

BAYPORT LAND FOR SALE



Cortez Blvd | 10 Acres +/- | AG Zoning

Listed By

Robert Buckner

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11 N Main St, Brooksville, FL 34601

Property Summary

Unique 10 Acres +/- in Bayport, Florida with potential of fantastic views along the Gulf Coast. 5 acres +/- of useable area with “thousands of acres” of government owned property as your rear neighbor and sides. You need to check the subject property location on the maps to appreciate the uniqueness of the parcel, and basically government owned land for miles behind the parcel into Citrus County. Establish your own trail to connect with the old “Bayport Rd.” which connects with miles of roadways within the Chassahowitzka Wildlife Management Area. If you love nature and enjoy hiking or biking, then don’t delay on this special opportunity. Key # 340009

Highlights

- Surrounded by government-owned property
- +/- 5 acres of usable area
- Beautiful landscape and scenery surrounding the property

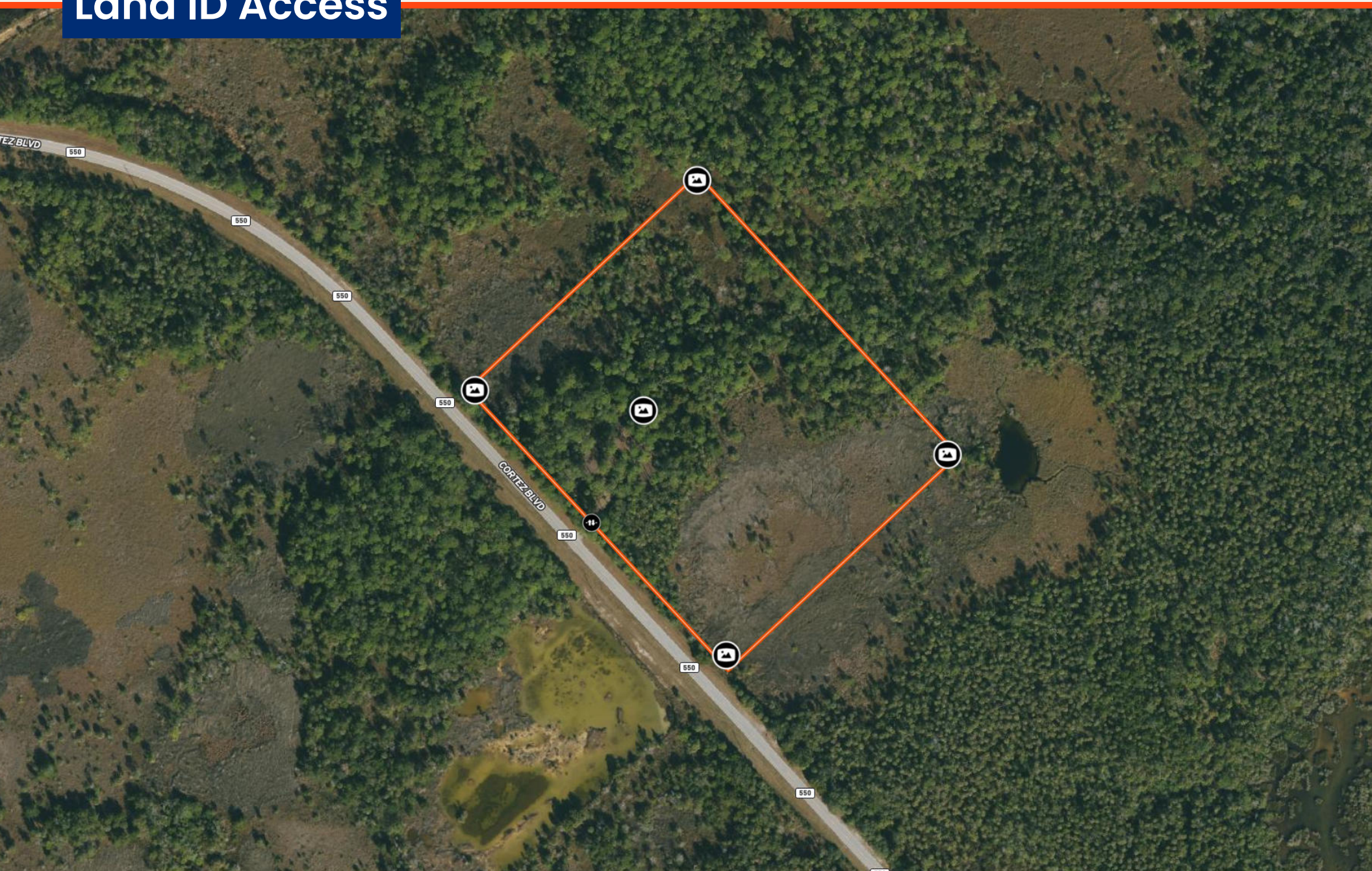
Location Information

Site Address	Cortez Blvd
City, State, Zip	Bayport, FL 34607
County	Hernando

Property Information

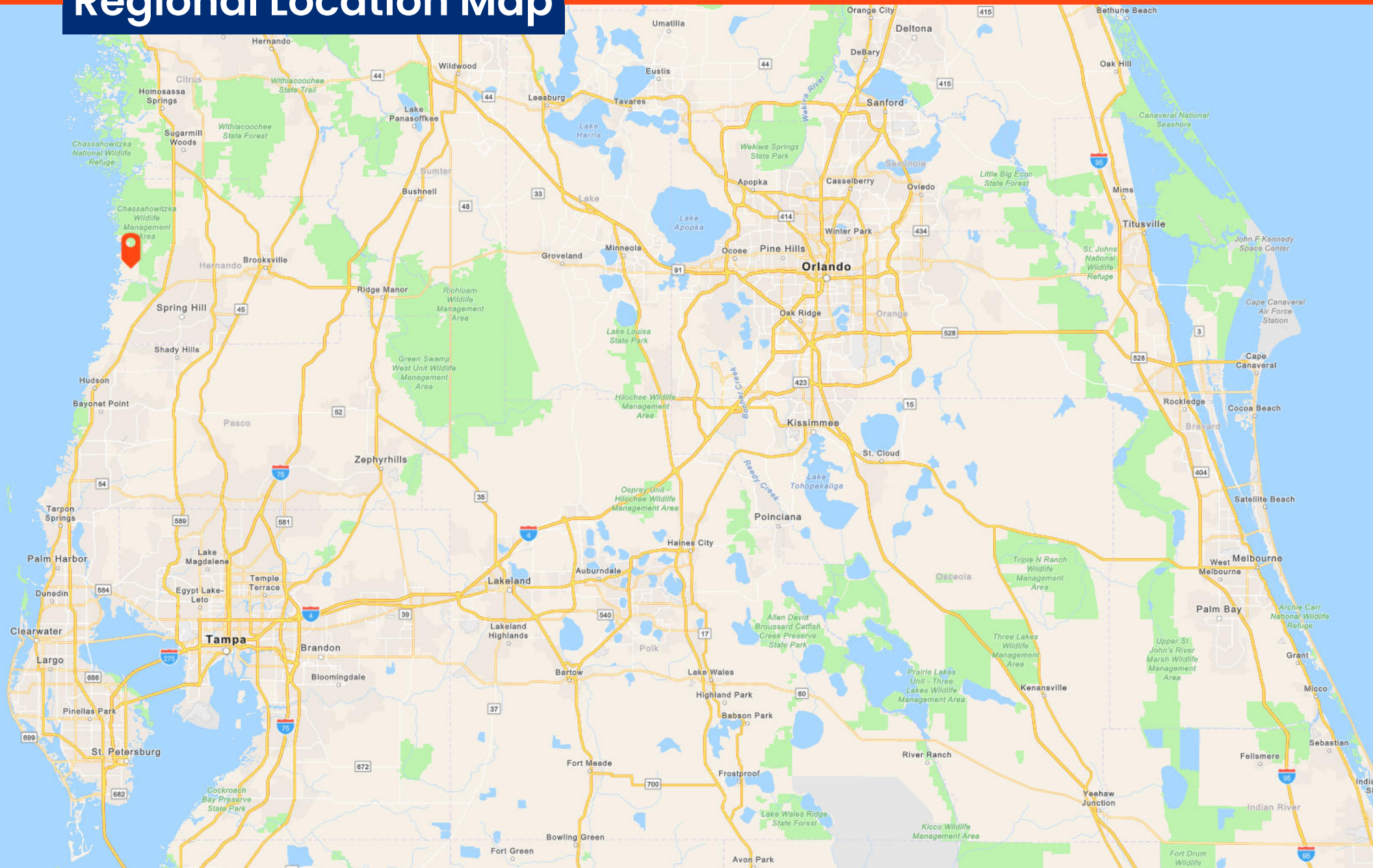
Size +/- (Acres, SF)	10 Acres or 435,600 SF
Parcel Key #	340009
Zoning	Agricultural (AG)
DOR Use Code	(99) Acreage not classified
Utilities	County Water, Septic Needed
Frontage	~ 730 FT on Cortez Blvd
Traffic Counts	2,500 AADT on Cortez Blvd
Taxes (2024)	\$1,468.09
Price	\$260,000

Land ID Access

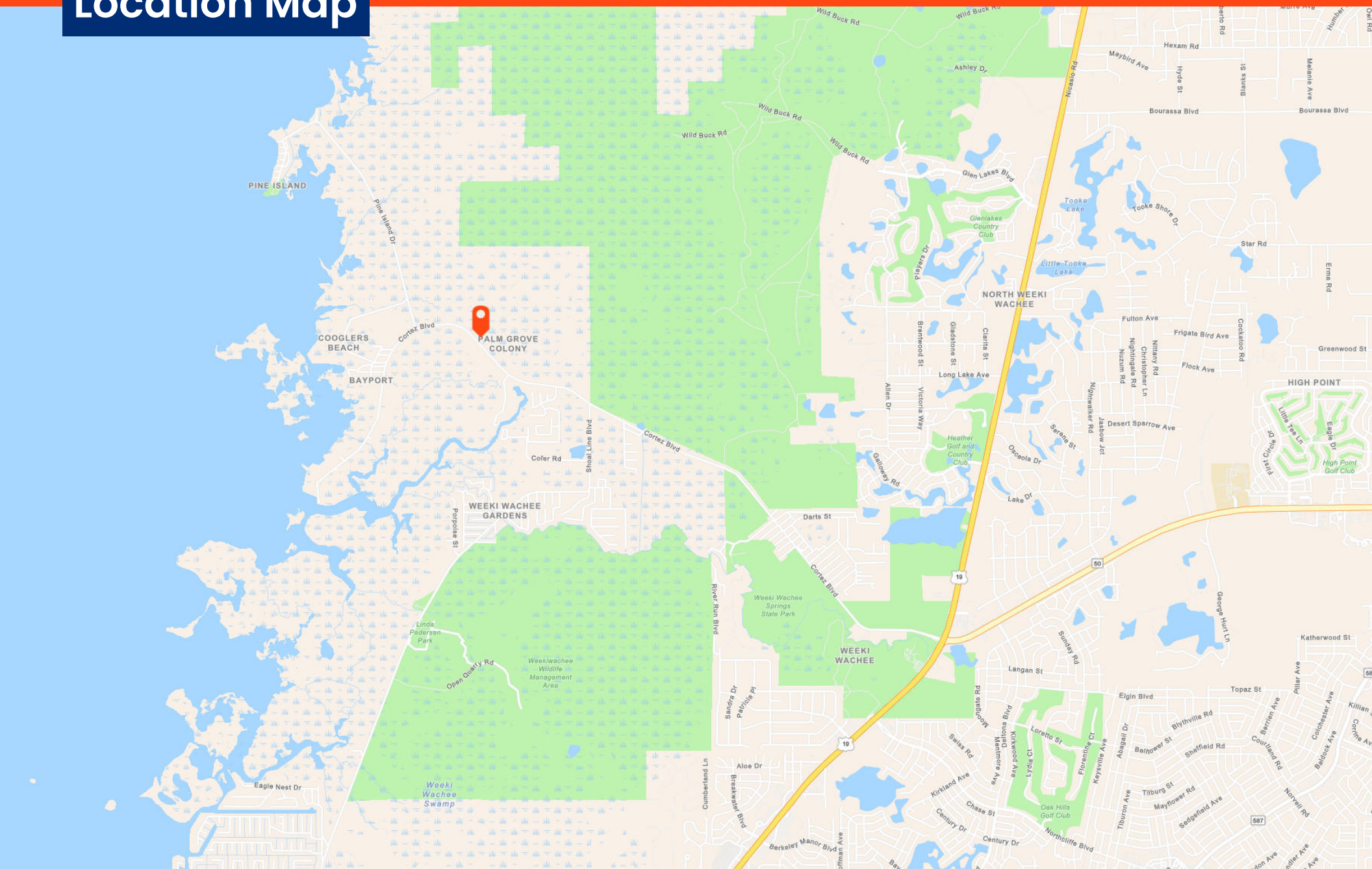


View the map [here](#)

Regional Location Map



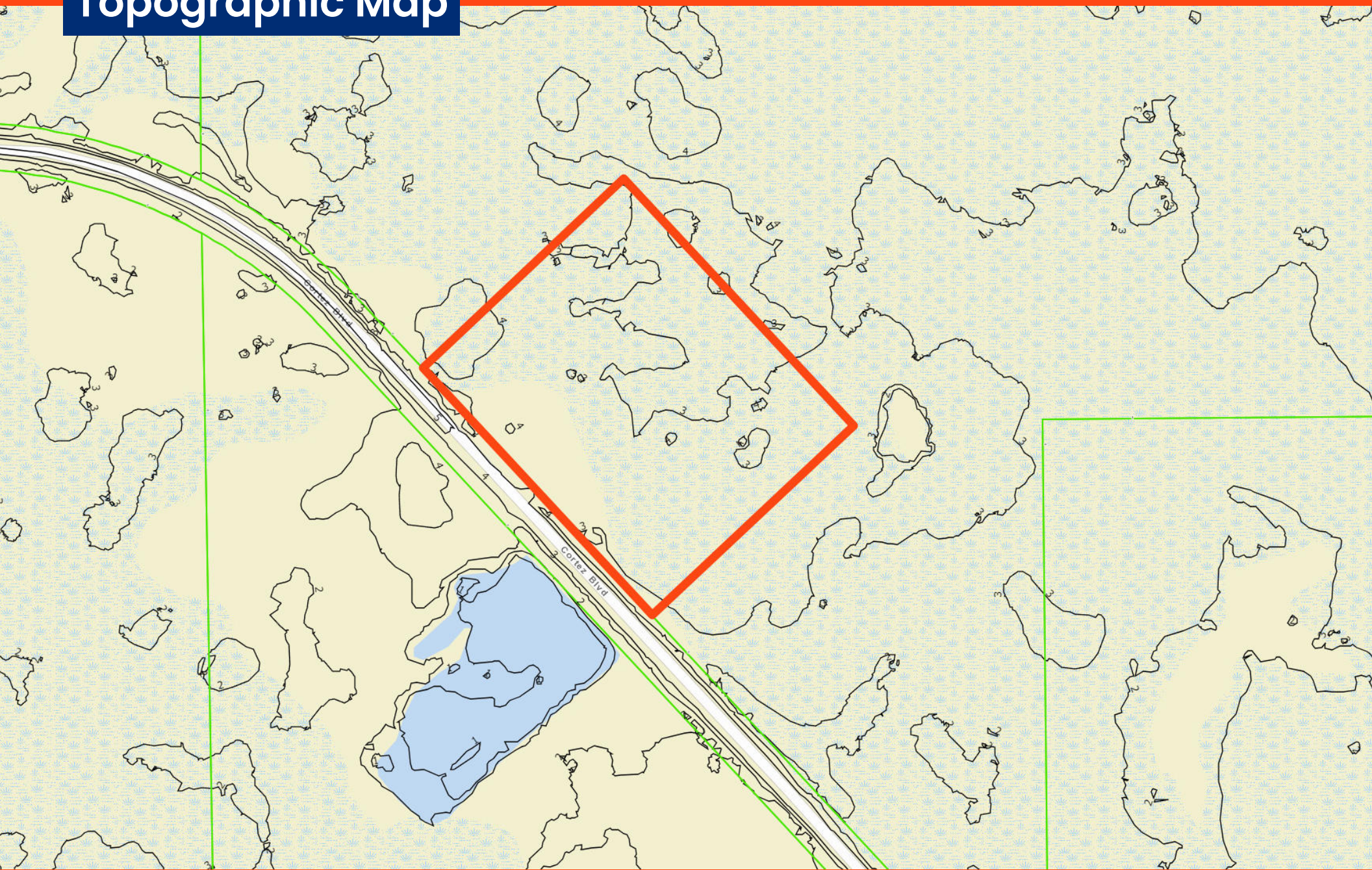
Location Map



Property Aerial



Topographic Map



Soils Report



 Boundary

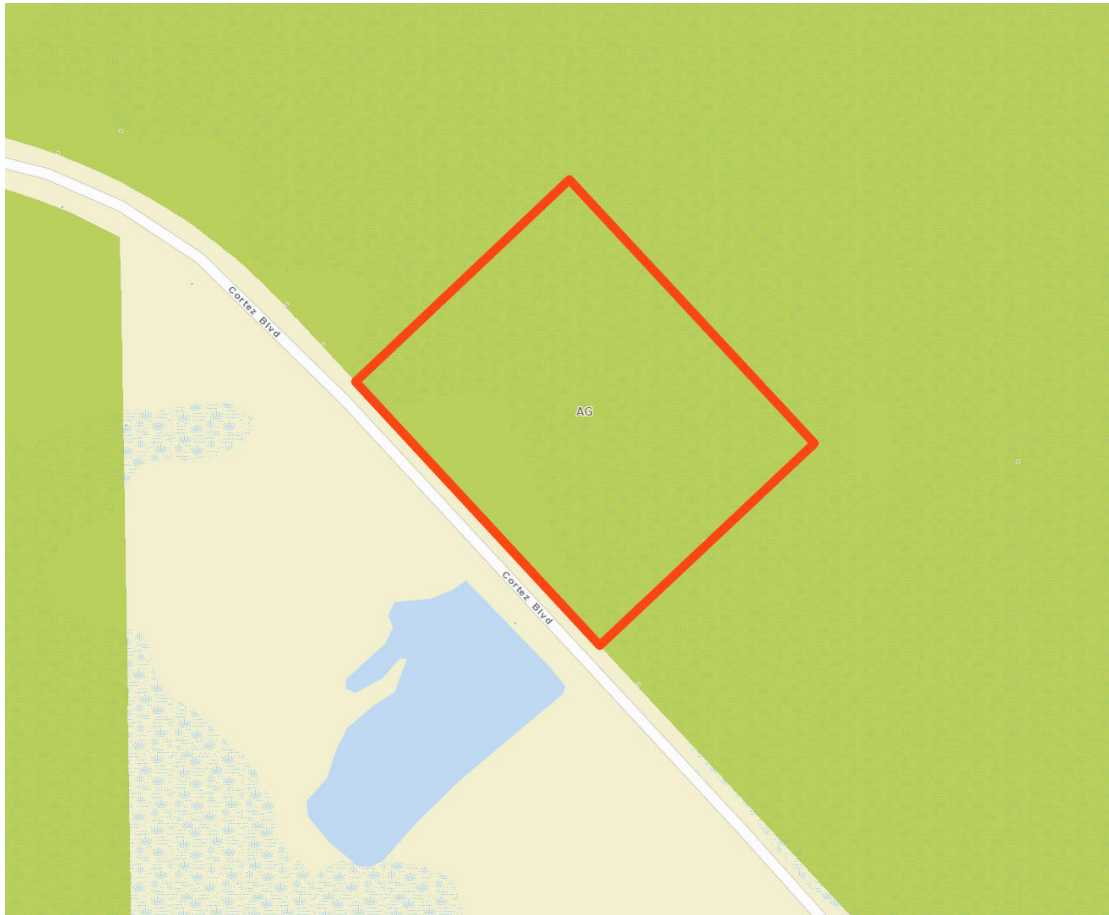
id The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

 Boundary 10.07 ac


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30	Lacoochee fine sandy loam	5.13	50.94	0	1	8
4	Aripeka fine sand	4.94	49.06	0	26	4w
TOTALS		10.07(*)	100%	-	13.26	6.04

(*) 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.

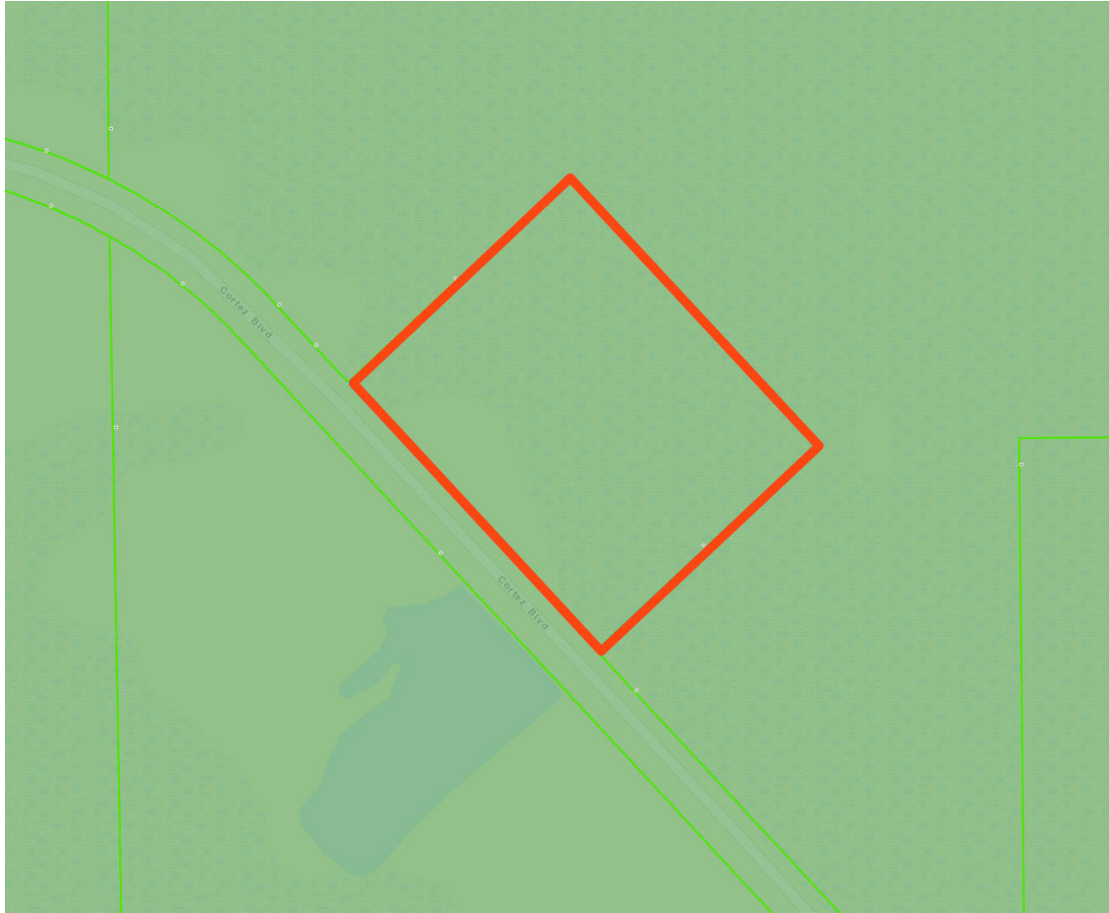
Zoning Classification



Zoning Key

 Agricultural

Future Land Use

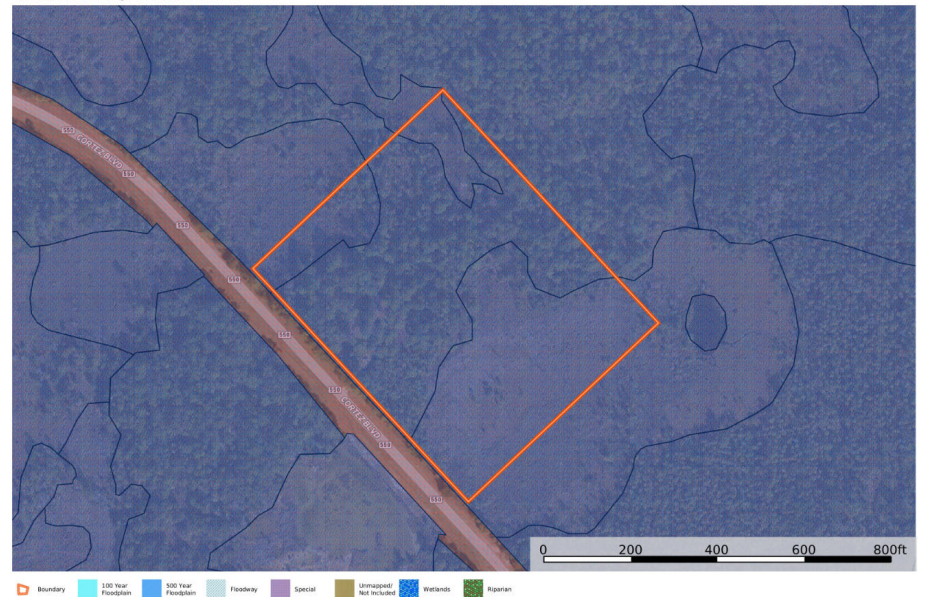


Future Land Use Key

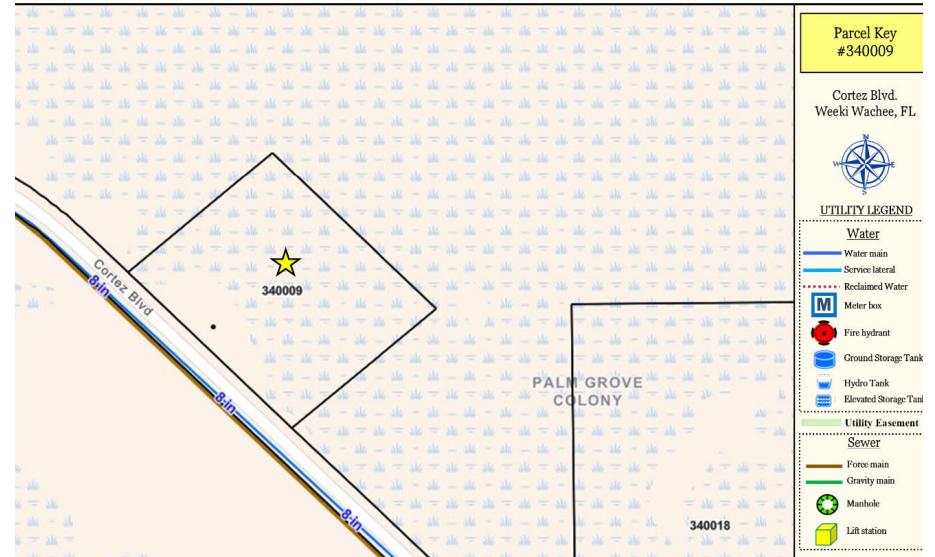
 Conservation



Dayport Cove 10 Acres
Hernando County, Florida, 10 AC +/-



Approximate



The information shown for visual reference only and is subject to field verification. The Developer/Owner is responsible for verifying the size, location, depth, material type, and any other pertinent utility data. Utility location does not guarantee capacity. All land parcel lines and right-of-way widths are subject to field survey or other appropriate verification. The map reflects parcel and utility information as it was shown in the GIS system on the print date of this map: 7/15/2024

Website: <http://www.hernandocounty.us/departments/departments-n-z/utilities> HCUD Customer Service 352.754.4037





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

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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

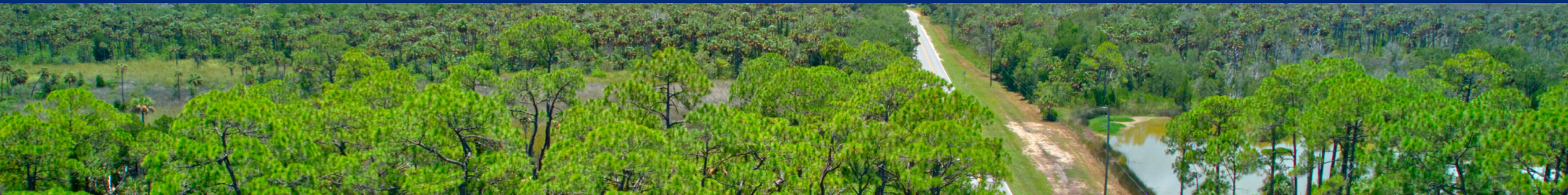
- Board Member, The Ederington Foundation
- Leadership Hernando Class of 2024
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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