

13404 S Pleasant Grove

S Pleasant Grove Rd | 10.19 Acres | RURMH Zoning



Listed By

Charles Buckner

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Property Summary

Welcome to a beautiful 10.19-acre property that's fully fenced in and part of a deed-restricted community. This property boasts all high and dry areas with a gentle slope upward from the front of the property to the middle of the property, creating the perfect location for a homesite. The rear of the property then slopes back downward creating a unique landscape while opening a stunning view. The land is mostly open space with a few scattered large oak trees. This is the perfect place to bring your horses or cattle and set up a home and barn. No mobile homes are allowed per the deed restrictions and no commercial or other nuisance activity. A summary of the deed restrictions are below.

Summary of Deed Restrictions:

- Only one permanent single-family dwelling is allowed on the land.
- Guest or caretaker facilities are permitted if they are separate, permanent structures, including a garage, guest house, barn, or home office.
- Lots or parcels cannot be further subdivided.
- Dwellings must be conventional site-built construction with a minimum of 1,600 square feet of living area.
- Mobile homes, manufactured homes, modular homes, or trailers are not allowed.
- Outbuildings or accessory structures should be constructed with new, durable materials that keep the type and quality of construction of the main dwelling.
- No swine farm, poultry farm, or commercial dog kennel, or any similar activities are allowed. Cattle, horses, and hay harvesting are permitted.
- Inoperative motor vehicles must be stored in enclosed areas.
- Commercial businesses are not permitted, except if conducted in an enclosed area without causing a nuisance.
- These restrictions run with the land and are binding in perpetuity.



Highlights

- Entirely fenced and gated property
- Part of a deed-restricted community
- High and dry land with gentle slopes and a centrally located high point

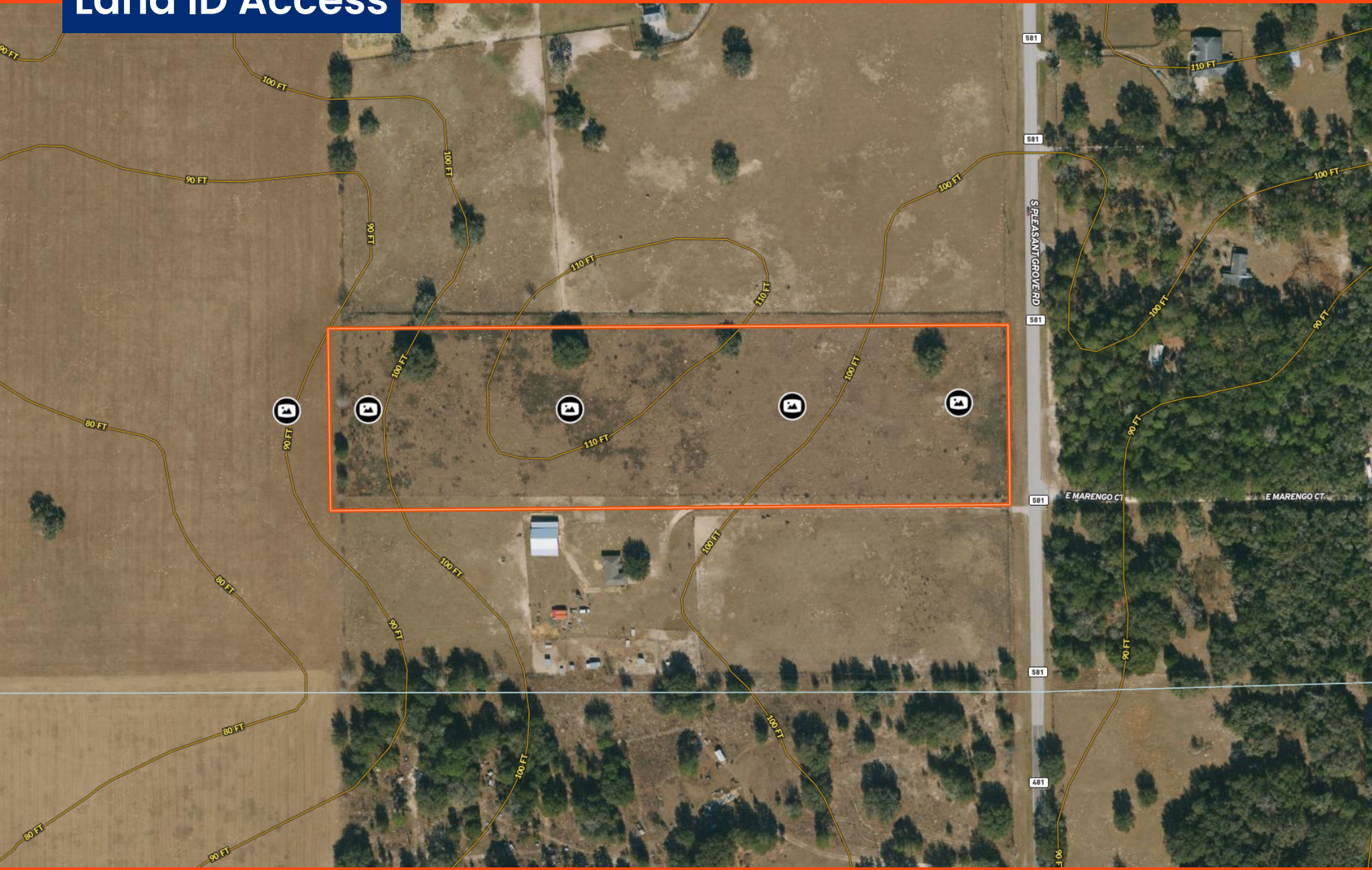
Location Information

Site Address	13404 S Pleasant Grove Road
City, State, Zip	Floral City, FL 34436
County	Hernando

Property Information

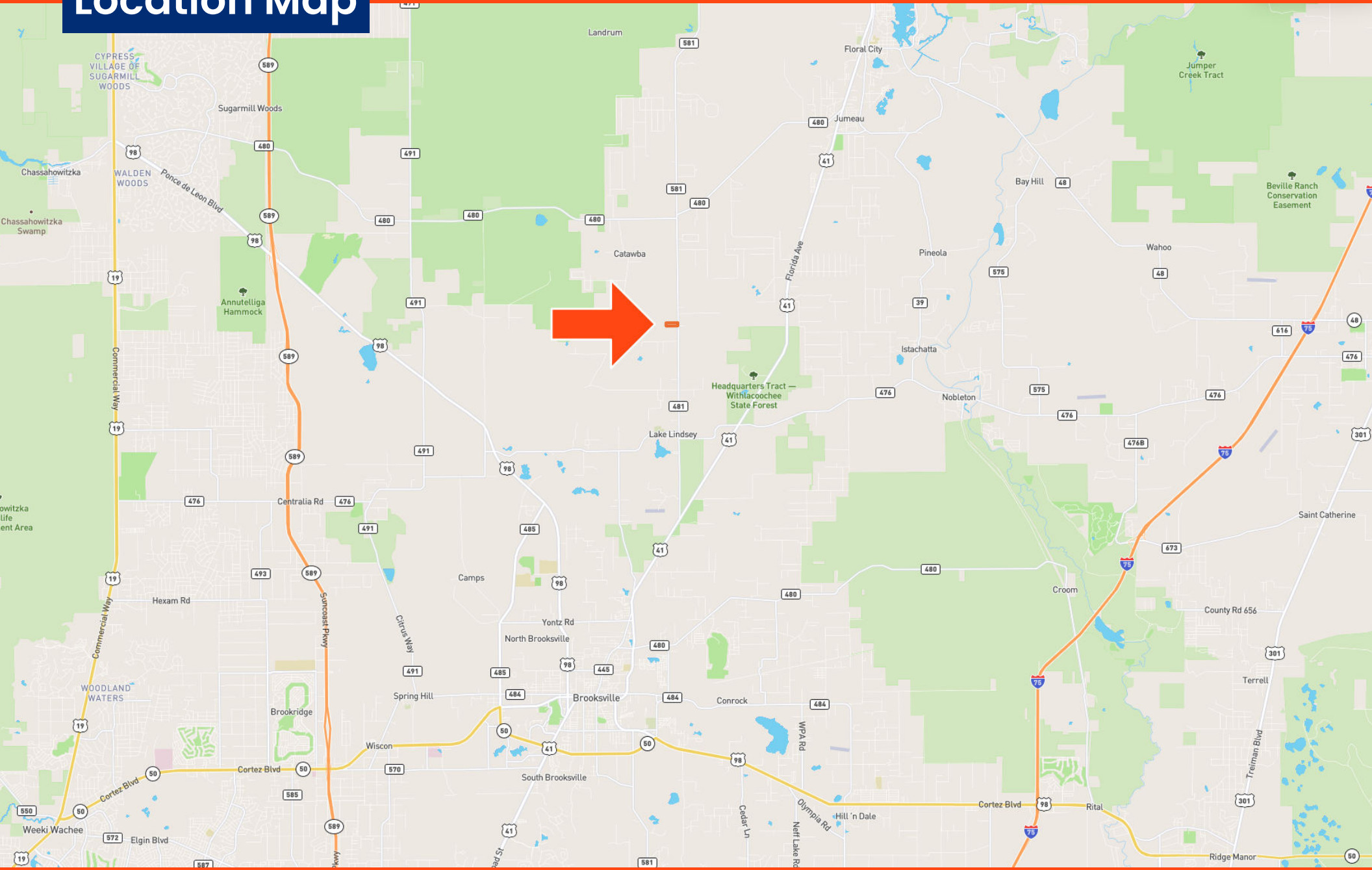
Size +/- (Acres, SF)	10.19 Acres or 443,673 SF
Parcel Key #	2971827
Zoning	Rural Residential
PC Use Code	5100 - Cropland
Utilities	Well & Septic Needed
Frontage	340 FT on Pleasant Grove Rd
Taxes (2022)	\$80.58
Price	\$340,000

Land ID Access



View the map [here](#)

Location Map



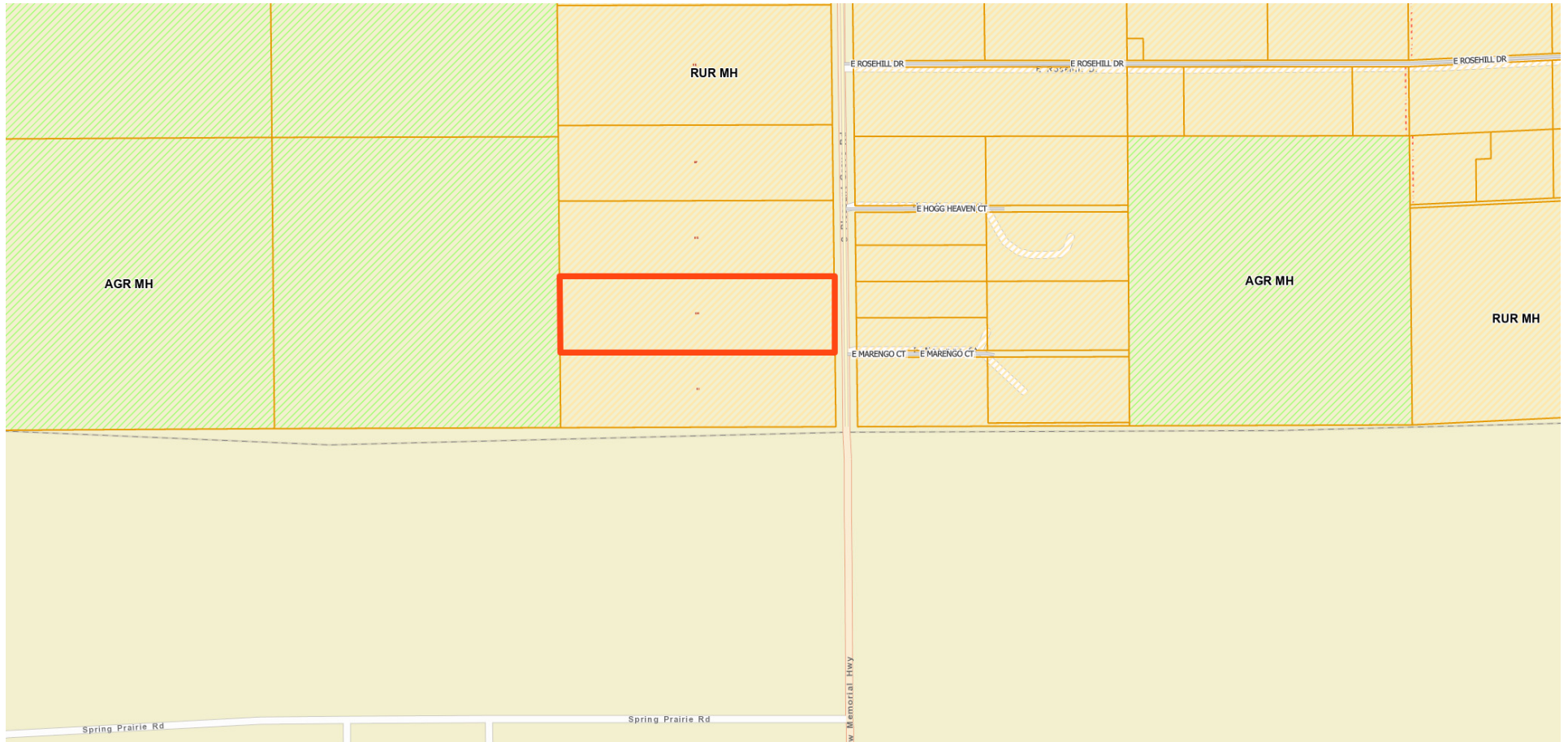
Property Aerial





Property Contours



Zoning Classification



Zoning Key

-  Rural Residential
-  Agricultural





Charles Buckner

Senior Associate

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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
- Member, The Murray Family Foundation
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

Buckner Real Estate, Inc.

11 N Main Street
Brooksville, FL 34601



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

- Truist Bank Advisory Board of Directors
- 2022-2024 President of Gator Boosters, Inc.
- Hernando Progress, Inc.
- Brooksville Vision Foundation, Inc.
- Hernando County Business Alliance

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Confidentiality & Disclaimer

Buckner Real Estate, Inc. aims to provide accurate information that is garnered from sources we deem as reliable for this property. We do not guarantee this accuracy. Buyers should rely on their own research.