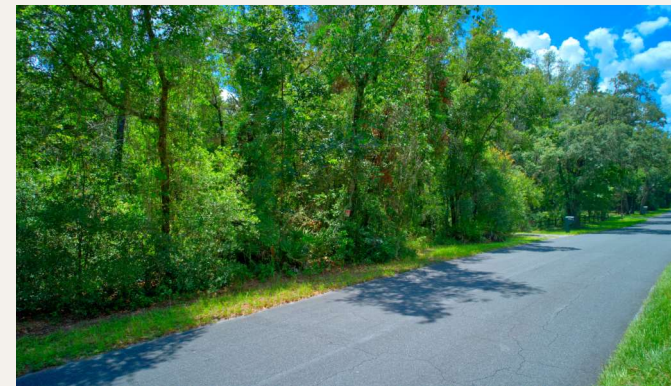
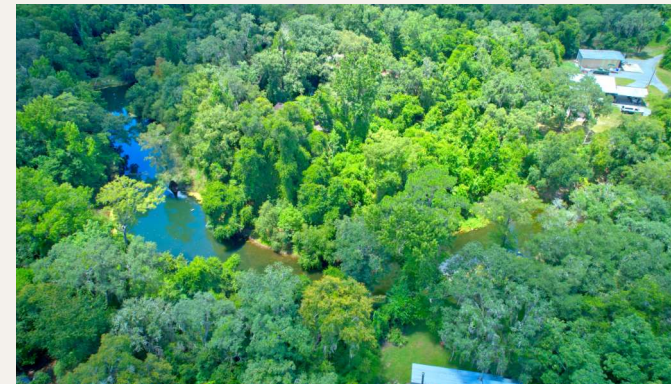
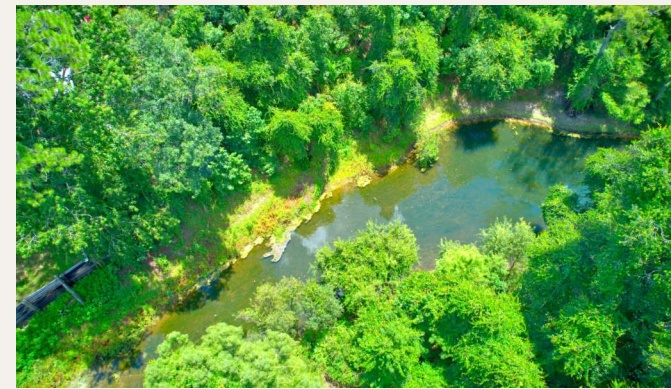


Riverfront Land for Sale

5278 Cyril Dr | 2.32 Acres | AR2 Zoning



Listed By

Robert Buckner

352-238-6930

robert@bucknerrealestate.com

Charles Buckner

352-848-5545

charles@bucknerrealestate.com



Property Summary

Enjoy riverfront living on this 2.32-acre +/- property with about 100 FT on the Withlacoochee River. This property is zoned AR2 (mobile or manufactured homes are allowed). Enjoy convenient and secluded living by being just minutes away from shopping near I-75 & Cortez Blvd and 45 minutes away from downtown Tampa. Located within a flood zone and a floodplain map from Hernando County GIS in the imagery towards the end. Key #732666. From aerial images showing parcel lines, it appears that the neighbor's driveway has encroached onto the subject property. Buyer to confirm any and all aspects.

Highlights

- Minutes away from shopping areas near I-75 & Cortez Blvd
- Secluded riverfront living in a growing area
- 45 minutes away from downtown Tampa for commuters

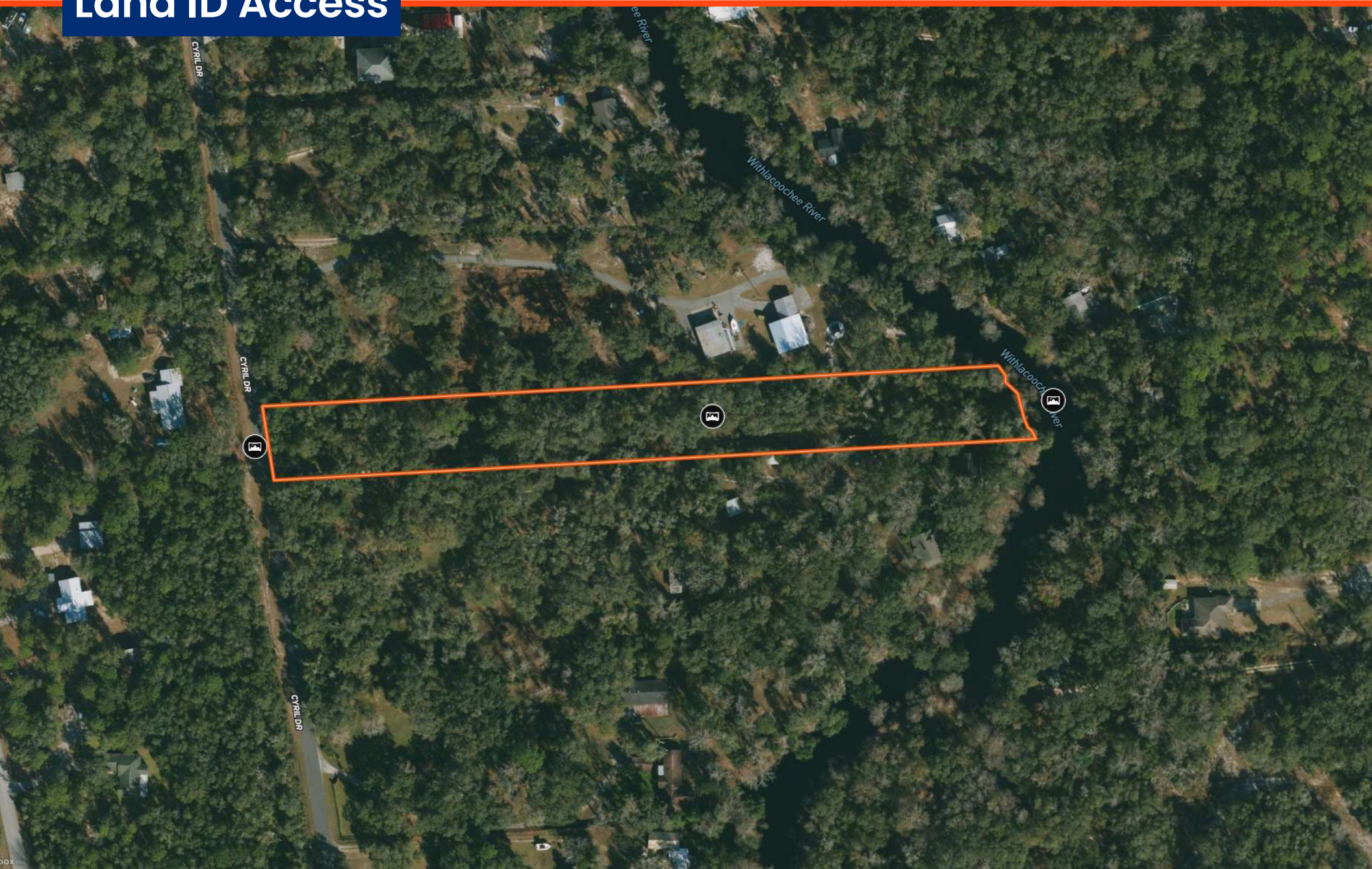
Location Information

Site Address	5278 Cyril Dr
City, State, Zip	Dade City, FL 33523
County	Hernando

Property Information

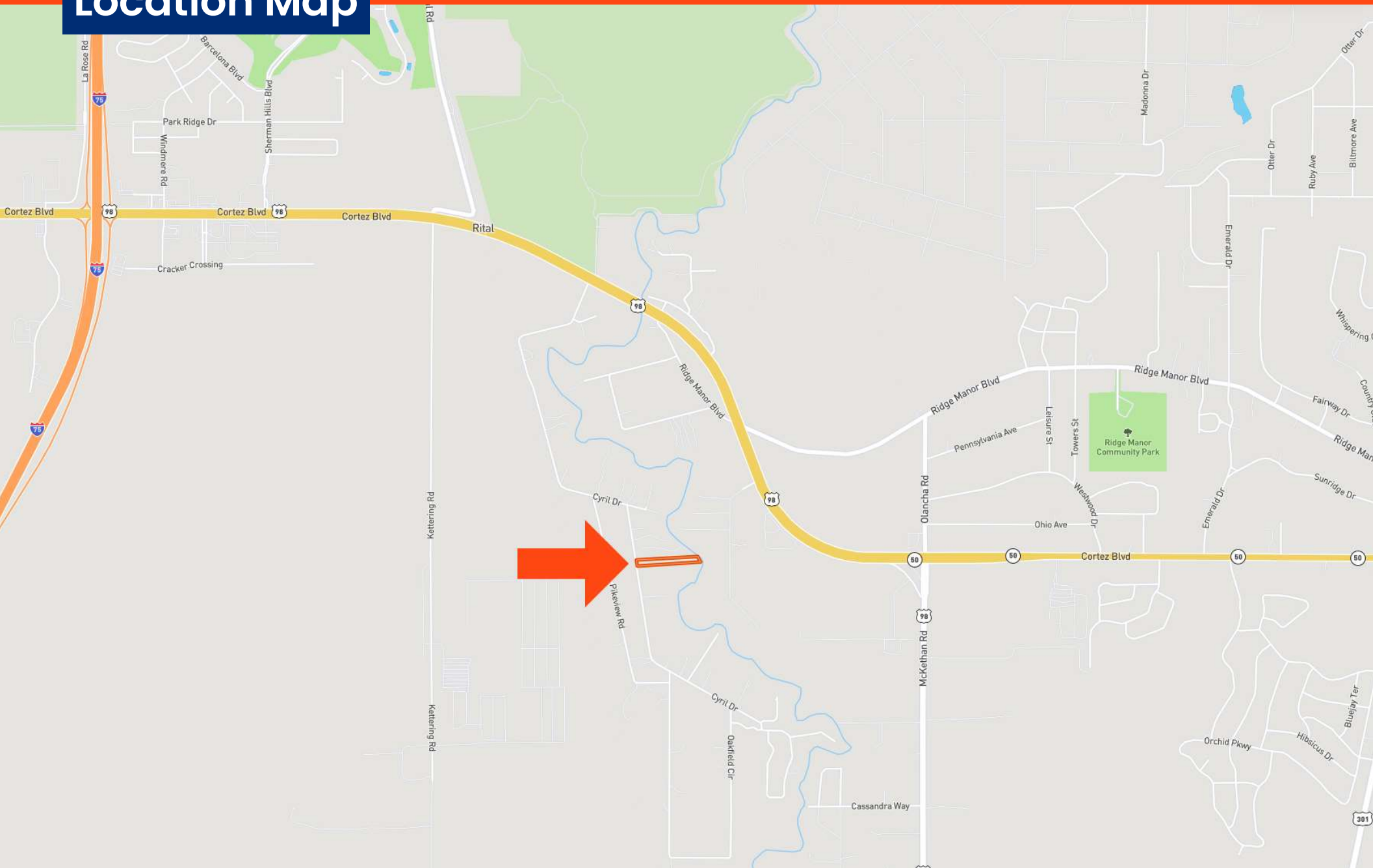
Size +/- (Acres, SF)	2.32 Acres or 101,250 SF
Parcel Key #	732666
Zoning	AR2
DOR Use Code	(0) Vacant Residential
Utilities	Well and Septic Needed
Taxes (2022)	\$1,037.66
Price	\$115,000

Land ID Access



View the map here - <https://id.land/ranching/maps/9a96c02df9253ffb81f95125b1a76f69/share>

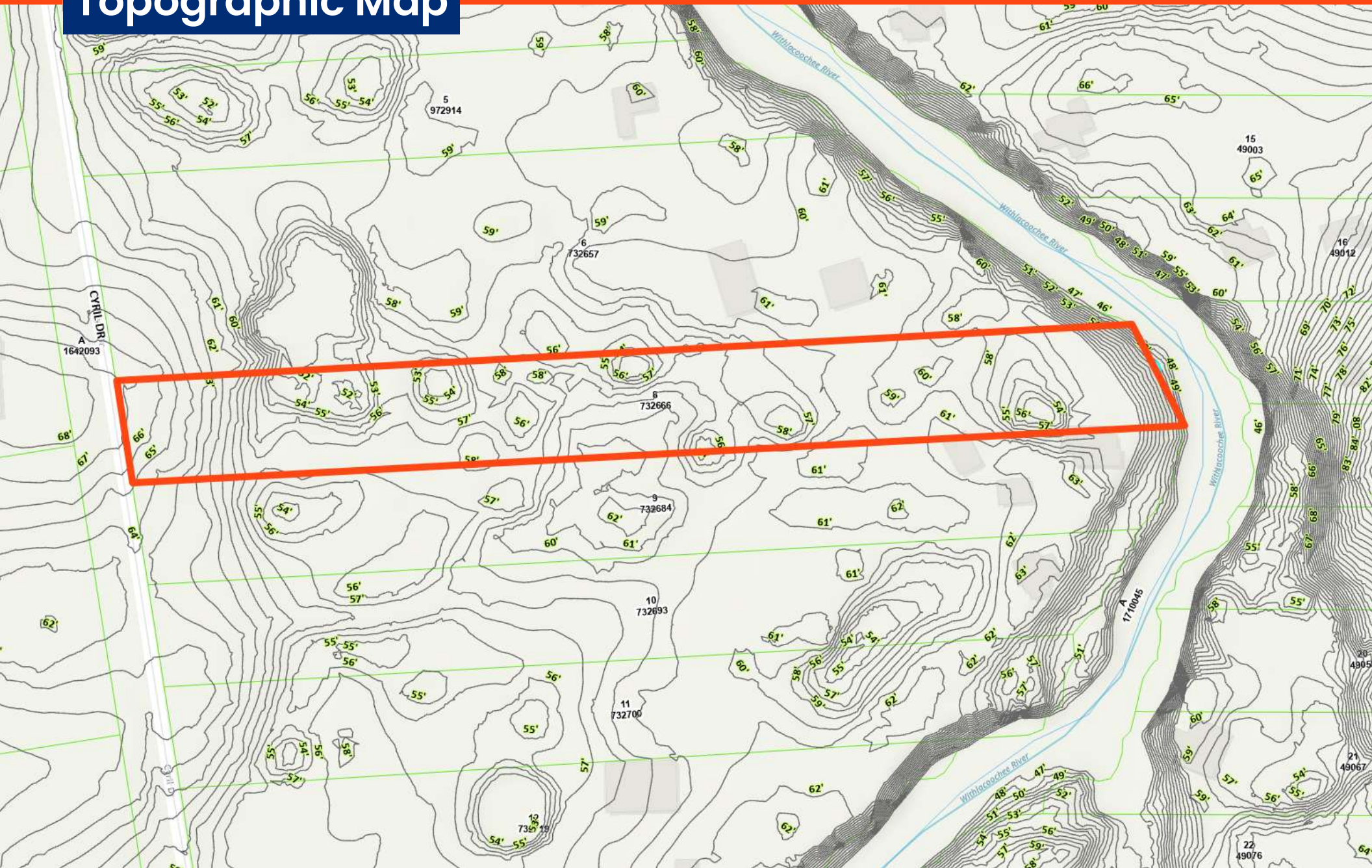
Location Map



Property Aerial



Topographic Map



Soils Report



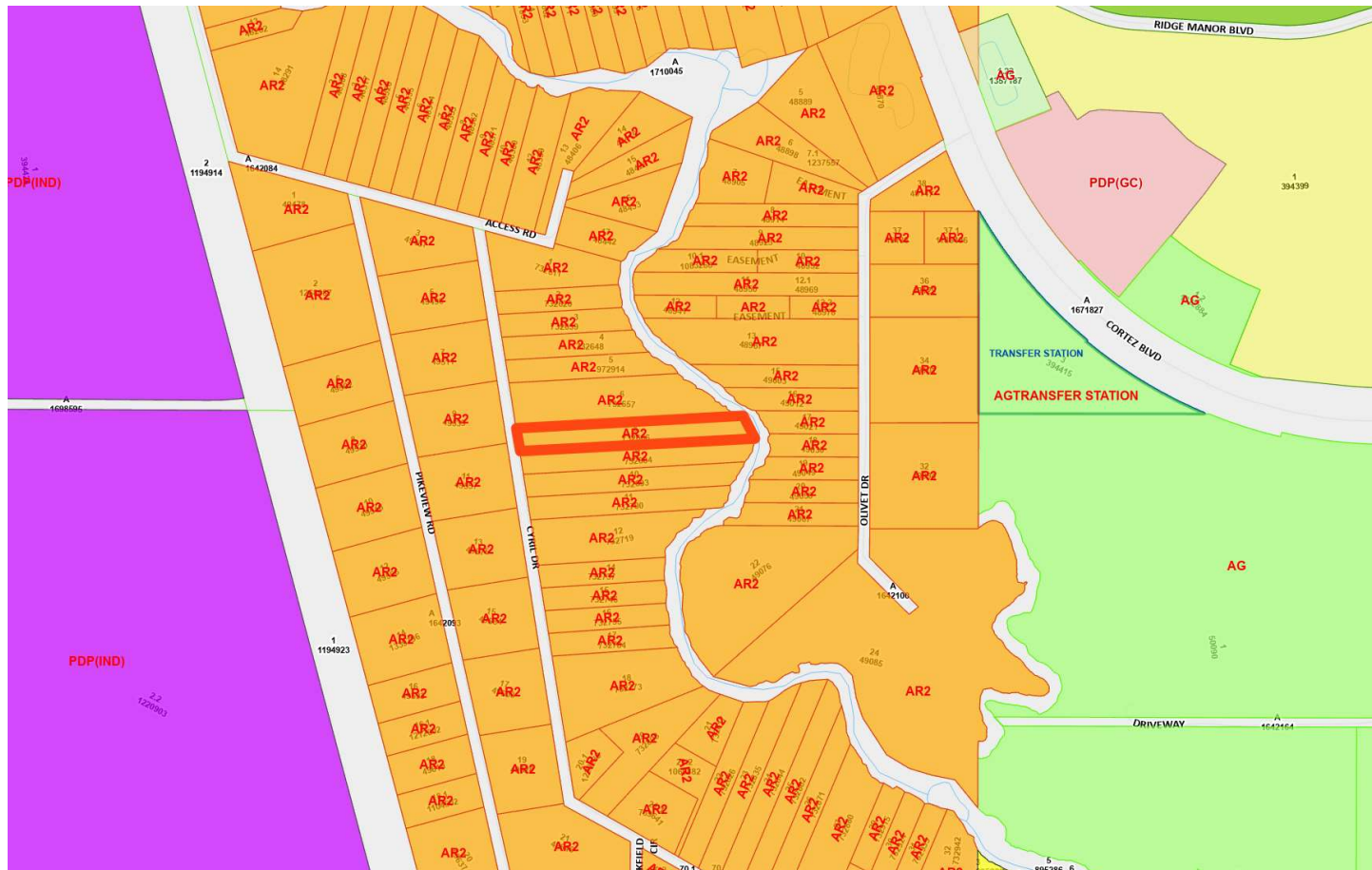
Boundary

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 2.36 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
35	Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes	1.78	76.07	0	28	4w
2	Ancote fine sand, 0 to 2 percent slopes, ponded	0.48	20.51	0	4	7w
99	Water	0.08	3.42	0	-	-
14	Candler fine sand, 0 to 5 percent slopes	0.02	0.85	0	24	4s
TOTALS		2.36(*)	100%	-	22.32	4.63

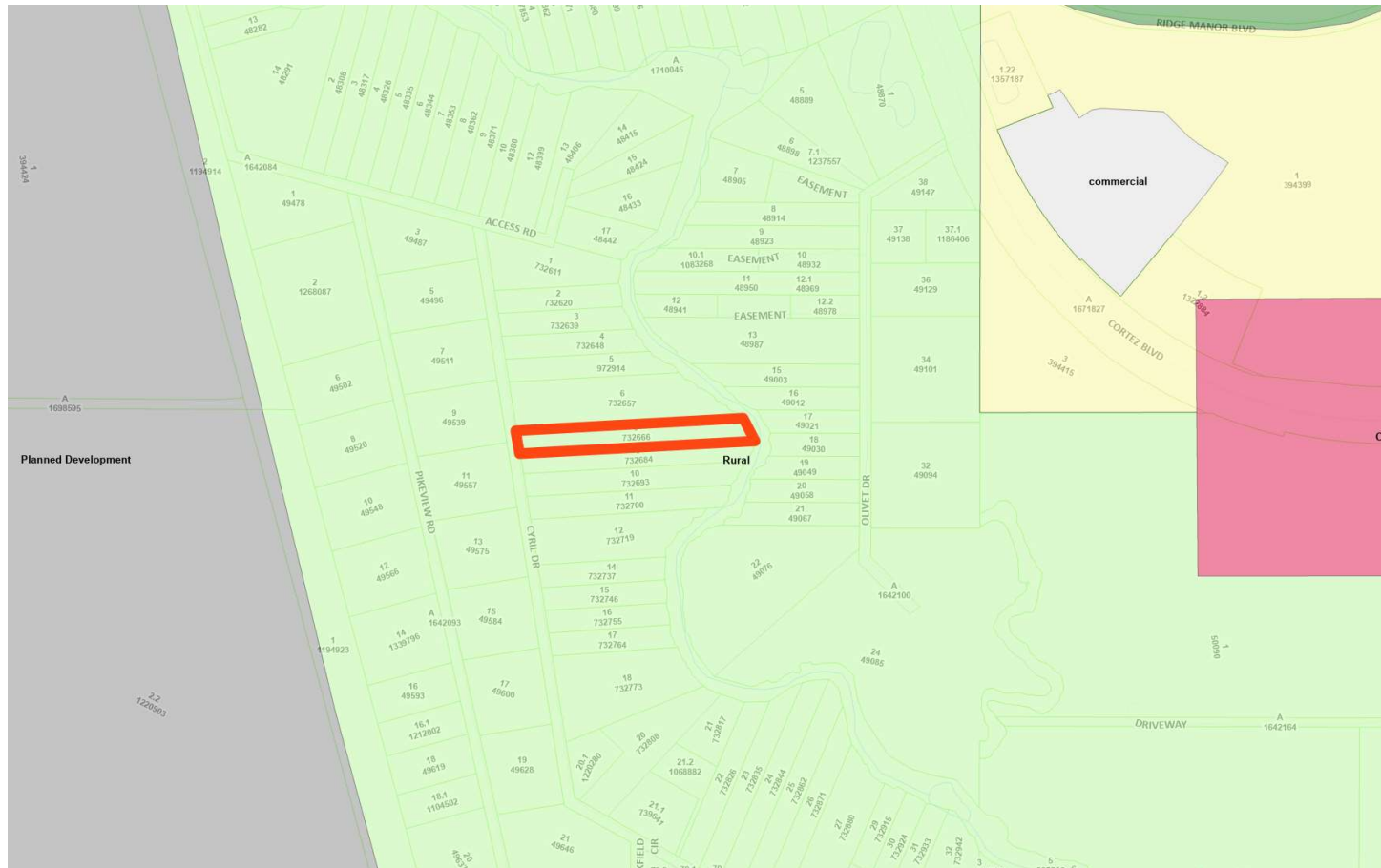
Zoning Classification



Zoning Key

-  Agricultural Residential (AR2)
-  PDP Industrial
-  Agricultural
-  PDP General Commercial

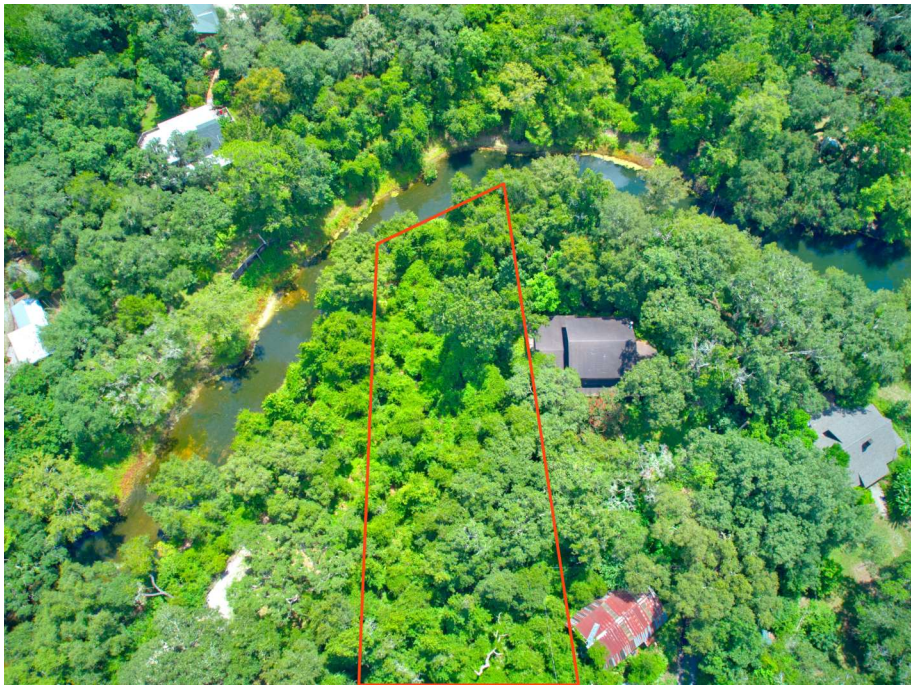
Future Land Use

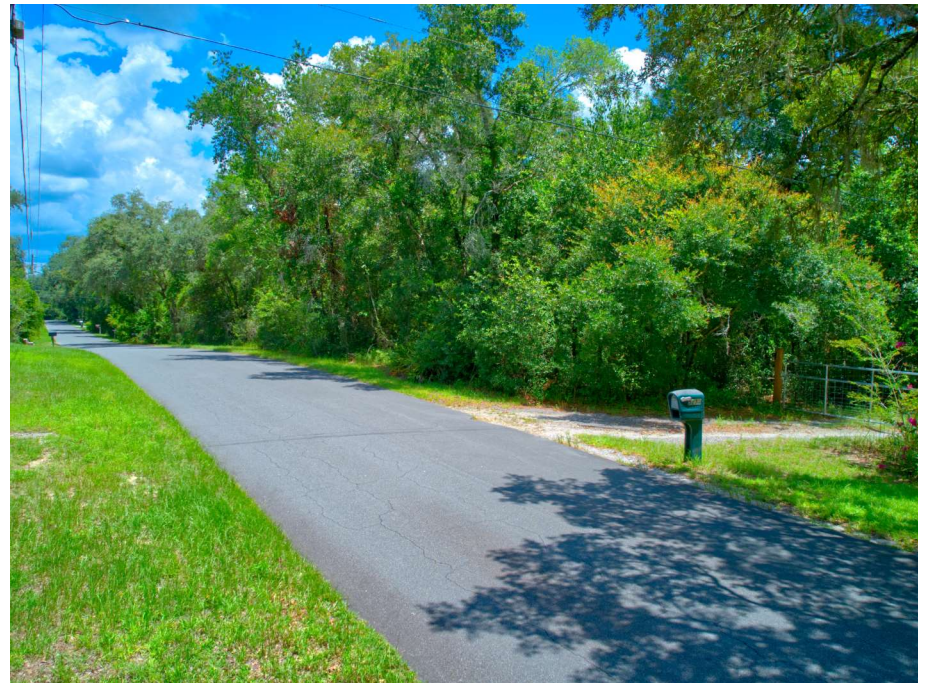
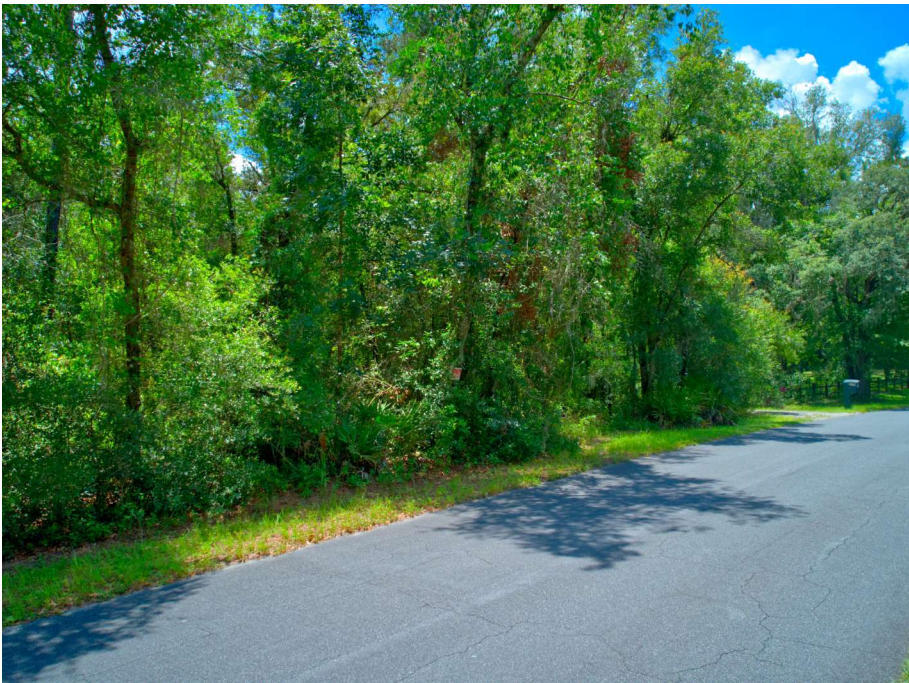


Future Land Use Key

- Rural
- Commercial
- Residential
- Planned Development

are approximate in all images







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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