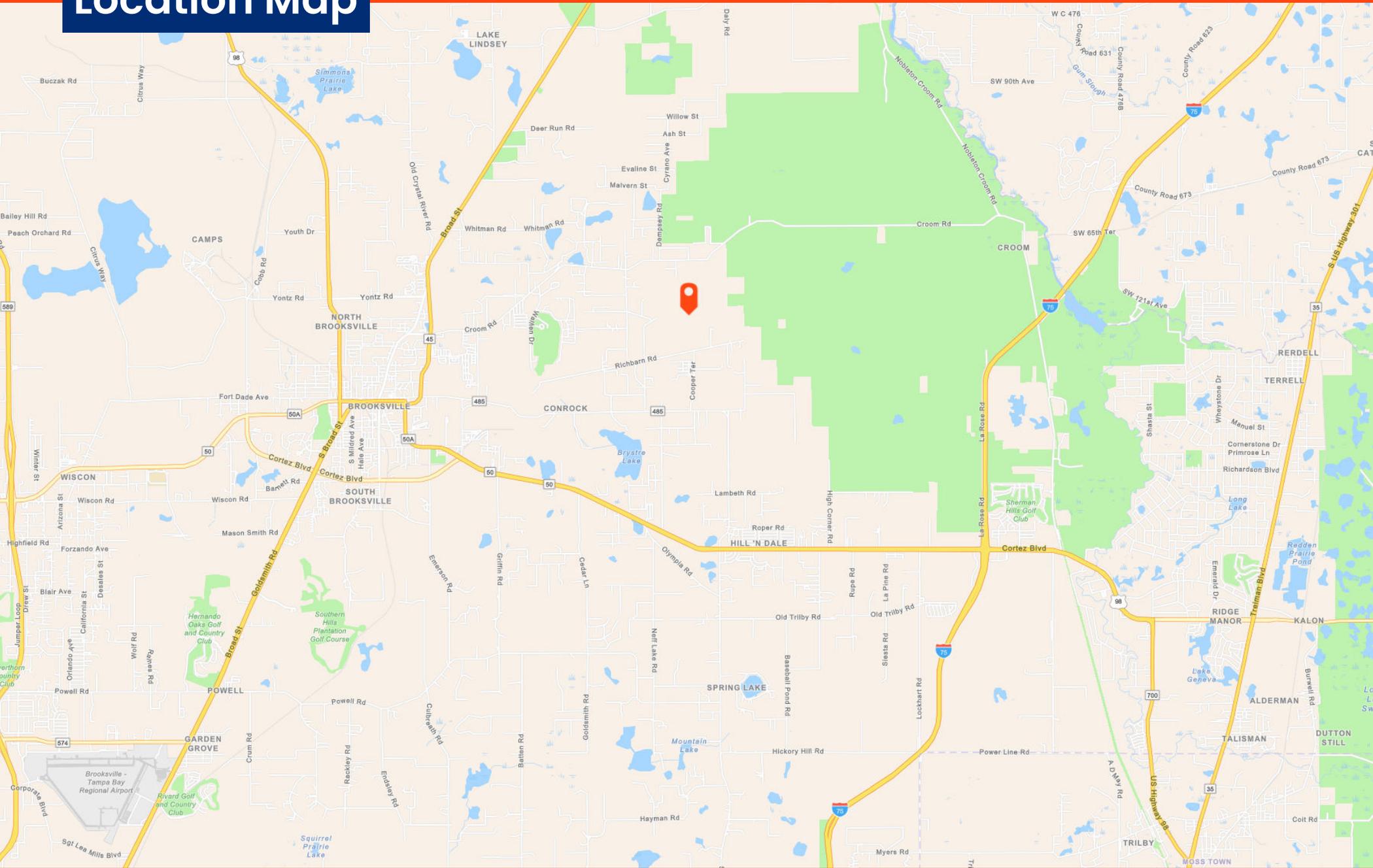
Size +/- (Acres, SF)	10 Acres or 435,600 SF
Parcel Key #	364171 & 364162
Zoning	Agricultural (AG)
DOR Use Code	(54) Timber Natural Stand
Utilities	Well & Septic Needed
Taxes (2024)	\$18.51
Price	<b>\$290,000</b>

# Land ID Access



View the map [here](#)

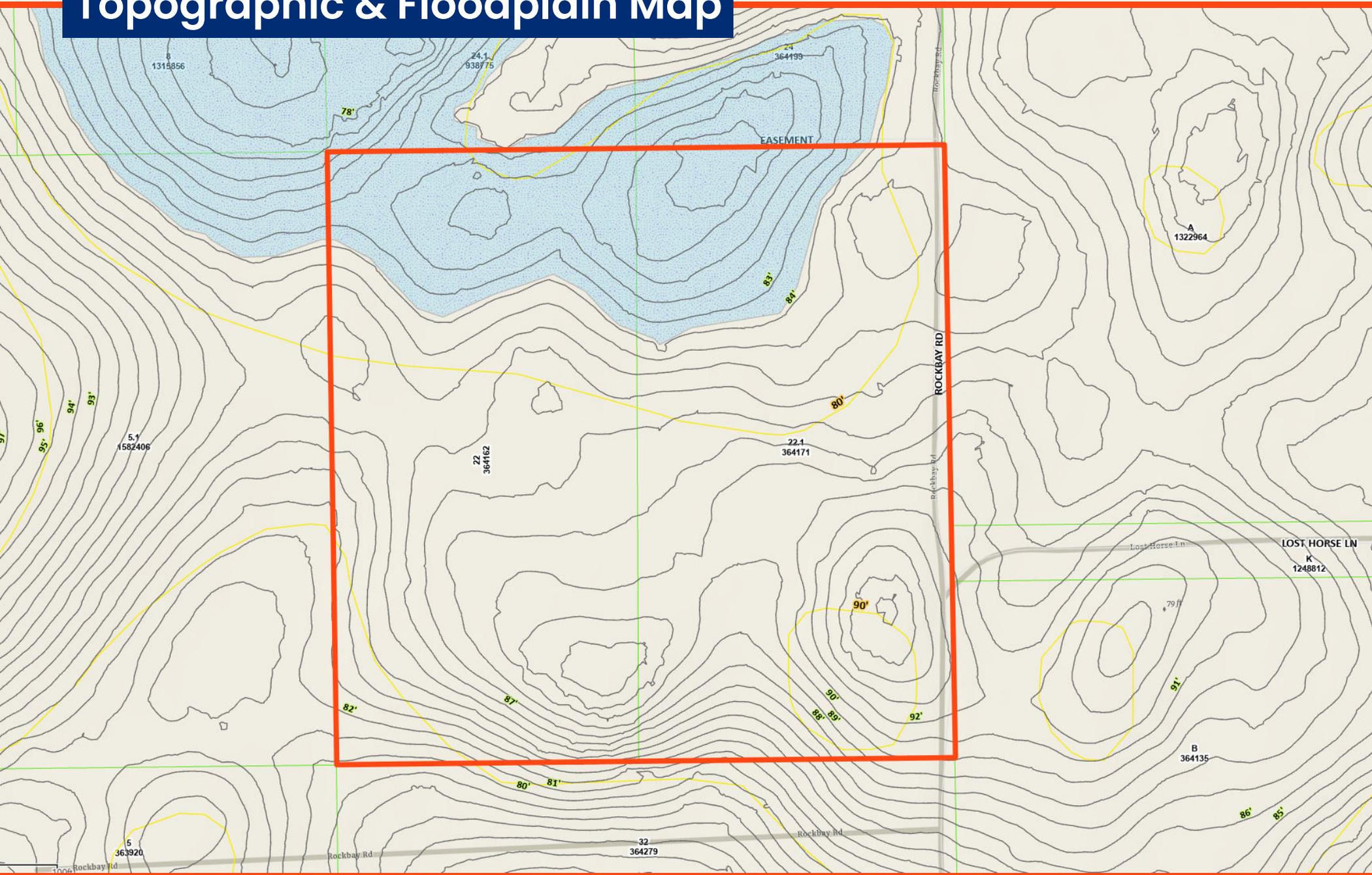
# Location Map



# Property Aerial

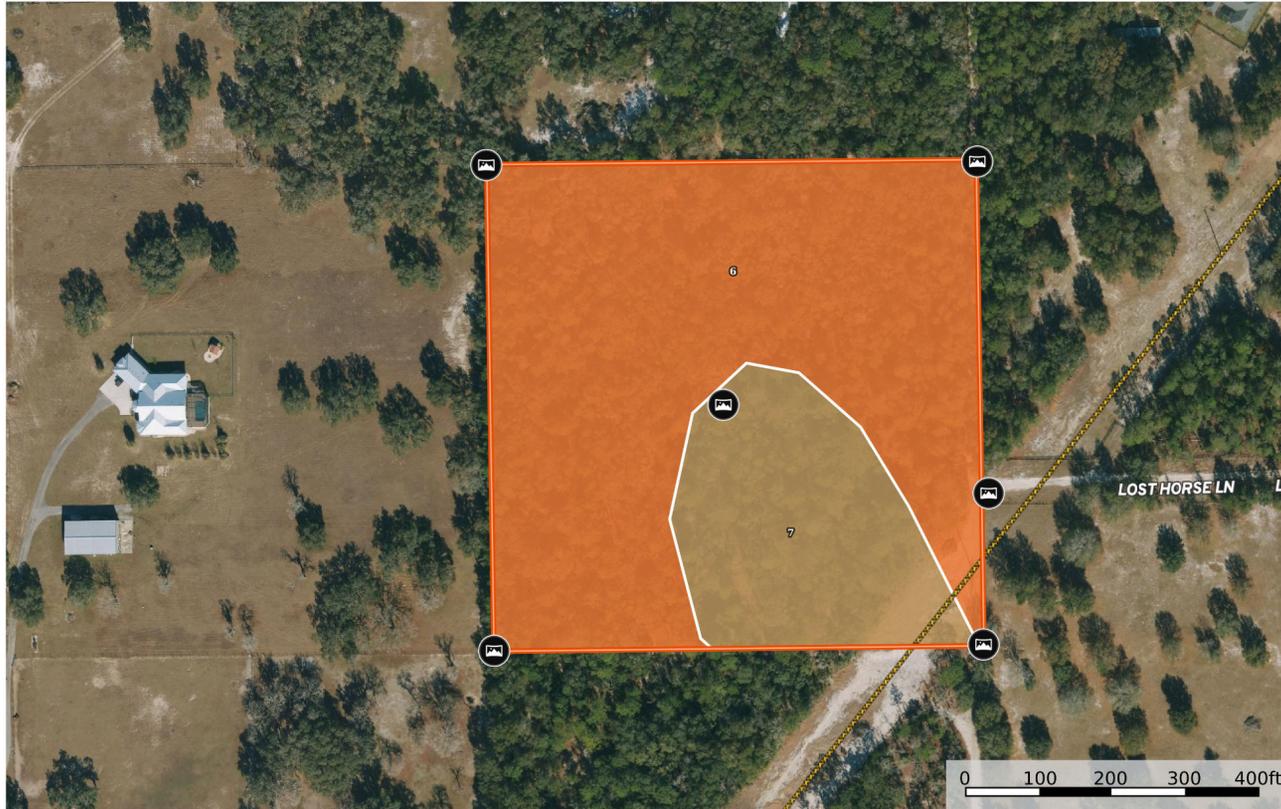


# Topographic & Floodplain Map



# Soils Report

Rd  
County, Florida, 10 AC +/-



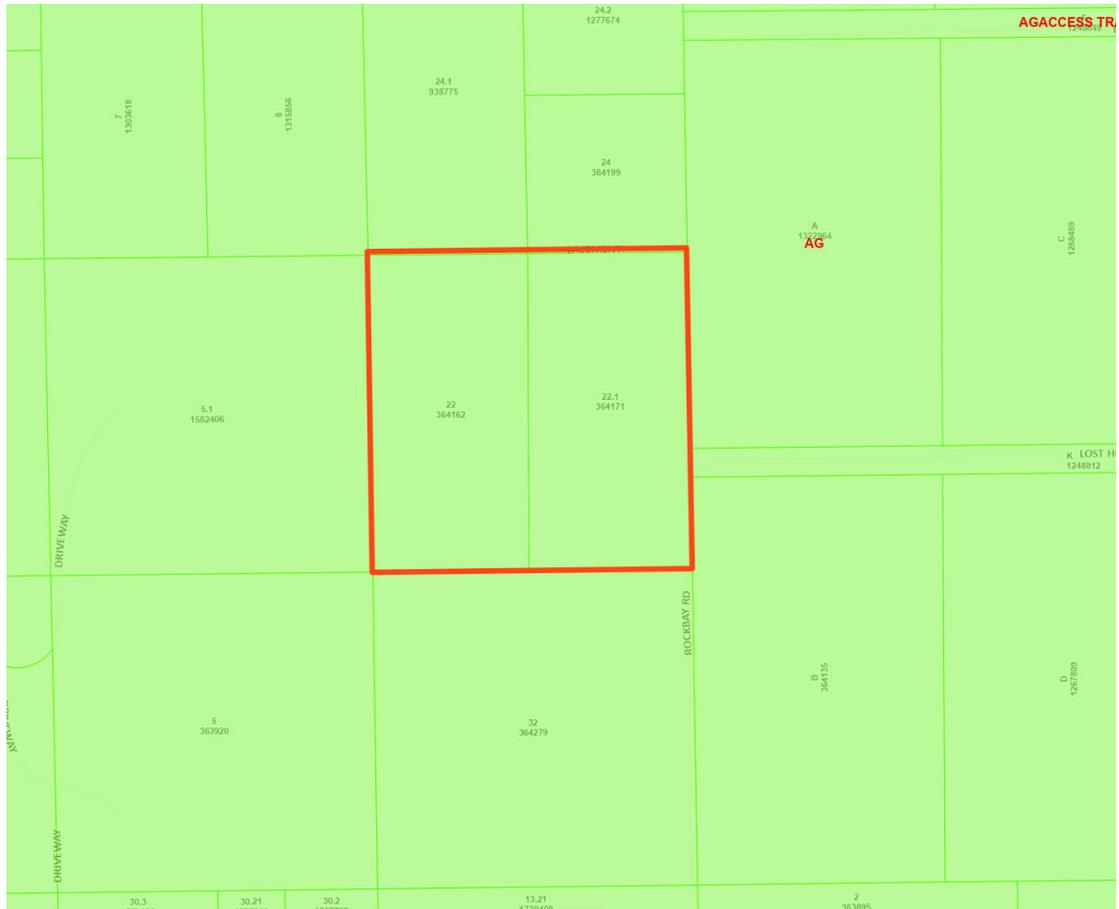
📷 Panoramic View  
 📐 Boundary  
 🟡 Voltage Unavailable  
 🟠 Voltage 0 - 9 KV  
 🔵 Voltage 100 161 KV  
 🟢 Voltage 220 287 KV  
 🟣 Voltage 345 KV  
 🔴 Voltage 500 KV  
 🟠 Voltage 735 KV+

 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 10.18 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6	Arredondo fine sand, 0 to 5 percent slopes	7.63	75.02	0	23	3s
7	Arredondo fine sand, 5 to 8 percent slopes	2.55	25.07	0	24	4s

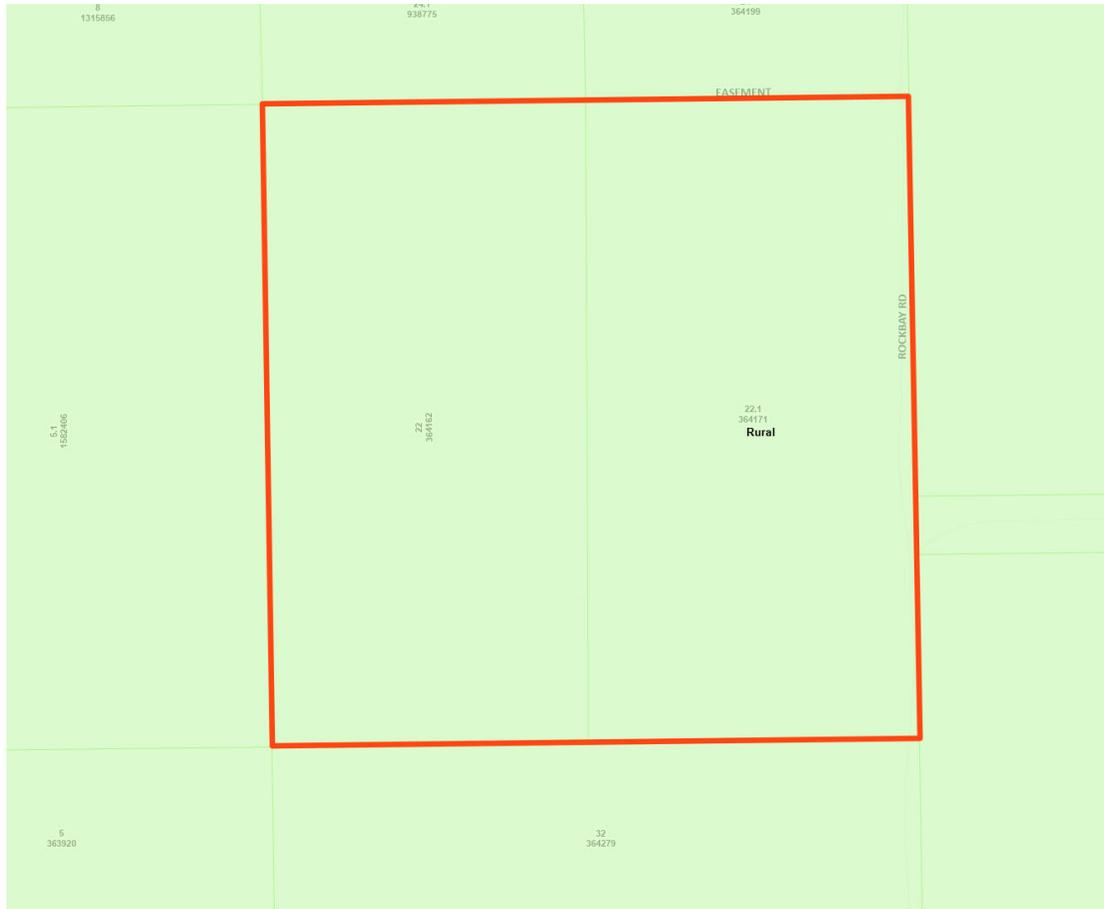
# Zoning Classification



## Zoning Key

 Agricultural

# Future Land Use



## Future Land Use Key

 Rural





## 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](mailto: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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