

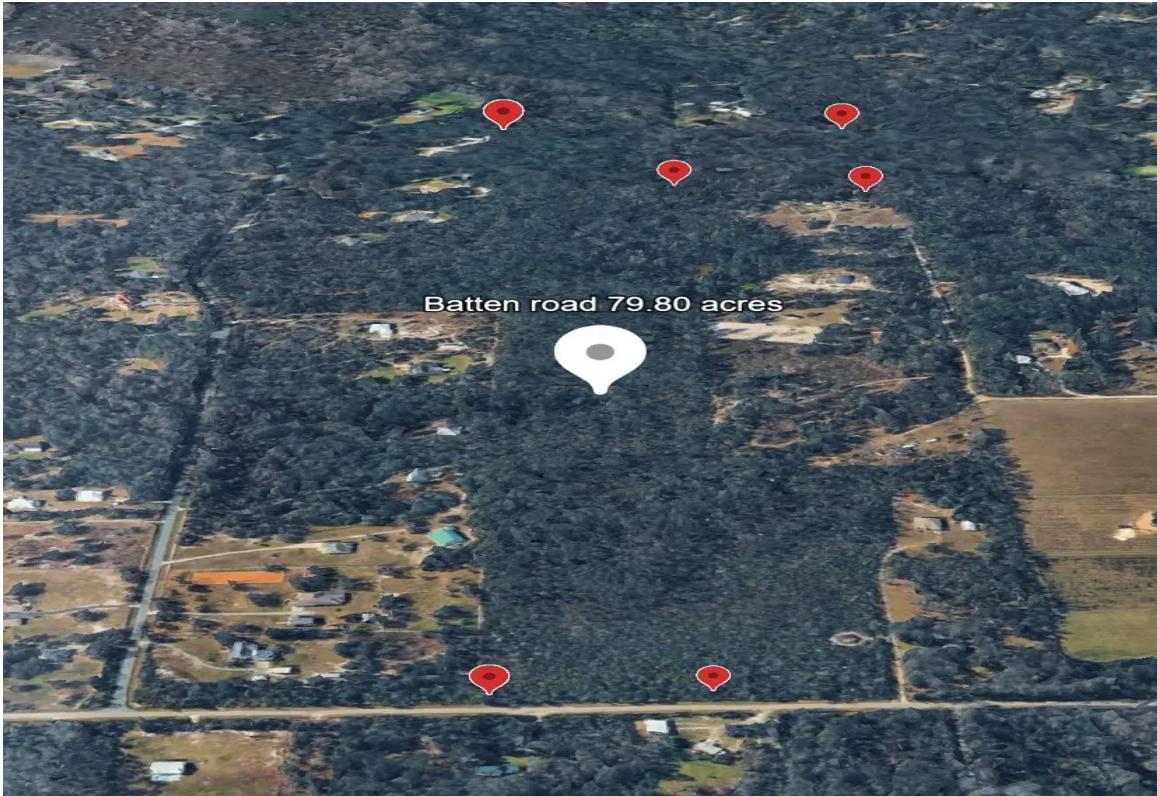
EXCLUSIVE OFFERING

PRIME ACREAGE

79.8 Acres — Spring Lake Area

Batten Road

Brooksville, Hernando County, Florida 34602



79.8 ACRES
Contiguous Parcel

40% BELOW
County Assessed

SPRING LAKE
Desirable Area

ASKING PRICE: \$1,600,000
(\$20,050 per acre)

GPS: 28°29'22.56"N 82°21'43.86"W | AC08 Neighborhood | No Flood Zone

Prepared by Brian Adrian MBA, PhD and Staff
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EXECUTIVE SUMMARY

This exceptional 79.8-acre parcel in the highly desirable Spring Lake area of Hernando County represents one of the last remaining large contiguous tracts in this sought-after location. Priced 40% below county assessed value, this property offers extraordinary value for investors, developers, or buyers seeking a significant landholding with multiple potential uses.

Investment Highlights

Total Acreage	79.8 Acres (3.48 Million SF)
Location	Spring Lake Area — Highly Desirable
Zoning	DOR 99 — Acreage (Flexible Agricultural)
County Assessed Value	\$2,667,415 (2025)
Asking Price	\$1,600,000 (\$20,050/acre)

Key Value Propositions

- 1. MASSIVE DISCOUNT:** 40% below county assessed value — over \$1 million in instant equity.
 - 2. SPRING LAKE AREA:** One of Hernando County's most sought-after rural locations.
 - 3. NEARLY 80 ACRES:** Rare large contiguous tract — increasingly scarce in growth corridor.
 - 4. HIGH & DRY:** Elevated terrain (~200 ft), no flood zone concerns.
 - 5. SUBDIVISION POTENTIAL:** Could yield 16-32 homesites depending on density.
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PROPERTY DETAILS

Parcel Information

Property Key	00750333
Parcel Number	R13 423 19 0000 0010 0010
Situs Address	Batten Road, Brooksville, FL 34602
GPS Coordinates	28°29'22.56"N 82°21'43.86"W
Total Acreage	79.80 Acres (3,476,088 SF)
Jurisdiction	Hernando County (Unincorporated)
Neighborhood	AC08 — Spring Lake Area
DOR Land Use	99 — Acreage Not Classified

Physical Characteristics

- **TERRAIN:** Wooded with mature oaks and pines throughout.
- **ELEVATION:** High and dry, approximately 200 feet above sea level.
- **FLOOD ZONE:** Not in flood zone — no flood insurance required.
- **SHAPE:** Rectangular, contiguous parcel — ideal for development.
- **ACCESS:** Road frontage on Batten Road.
- **WILDLIFE:** Abundant deer, turkey, and native Florida wildlife.

Sale History

Date	Type	Price
Feb 2005	Qualified Sale (Warranty Deed)	\$1,000,000

MARKET & COMPARABLE ANALYSIS

Spring Lake / Batten Road Area Sales

Property	Acres	Price	\$/Acre
Batten Rd (SOLD Jan 2023)	10.0	\$300,000	\$30,000
Batten Rd (SOLD Apr 2024)	4.6	\$195,000	\$42,391
26390 Spike Rd (SOLD)	13.7	\$649,000	\$47,372
4148 Batten Rd (Listed)	20.0	\$1,395,000	\$69,750
Hernando County Median	—	—	\$52,447
SUBJECT PROPERTY	79.8	\$1,600,000	\$20,050

Price Positioning — Exceptional Value

PRICED 33-62% BELOW COMPARABLE SALES

At \$20,050 per acre, this property is priced dramatically below recent Batten Road sales of \$30,000-\$42,000 per acre for smaller parcels. The listing at 4148 Batten Road (20 acres with improvements) is asking \$69,750 per acre. This 79.8-acre parcel offers nearly 4x the acreage at less than 1/3 the per-acre price — extraordinary value for a buyer seeking scale.

Discount to Market

- vs. Batten Rd 10-ac sale (\$30K/ac): 33% discount
- vs. Hernando median (\$52K/ac): 62% discount
- vs. County Assessed (\$33.4K/ac): 40% discount

LOCATION & AREA PROFILE

Spring Lake Area — Premier Rural Location

Batten Road is located in the heart of the Spring Lake area — consistently described in real estate listings as "highly desirable," "sought-after," and "one of the most beautiful areas" in Hernando County. The AC08 neighborhood is characterized by rolling hills, mature oaks, and larger acreage properties that attract buyers seeking privacy and rural character while maintaining proximity to urban amenities.

Downtown Brooksville	~6 miles / 15 minutes
I-75 Access	~10-12 minutes
Tampa	~30-45 minutes
Tampa International Airport	~40-45 minutes
Ocala	~45 minutes

Area Characteristics

- **ELEVATION:** Higher elevation (~200 ft) — among the highest in the county.
- **TERRAIN:** Rolling hills with mature grandfather oaks and tall pines.
- **WILDLIFE:** Wild turkey, deer, and abundant native Florida wildlife.
- **ZONING:** Agricultural — horses, livestock, crops, RVs all permitted.
- **NO HOA:** No homeowner association restrictions.

Development Potential

Estate Subdivision 8-16 lots (5-10 acres each)	Standard Subdivision 16-32 lots (2.5-5 acres each)
Agricultural/Equestrian Horse farm, cattle ranch, crops	Private Estate Trophy property, hunting preserve

PRICING ANALYSIS

County Assessment vs. Asking Price

County Assessed Land Value (2025)	\$2,667,415
County Rate per Acre	\$33,426
ASKING PRICE	\$1,600,000
Asking Price per Acre	\$20,050
INSTANT EQUITY (Discount)	\$1,067,415 (40%)

Value Analysis

Metric	Subject	Market
Price per Acre	\$20,050	\$30K - \$70K
vs. County Assessed	60%	Typical 100%+
Discount to Assessment	\$1,067,415	(40% savings)

BUYER RECEIVES OVER \$1 MILLION IN INSTANT EQUITY

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PRICING SUMMARY

ASKING PRICE

\$1,600,000

\$20,050 per acre | 79.8 Acres | Spring Lake Area

Total Acreage	79.80 Acres
Location	Batten Rd, Brooksville
Neighborhood	AC08 — Spring Lake Area
County Assessed Value (2025)	\$2,667,415
Instant Equity vs. Assessment	\$1,067,415 (40%)

CONTACT INFORMATION

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For additional information, property tours, or to submit an offer, please contact us directly.

This offering memorandum has been prepared for informational purposes only. All information contained herein is believed to be accurate but is not guaranteed. Buyers should conduct their own due diligence.