

Fischbach **Land Company**



Fischbach Land Company
510 Vonderburg Dr., Suite 302
Brandon, FL 33511

Duck Lake Canal Road 30 Acres • Dade City, FL
Beautiful Country Acreage Homesite! Agriculture, Farm

Blaise Lelaulu • 813-600-9131
blaise@fischbachlandcompany.com

Come experience true country living in the beautiful rolling hills of Dade City. A rare high and dry piece, perfect for a homesite or farm. Only three miles from Dade City and five miles from the gorgeous Colt Creek State Park!

Acreage: 30 +/- acres

Price: \$232,500

Price per Acre: \$7,750

Property Address: Duck Lake Canal Road,
Dade City, FL 33525

Nearest Intersection: Duck Lake Canal Road
& River Road

County: Pasco

Road Frontage:

- 1,547 +/- feet on Duck Lake Canal Road
- 660 +/- feet on River Road

Water: 6-inch well on site

Sewer: Septic required

Electric: TECO or Withlacoochee River Electric
Cooperative

Fencing: Barbed wire cattle fence

Soil Types: Candler Fine Sand & Tavares Sand

Zoning: AR5

Future Land Use: AG/R

Property Uses: Homesite, Farm

Property Taxes: \$350

S-T-R: 31-24-22

Folio/PIN: 31-24-22-0000-01600-0100

Beautiful Country Acreage Homesite! Agriculture, Farm





3 Miles From Dade City

5 Miles from the Gorgeous Colt Creek State Park!

Directions to Property:

From intersection of SR 39/SR 54:

- Head north on SR-39, keep right to stay on US-301 N / SR-39 N / Gall Blvd (5.5 mi)
- Keep straight onto US-98 N / US-301 N / SR-39 N (0.3 mi)
- Turn right onto Clinton Ave. / CR-52 ALT (1.4 mi)
- Bear left onto Enterprise Rd. (1.1 mi)
- Turn left onto Duck Lake Canal Rd. (2.3 mi)
- Arrive at Duck Lake Canal Rd., property is on the right; look for sign (If you reach River Rd. you've gone too far)

From I-75:

- At exit 293, take ramp for CR-41 toward Dade City
- Turn left onto Blanton Rd. / CR-41 S (7.2 mi)
- Keep straight onto Calle de Milagros / Lock St. / CR-578 (0.8 mi)
- Bear right onto US-98 S / US-301 S (0.4 mi)
- Turn right onto Duck Lake Canal Rd. (0.1 mi)
- Arrive at Duck Lake Canal Rd., property is on the left; look for sign (If you reach Simpson Farm Ln, you've gone too far)

