



WEEKI WACHEE PRESERVE REC TRACT

COMMERCIAL WAY
WEEKI WACHEE, FL 34607

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Weekiwachee Pr



19



Property Overview



Sale Price **\$700,000**

OFFERING SUMMARY

Acreage: 35 Acres
Price / Acre: \$20,000
City: Weeki Wachee
County: Hernando
Property Type: Recreation & Potential Homesite

PROPERTY OVERVIEW

The Weeki Wachee Preserve Rec Tract is 35 ± acres located in Hernando County. The property joins the Weekiwachee Preserve on three sides and features 12 ± Upland Acres [34%] with 23 ± Wetland Acres [66%]. Landcover includes Pine Flatwoods, Freshwater Marshes, Shrub, and Brushland. Access is achieved via Olson Road to a dirt road that leads to the site.

Major commercial activities are near the property along Highway 19 which includes residential development, grocery stores, restaurants, gas stations, car dealerships, entertainment, and healthcare.

The property provides excellent recreational opportunities as it borders the Weekiwachee Preserve. The preserve is over 11,000 acres which gives the sense that the property is much larger than 35 acres. Other conservation areas nearby include the Weeki Wachee Preserve State Park with its world-famous mermaid show and the Chassahowitzka Wildlife Management Area. The Gulf of Mexico is 3 ± miles west which provides excellent boating and fishing opportunities.

The Weeki Wachee Preserve Rec Tract has a Future Land Use of Conservation (25 ± acres) and Residential (10 ± acres), providing excellent opportunities for recreation and a potential homesite. Contact JT today!

Specifications & Features



SPECIFICATIONS & FEATURES

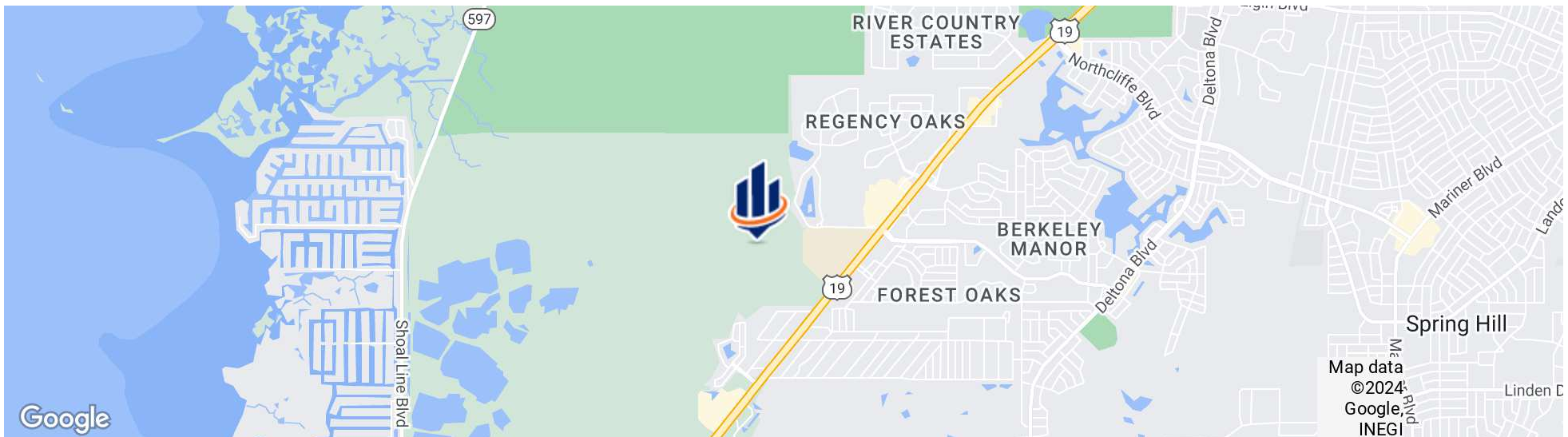
Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Land Investment
Uplands / Wetlands:	12 ± Upland Acres (34%) / 23 ± Wetland Acres (66%)
Soil Types:	Basinger; Candler; Myakka; Okeelanta
Taxes & Tax Year:	\$4,105.94 for 2022
Zoning / FLU:	Zoning: Agricultural District / FLU: Conservation & Residential
Nearest Point of Interest:	Weeki Wachee Springs State Park (2 ± Miles) Chassahowitzka Wildlife Management Area (3 ± Miles) Gulf of Mexico (3 ± Miles) Spring Hill (3 ± Miles) Homosassa (20 ± Miles) New Port Richey (20 ± Miles)
Current Use:	Recreation
Potential Recreational / Alt Uses:	Homesite
Land Cover:	Pine Flatwoods; Freshwater Marshes; Shrub and Brushland

Location

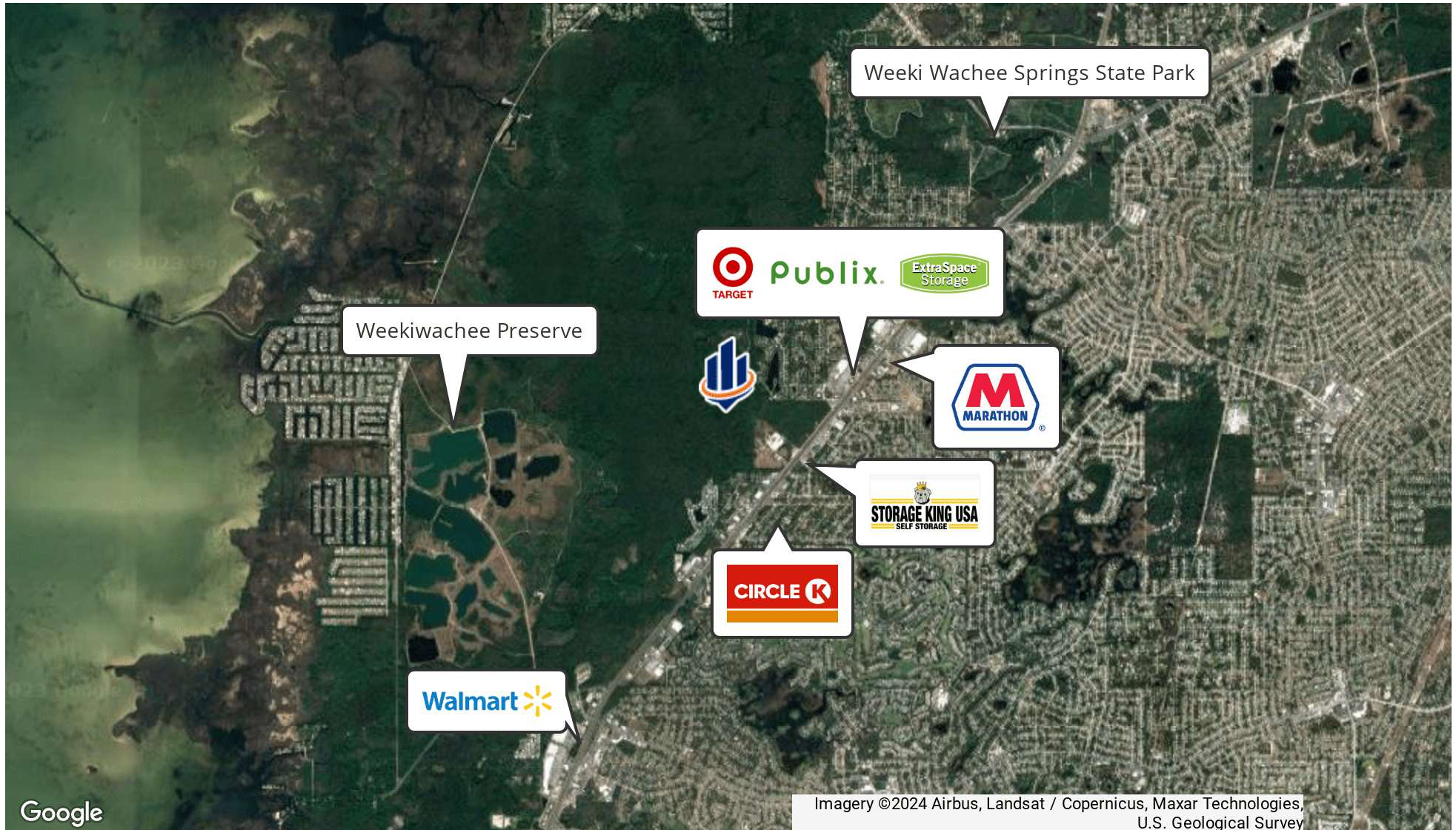


LOCATION & DRIVING DIRECTIONS

Parcel: R1642317000000600000
GPS: 28.4903812, -82.6118972
Driving Directions: Contact JT
Showing Instructions: Contact JT



Retailer Map



Photos



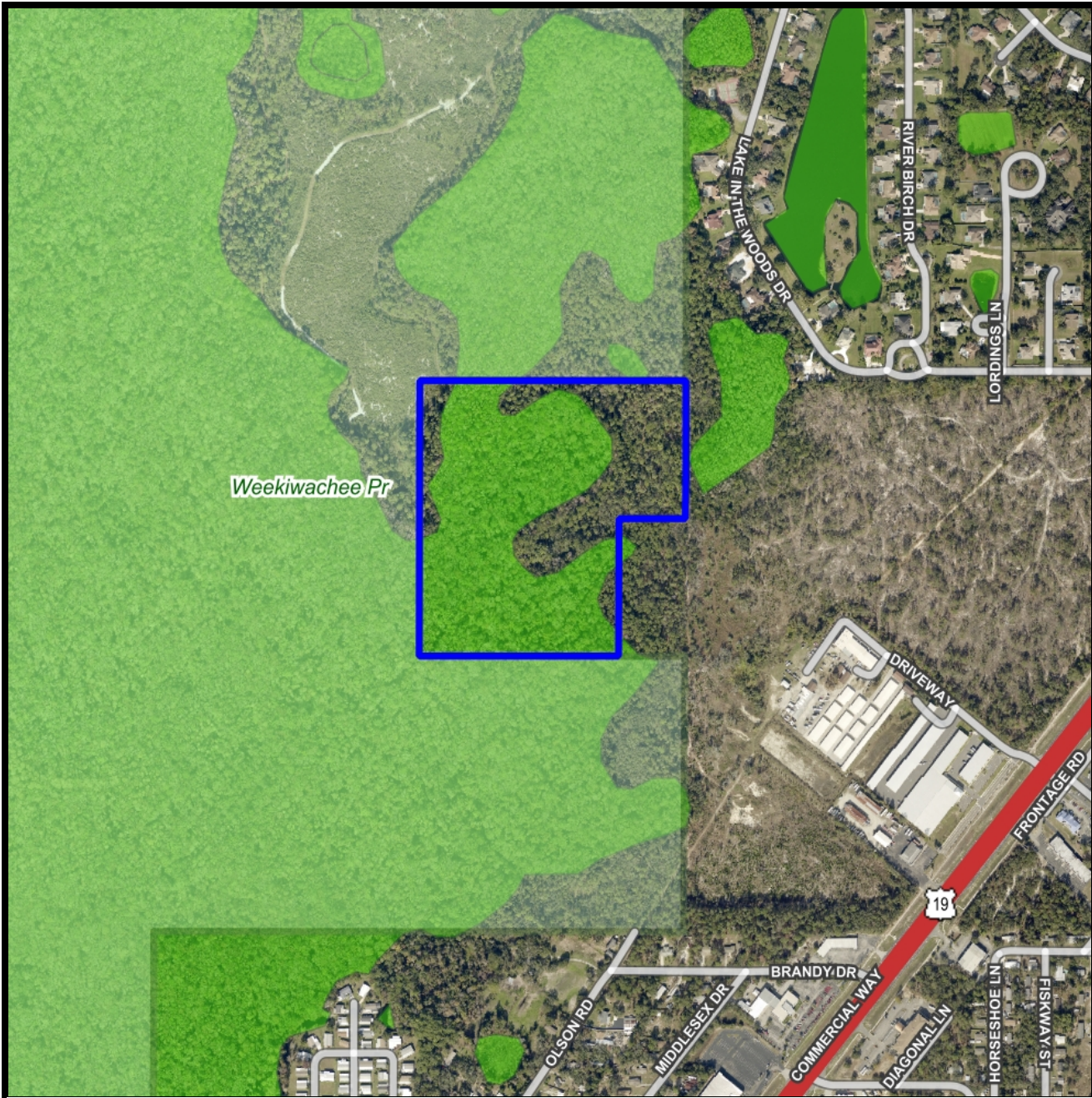


Aerial






-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Toll Roads
-  Interstates
-  US Roads
-  State Roads
-  County Roads
-  Streets MapWise
-  Interstates
-  Toll Roads
-  US Roads
-  State Roads
-  County Roads
-  Managed Lands FNAI

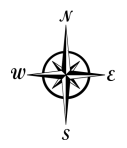


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Wetlands




















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-  Estuarine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine

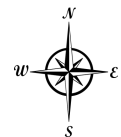


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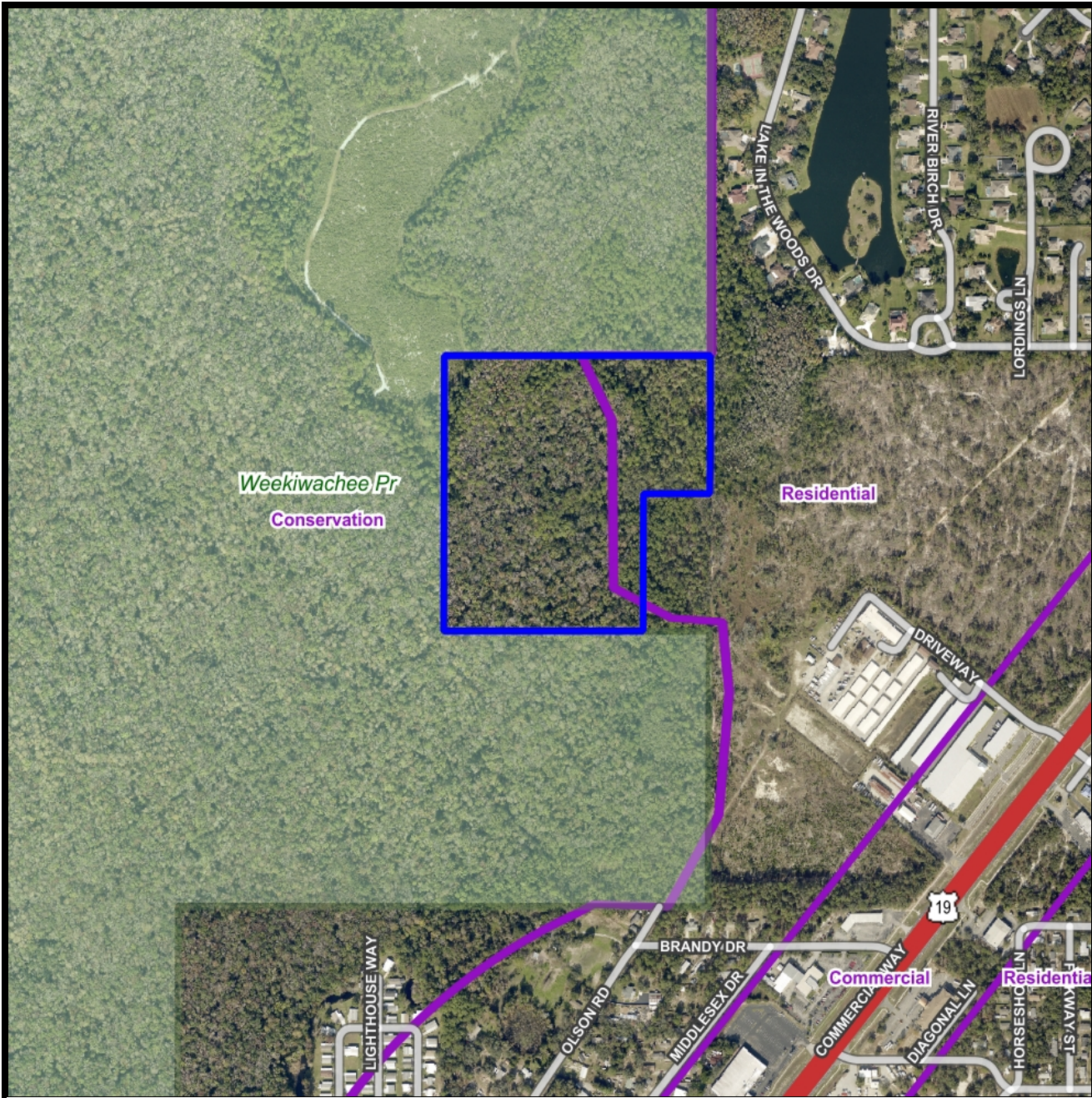


Zoning

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-  Zoning Outlines
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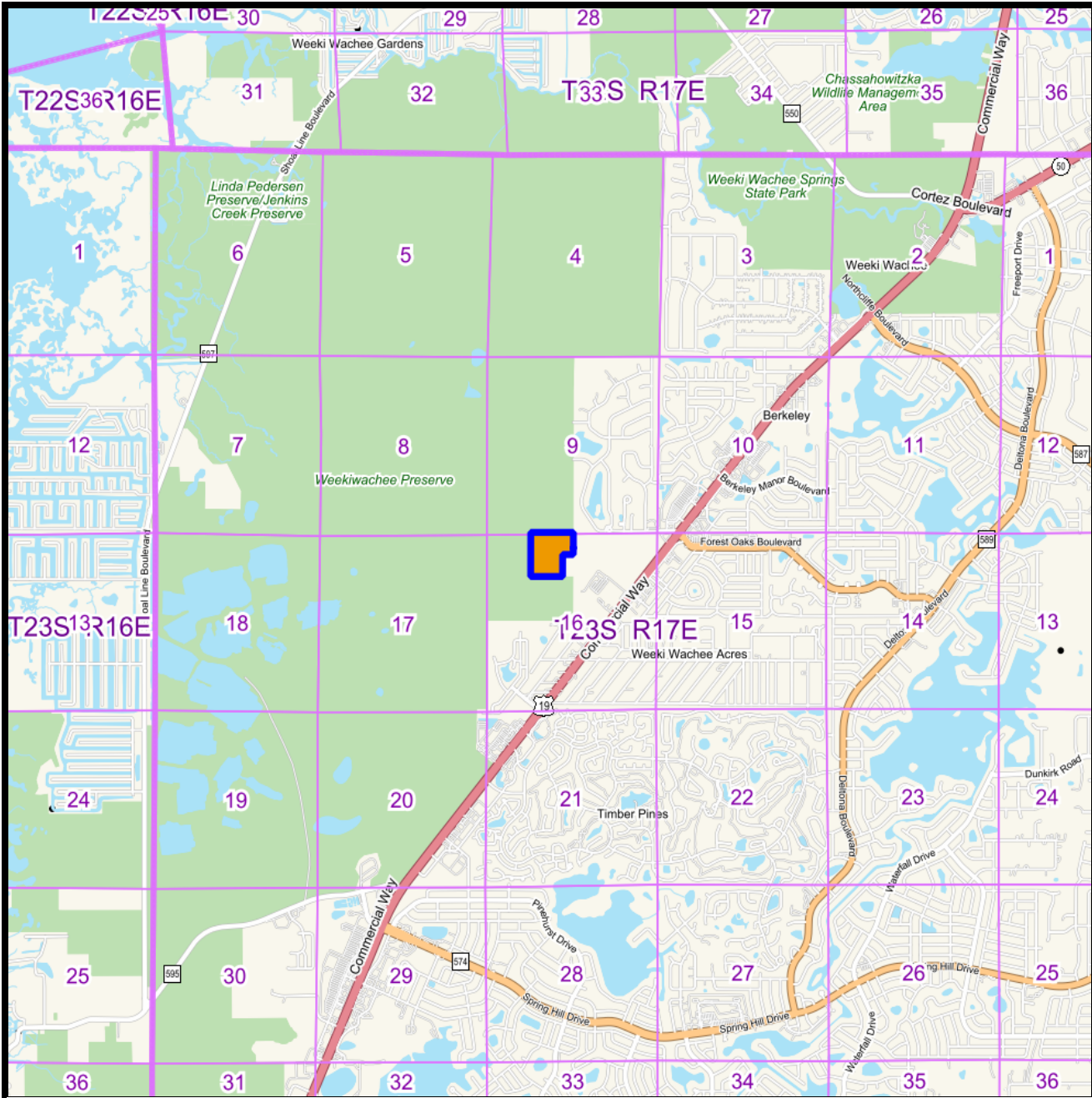









Future Land Use

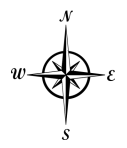
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- ### Vicinity
-  Polygons Drawing
 -  Lines Drawing
 -  Labels Drawing
 -  Points Drawing
 -  Township and Range
 -  Township and Range
 -  Section Boundaries



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