

# **Fischbach** **Land Company**



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

***Hobson Simmons Road 7.5 Acres • Lithia, FL***  
*Wooded Acreage for a Beautiful Homesite and Lush Pasture for Your Animals!*

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Build your dream home on 7.5 +/- acres, located across the road from thousands of acres of preserve land! Great combination of wooded acreage in the front, providing shade for a homesite and pasture in the rear of the property for all your animals! Only 4+/- miles from Fish Hawk, 3.5+/- miles from the 5,515-acre Chito Branch Reserve, and 3+/- miles from the 5,723 acre Balm Boyette Scrub Preserve! Kick back and live a relaxing country lifestyle all while being close to shopping, dining, and schools.

**Property Type:** Vacant Land  
**Acreage:** 7.5 +/- acres  
**Price:** \$199,000.00  
**Price per Acre:** \$26,533.33  
**Lot Dimensions:** 1,569' & 207'  
**Property Address:** 12535 Hobson Simmons Road, Lithia, FL 33547  
**Nearest Intersection:** Hobson Simmons Road & Boyette Road  
**County:** Hillsborough  
**Road Frontage:** 207 +/- feet on Hobson Simmons Road  
**Utilities:** 4-inch well on site, sewer required, electric by TECO  
**Water Onsite:** Small pond  
**Soil Types:** Myakka and Ona Fine Sands  
**Grass Types:** Bahia Mix  
**Fencing:** 4-strand barb  
**Site Improvements:** Barn (48'x43')  
**Zoning:** AR  
**Future Land Use:** RP-2  
**Property Uses:** Pasture, Homesite  
**S-T-R:** 05-31-21  
**Folio/PIN:** 088480.0070  
**Property Taxes:** \$650

***Wooded Acreage for a Beautiful Homesite  
and Lush Pasture for Your Animals!***

***Shopping, Schools, Parks Just Minutes Away***

***Close to Chito Branch Reserve, Fish Hawk,  
and Balm Boyette Scrub Preserve***





**Directions to Property From I-75:**

- At exit 250, take ramp right toward Riverview / Gibsonton Drive (0.3 mi)
- Turn left onto Gibsonton Drive (1.6 mi)
- Keep straight onto Boyette Road (0.8mi)
- Turn right onto Balm Riverview Road (2.5 mi)
- Bear left onto Rhodine Road (3.4 mi)
- Turn right onto Boyette Road (1.1mi)
- Turn left to stay on Boyette Road (0.6mi)
- Turn right onto Hobson Simmons Road (0.4 mi)
- Arrive at property on right hand side, look for sign (The last intersection is Boyette Rd)

***3 +/- Miles to Balm Boyette Scrub Preserve***

***3.5 +/- Miles to Chito Branch Reserve***

***4 +/- Miles to Fish Hawk***