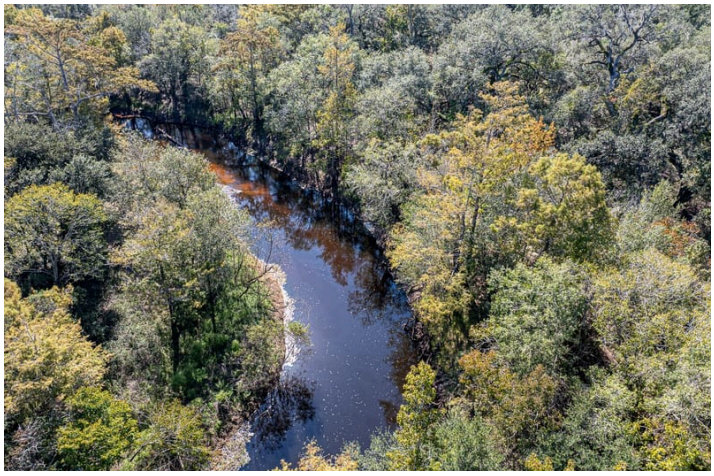
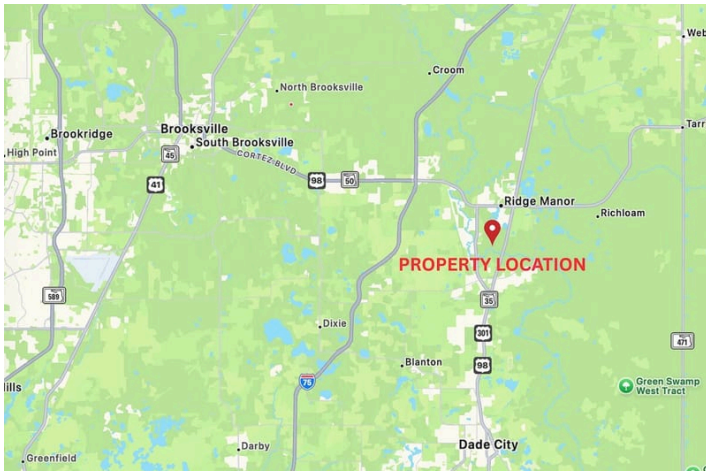
**39 Acres with river frontage in Hernando County**
**34095 Hyatt Rd**
**Dade City, FL 33523**

**$690,000**
**39.5± Acres**
**Hernando County**








**MORE INFO ONLINE:**

**https://mossyoakproperties.com/**

**39 Acres with river frontage in Hernando County**
**Dade City, FL / Hernando County**

## SUMMARY

**Address**
34095 Hyatt Rd

**City, State Zip**
Dade City, FL 33523

**County**
Hernando County

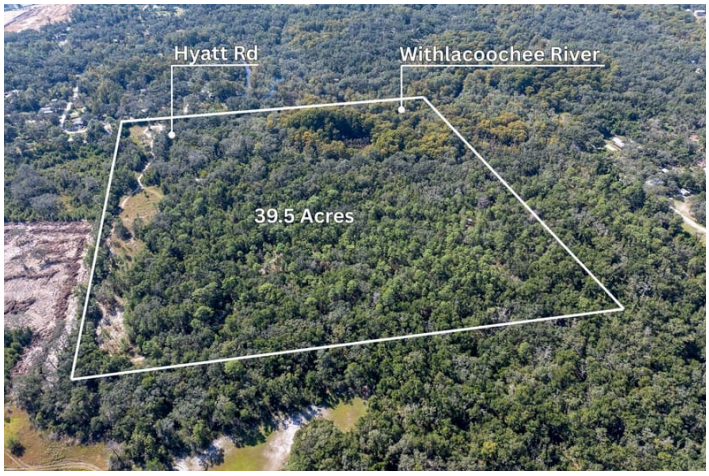
**Type**
Hunting Land, Riverfront, Timberland, Horse Property, Recreational Land, Undeveloped Land

**Latitude / Longitude**
28.484024 / -82.18503

**Acreage**
39.5

**Price**
$690,000

**Property Website**
www.mossyoakproperties.com








## PROPERTY DESCRIPTION

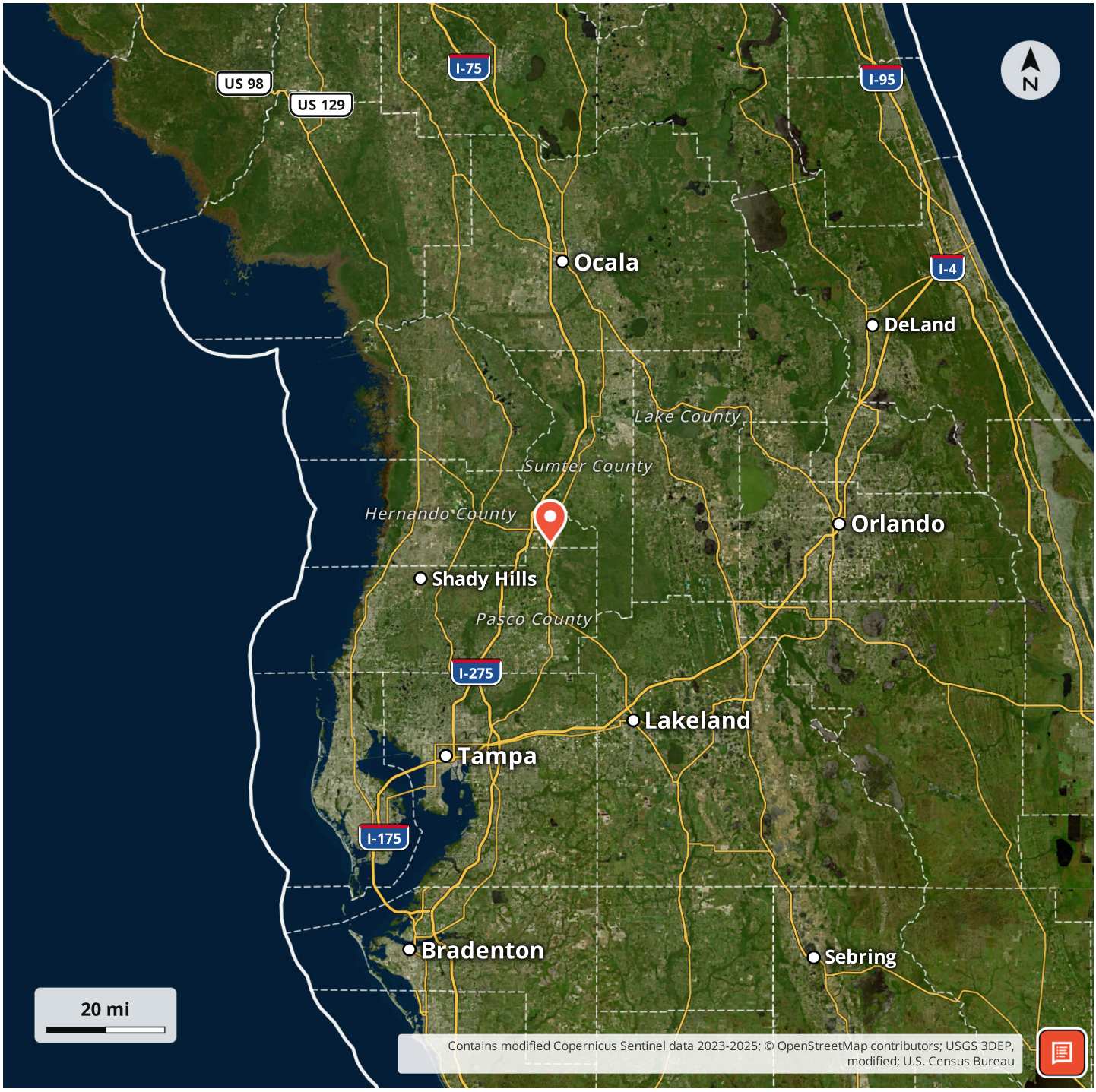
Riverfront property for sale in Hernando County, Fl. Located at the end of Hyatt Rd, this 39.5 acre property offers the potential for rural living & recreation along with good access and multiple building sites. Approximately 600' of the Withlacoochee River flows through the property, offering scenic river frontage and additional recreational opportunities. The well-established trail system provides access to the majority of the property. Electric service is available, and due to an old homesite, an existing well and septic system may be able to be utilized. (Buyer to verify). Approximately 10.5 acres of the property are buildable, with the remainder of the land in the floodplain. The property is located just 20 minutes from Brooksville and Dade City. Do not miss this opportunity to purchase an appreciating asset that offers lots of possibilities!



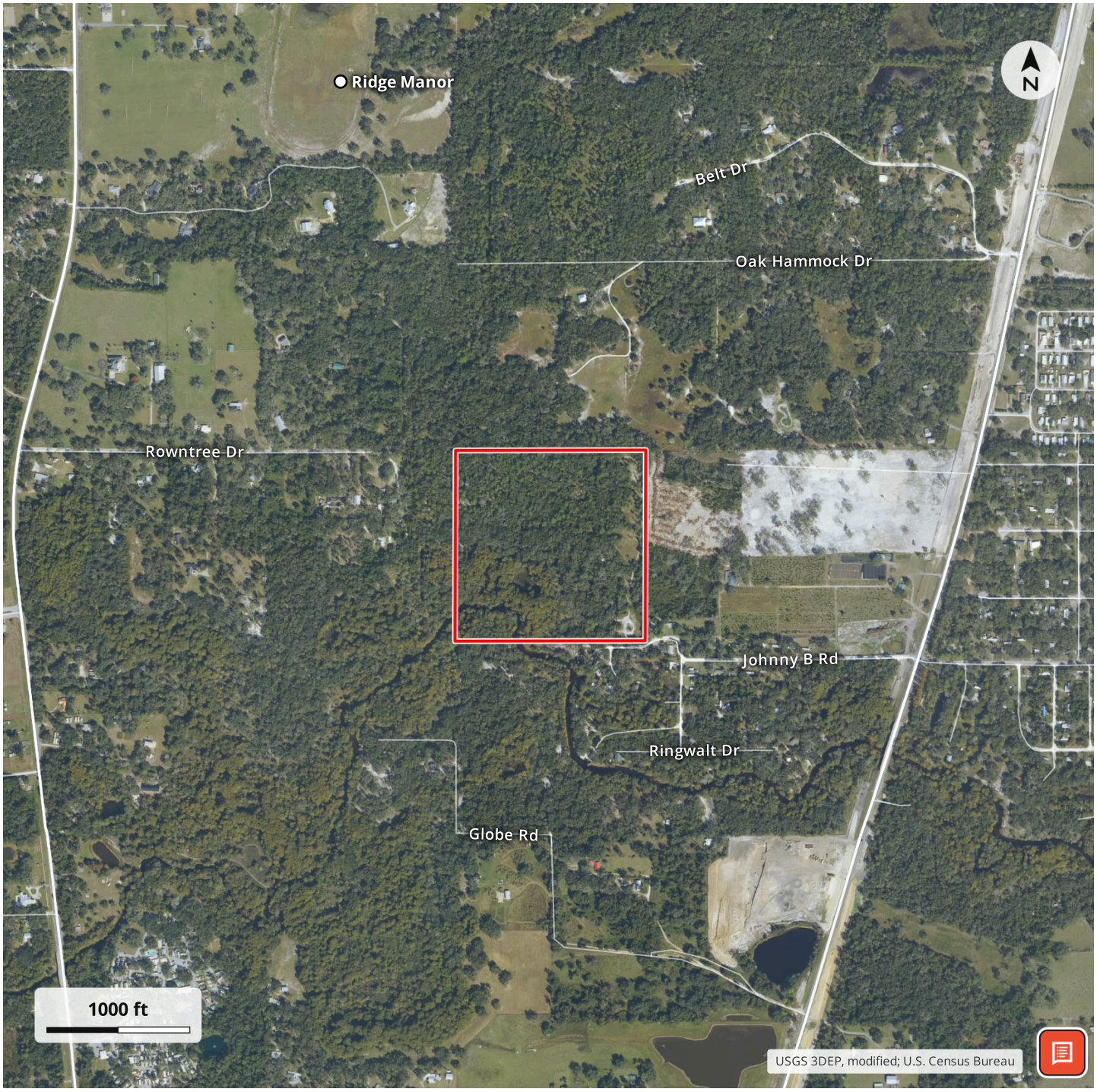




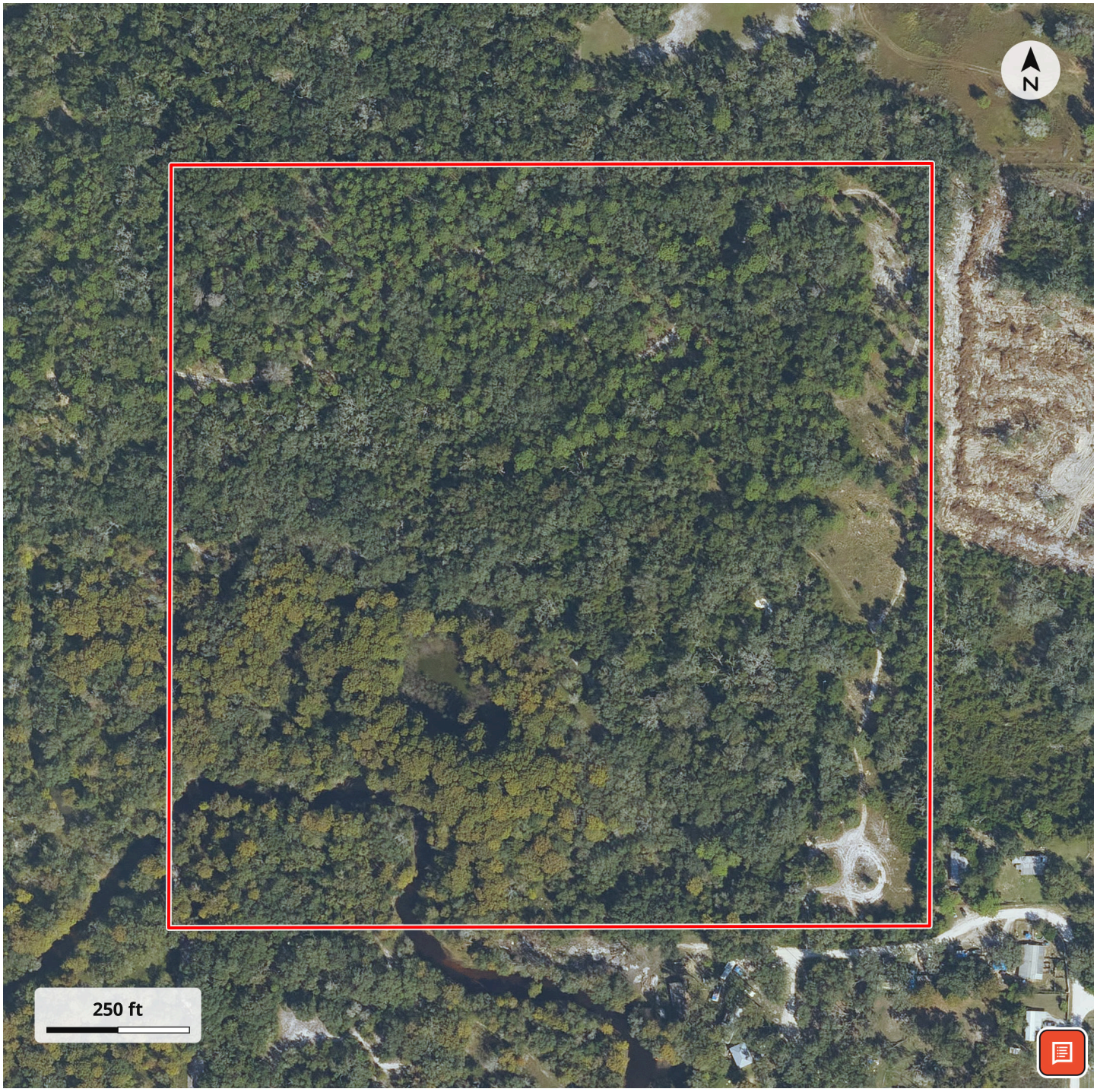

# Regional Map



# Locator Map


Ridge Manor
N
Belt Dr
Oak Hammock Dr
Rowntree Dr
Johnny B Rd
Ringwalt Dr
Globe Rd
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

# Aerial Map



## LISTING REPRESENTATIVE

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**Representative**
Jeremy Pellegrino

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(813) 629-6276

**Office**
(850) 973-2200

**Email**
jpellegrino@mossyoakproperties.com

**Address**
190 SW Range Ave.

**City / State / Zip**
Madison, FL 32340

## NOTES

**NOTES**

## DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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