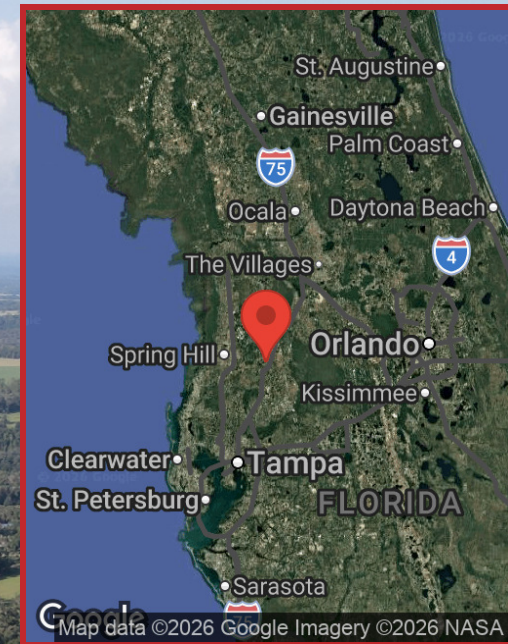


**102.29 ACRES | LAND FOR SALE**

# Mud Lake Fish Club Assemblage

Multi-County Agricultural &  
Recreational Land  
Pasco County &  
Hernando County, Florida



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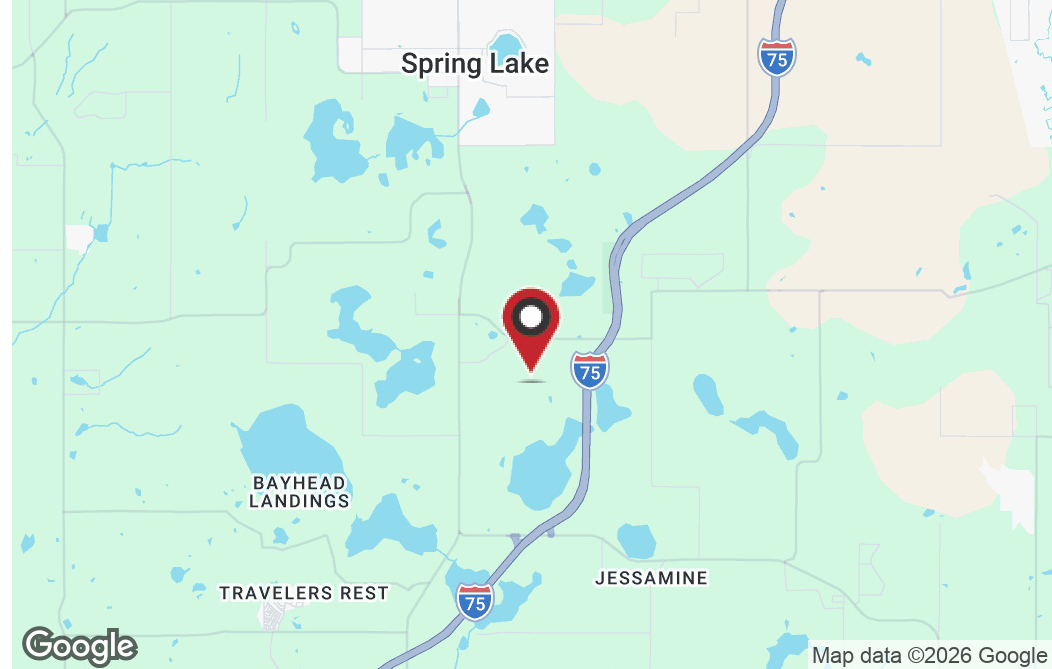
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# Mud Lake Fish Club Inc

Hampstead Dr., Brooksville, FL 34602



## PROPERTY DESCRIPTION

Rare opportunity to acquire 102.29± contiguous acres near the Pasco–Hernando County line. Positioned immediately west of Interstate 75, the property offers exceptional interstate exposure in the growing Brooksville–Dade City corridor. The four-parcel assemblage features a combination of open pasture and wooded acreage. Approximately 40 Acres of high and dry, wooded, hillside, breathtaking views perfect for one or numerous estates with a dream come true backyard for the Florida wildlife recreational enthusiast all located out of flood zone on the Hernando county side of the property.

The land is predominantly unimproved agricultural / timberland with grazing classification and is suitable for continued agricultural use, recreational / private club purposes, conservation, or longer-term rural residential / estate development subject to county approval.

Conveniently located near I-75 Exit 301 at US 98/SR 50, with access to Tampa and surrounding Central Florida markets.

## PROPERTY HIGHLIGHTS

- Location near the Pasco–Hernando county line in the Dade City / Brooksville corridor.
- Potential for agricultural continuation, private recreation, or future rural development.
- Legal access via easement down Cardwell St. off of Church Rd.
- All fenced (except north end)
- Internal crushed asphalt roads | Approximately ¼ mile for convenience.
- Owner-built dike connecting Hernando–Pasco
- 20' × 20' metal pole barn for storage of farm equipment
- Existing generator-operated well in place
- Abundant Florida game/wildlife: deer, turkeys, hogs, alligators, ducks and coyotes

## OFFERING SUMMARY

|                    |                     |
|--------------------|---------------------|
| <b>Sale Price:</b> | <b>\$4,999,999</b>  |
| <b>Lot Size:</b>   | <b>102.29 Acres</b> |

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# Mud Lake Fish Club Inc.

Hampstead Dr., Brooksville, FL 34602

## PARCEL DETAILS & ASSEMBLAGE SUMMARY

### ASSEMBLAGE OVERVIEW

This 102.29+/- acre multi-county offering is located near the Pasco-Hernando County line in the Dade City-Brooksville corridor. The assemblage includes 37.19+/- acres in Pasco County and approximately 65.10+/- acres in Hernando County, with a combination of open pasture and wooded acreage.

### PARCEL IDENTIFICATION

| COUNTY   | PARCEL ID / PROPERTY KEY | ACREAGE    | CLASSIFICATION          |
|----------|--------------------------|------------|-------------------------|
| Pasco    | 02-24-20-0000-00500-0000 | 37.19+/-   | Grazing<br>Soil Class 5 |
| Hernando | 393513                   | 33.4 Acres | Agricultural*           |
| Hernando | 1356776                  | 25.2 Acres | Agricultural*           |
| Hernando | 393933                   | 6.5 Acres  | Agricultural*           |

### PROPERTY AT A GLANCE

#### TOTAL ASSEMBLAGE

102.29+/- ACRES

#### COUNTIES

Pasco & Hernando

#### PROPERTY TYPE

Agricultural & Recreational Land

#### CURRENT CONDITION

Predominantly Unimproved

#### LAND CHARACTERISTICS

Open Pasture & Wooded Acreage

Hernando parcels total 65.1 acres.  
Verify classifications before publication.

### POTENTIAL USES

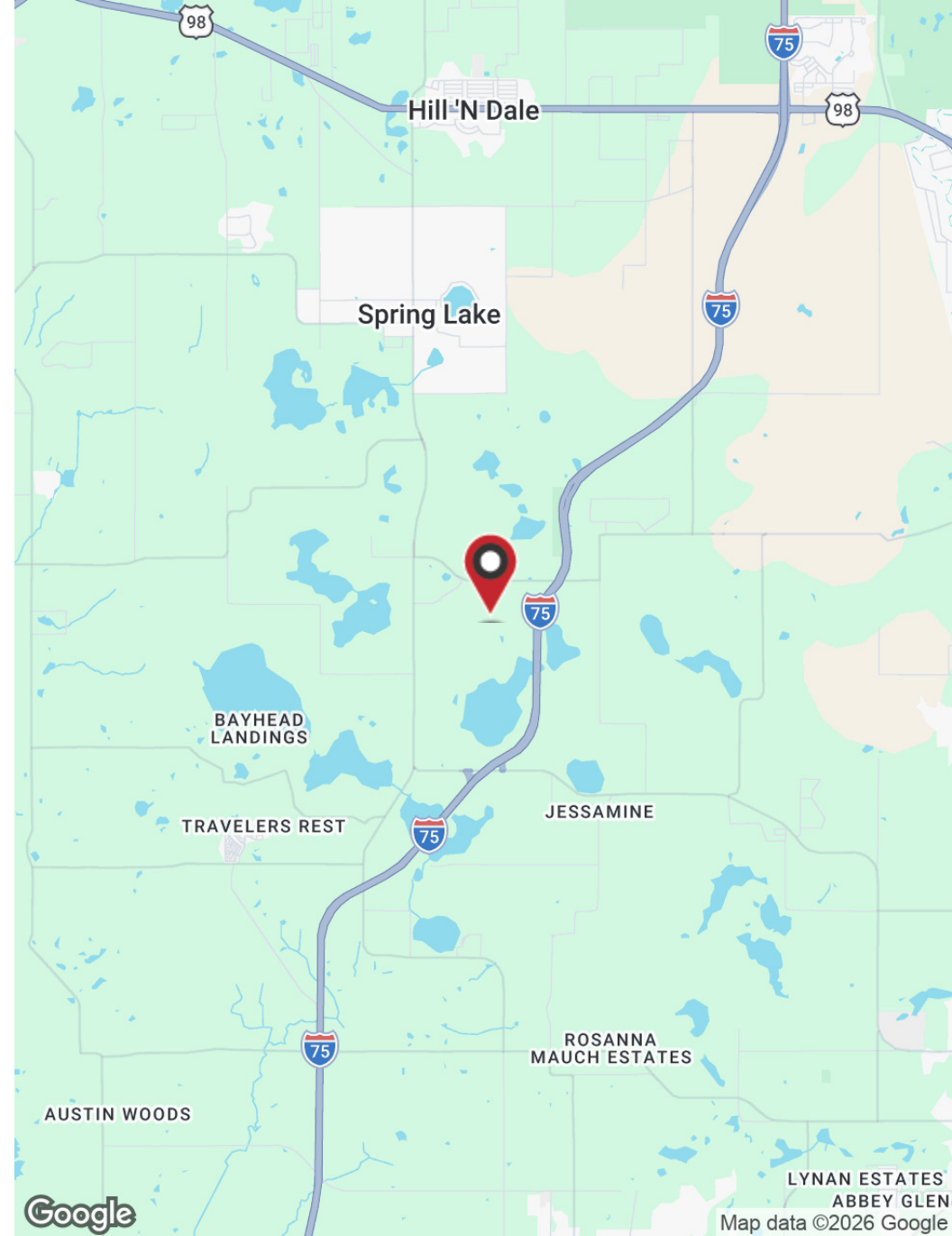
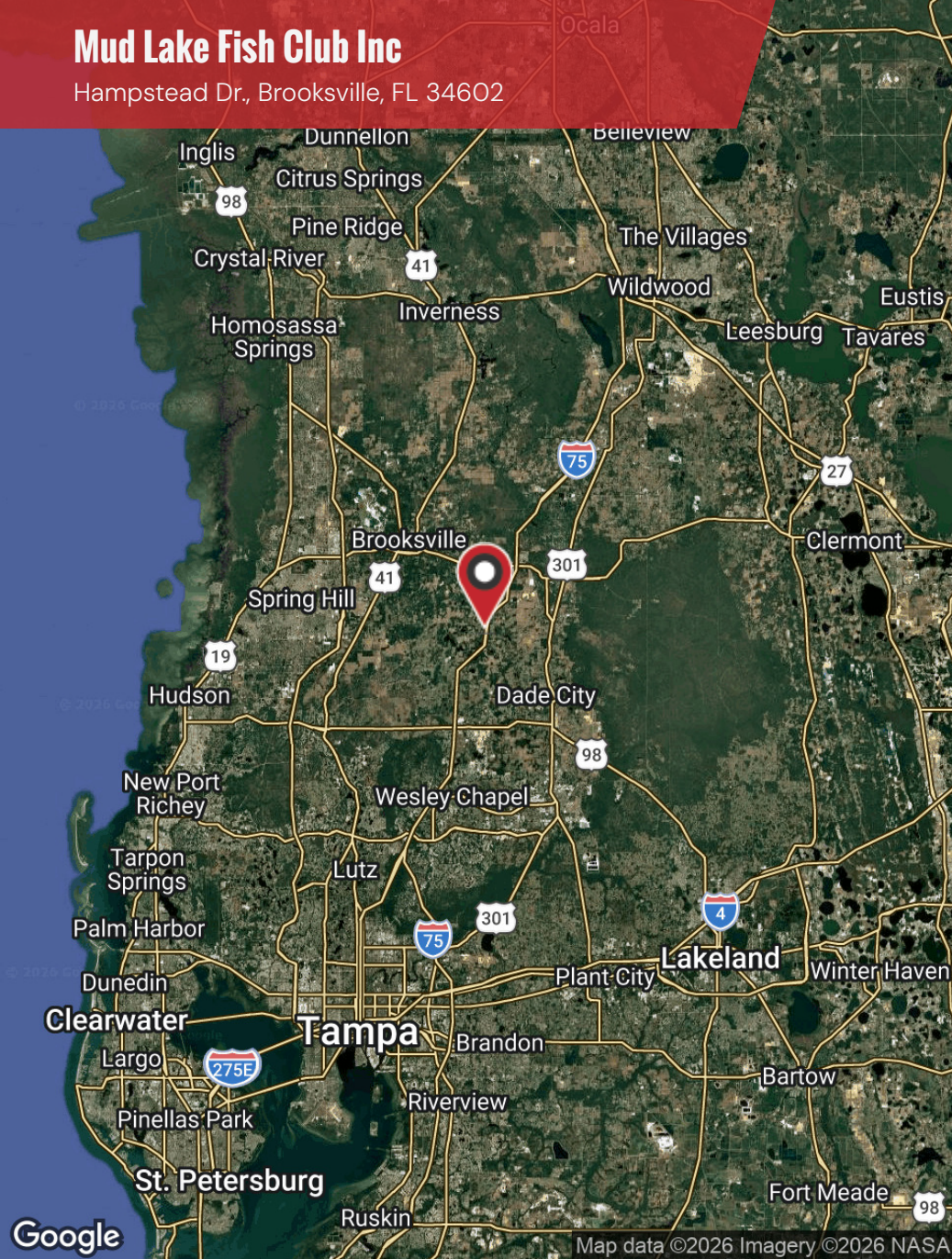
Agriculture | Private Recreation | Conservation | Rural Estate Development | Long-Term Investment

All acreage, parcel boundaries, classifications, zoning, flood information and potential uses are subject to independent verification and applicable county approvals. Buyer is responsible for all due diligence.



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# FEMA Map

Hampstead Dr., Brooksville, FL 34602



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