

# Fischbach Land Company



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

***55 Acre Equestrian Estate • Riverview, FL***  
***Turnkey Equestrian Facility Within the Lithia/Fish Hawk Area!***

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This elegant equestrian estate offers a unique opportunity for a completely turn-key facility located on 55 +/- acres just 30 minutes from Tampa! The property consists of a 10-stall barn, 9 turn-out paddocks fenced with PVC, and a 3 bedroom/2 bath 2,003 sq ft home.

**Property Type:** Horse farm

**Acreage:** 55 +/- acres

**Lot Dimensions:** 1,398' x 2,121'

**Price:** \$1,050,000

**Price per Acre:** \$19,090.90

**County:** Hillsborough

**Property Address:** 13104 Balm Boyette Road,  
Riverview, FL 33579

**Nearest Intersection:** Balm Boyette Road &  
Boyette Road

**Road Frontage:** 738 +/- feet on Balm Boyette Road

**Water Features:** 20,000 +/- sq ft pond, 4,615 +/- ft  
Bell Creek

**Zoning:** AR

**Future Land Use:** RP-2

**Property Uses:** Horse farm

**S-T-R:** 07-31-21

**PIN:** 088502-0300

**Property Taxes:** \$7,250

**Soil Types:** Myakka, Smyrna, Winder, and Zolfo  
fine sands

**Grass Types:** Bahia mix

**Fencing:** White PVC

**Water Provided By:** 6" well on site

**Water Use Permit #:** 10376.003

**Avg GPD:** 42,200

**Sewer:** Septic on site

**Electric:** TECO

**Site Improvements:** 10-stall barn, 9 turn-out  
paddocks fenced with PVC, and a 3 bedroom/2  
bath 2,003 sq ft home

### Driving Directions From I-75:

- At exit 250, take ramp right for Gibsonton toward Riverview (0.5 mi)
- Turn left onto Gibsonton Drive (1.6 mi)
- Keep straight onto Boyette Road (0.8 mi)
- Turn right onto Balm Riverview Road (2.5 mi)
- Bear left onto Rhodine Road (3.4 mi)
- Turn right onto Boyette Road (1.1 mi)
- Keep straight onto Balm Boyette Road (1.2 mi)
- Arrive at Balm Boyette Road on the left; look for sign. (the last intersection is Canterfield Drive - if you reach Aspen Ave., you've gone too far)

### Driving Directions From SR-60:

- Turn onto CR 39 S (6.5 mi)
- Turn right onto Lithia Pinecrest Road / CR 640 (1.8 mi)
- Turn left onto Browning Road (0.5 mi)
- Turn right onto Dorman Road (1.6 mi)
- Turn left onto Boyette Road (3.4 mi)
- Turn left onto Balm Boyette Road (1.1 mi)
- Arrive at Balm Boyette Road on the left; look for sign. (the last intersection is Canterfield Drive - if you reach Aspen Ave., you've gone too far)

10.5 +/- Miles to I-75 • 30 Minutes to Tampa





**10-Stall Barn, 9 Turn-Out Paddocks Fenced With PVC  
3 Bedroom/2 Bath 2,003 Sq Ft Home**

