

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



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

***Hidden Hammock Horse Farm • 20 AC • Dover, FL***  
***Acreage Homesite, Horse Farm, Beautiful Pasture***

**Reed Fischbach • 813-540-1000**  
reed@fischbachlandcompany.com

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

Beautiful hidden gem of a property, 20+/- acres isolated from neighbors, surrounded by strawberry fields and pastureland. Previously a horse farm, this property has an 11-stall barn with a loft, a manufactured home, and several other storage structures. Live in the calm and quiet country side with the benefit of only being 2.5 +/- miles from SR 60! Close to dining, shopping, schools, and amenities.

**Price:** \$425,000

**Acreage:** 20 +/- acres

**Price per Acre:** \$21,250

**Lot Dimensions:** 746' x 1,141'

**Property Address:** 6213 W Oliver Rd, Dover, FL 33527

**Nearest Intersection:** W. Oliver Rd. & Turkey Creek Rd.

**County:** Hillsborough

**Road Frontage:** Easement access

**Soil Types:** Candler, Zolfo, Myakka & Winder Fine Sands

**Grass Types:** Bahia mix

**Fencing:** Wood cross fence & 4 strand barb

**Water:** 2-inch well on site

**Sewer:** Septic on site

**Electric:** TECO

**Zoning:** AS-1

**Future Land Use:** R-1

**Property Uses:** Pasture, Homesite, Horse Farm

**S-T-R:** 02-30-21

**Folio/PIN:** 087012.0000

**Property Taxes:** \$3,300

**Shown by Appointment Only**



***Country Acreage Homesite only 2.5 Miles from SR 60!***

***Beautiful Pasture for Mini Ranch***

***11-Stall Horse Barn with Loft • Manufactured Home • Storage Structures***

***Perfect Country Get-a-way Close to Dining, Shopping, and Schools!***

**Site Improvements:**

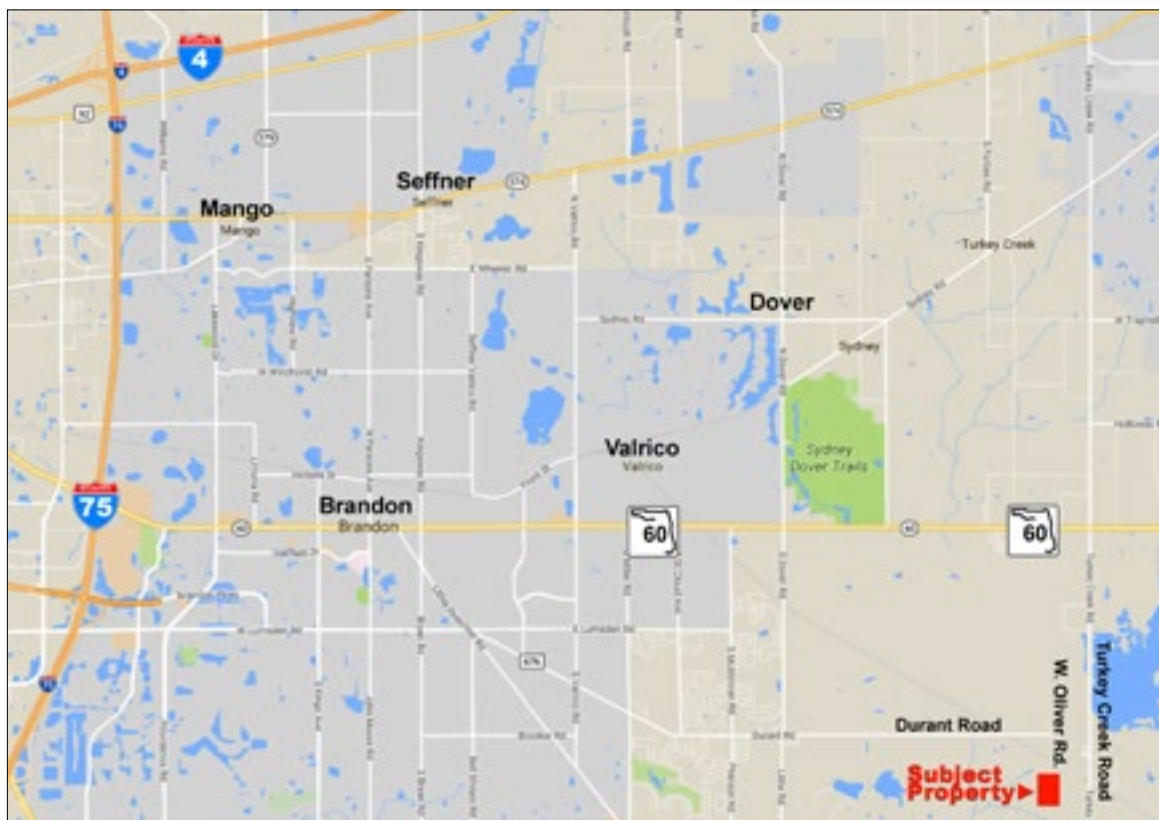
- 1,610 heated sf 1996 Manufactured home, 3 bedroom, 2 bath
- 48 x 36 Stall Horse Barn with 48 x 12 loft



| Financing Available |              |
|---------------------|--------------|
| Down Payment        | \$50,000     |
| Interest            | 7%           |
| Amortization        | 30 Years     |
| Balloon             | 10 Years     |
| Monthly Payment     | \$2,494.88   |
| Balloon Payment     | \$321,797.15 |



***Beautiful Hidden Gem of a Property!  
Private 20+/- Acres Isolated from Neighbors  
Surrounded By Peaceful Strawberry Fields and Beautiful Pastureland***



## *Country Acreage Homesite, Horse Farm Beautiful Pasture!*

*Lots of Privacy, Yet Minutes to Brandon and I-75*

### **Driving Directions**

**From State Road 60**

- Turn South on Turkey Creek Road (2.5 miles)
- Turn right on W. Oliver Road (unpaved private road, 0.3 mi)
- Property is at dead end of West Oliver Road
- **Shown by Appointment Only**