

Fischbach Land Company



Fischbach Land Company
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Brandon, FL 33511
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Certified Organic Farmland & Country Homesite, Plant City, FL
Investment! Organic Farming, Private Acreage Homesite

FischbachLandCompany.com/OrganicFarmHomesite

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Stunning private country homesite on organic farmland. The land features the perfect balance of wide open spaces, mature oak trees, farming potential, and beautiful homesite. The 40' x 72' 2-story barn with a 3 bedroom, 2 bath, 1,152 SF executive apartment on the 2nd Floor, is move-in ready. This property is 35 acres total and can be sold in two parcels - the north 15 +/- acre parcel on Swilley Road with barn or the south 20 +/- acre parcel on Keysville Road. With a future land use of R-1 and great access off Swilley Road and Keysville Road, there is tremendous investment potential here. Whether you're looking for beautiful, secluded country living or a solid future investment, this property can satisfy both!

Property Type: Homesite/Farm

Acreage: 34.88 acres total includes:

- 15 +/- Acres - north with barn
- 20 +/- Acres - south

Sale Price: \$725,000.00 for 35 +/- acres with barn OR:

- \$425,000 for North 15 acres with Barn
- \$350,000 for South 20 acres

County: Hillsborough

Property Address: 617 Swilley Road, Plant City, FL 33567

Nearest Intersection: Keysville Road and S CR 39

Road Frontage:

- North parcel with barn: 172 +/- feet on Swilley Road
- South parcel:
 - 450 +/- feet on Keysville Road at first boundary
 - 150 +/- feet on Keysville Road at second boundary

Soil Types: Lake, Malabar, St. Johns and Seffner Fine Sands

Fencing: Perimeter field fencing

Utilities: Septic, TECO electric, wells

Wells: (2) 5-inch wells

Pump Sizes: 5 hp

Water Use Permit #: 20200.0

Avg GPD: 24,700 / **Max GPD:** 150,000

Zoning: AR (1 home per 5 acres) / **Future Land Use:** R-1

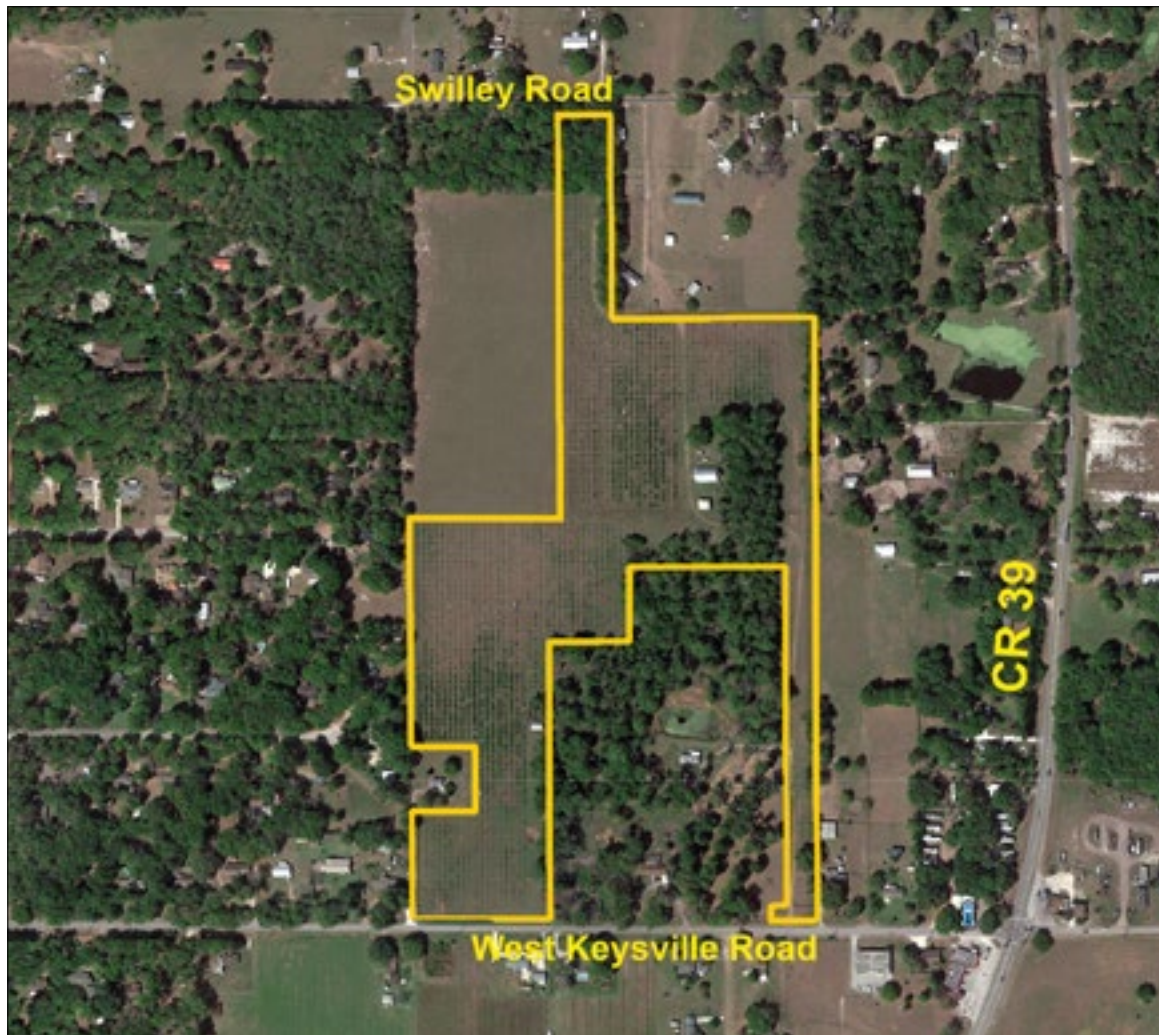
Current Use: Certified organic peach grove/orchard. **Owner will clear peach trees upon acceptable offer**

Property Uses: Homesite, organic farm

Site Improvements: 40 x 72 two-story barn with 3 bedrooms, 2 baths and 1,152 SF executive apartment on 2nd Floor. (Open metal shed and wind mills do not convey).

Folio/PIN: 93250.0150, 93250.0125 / **S-T-R:** 08-30-22

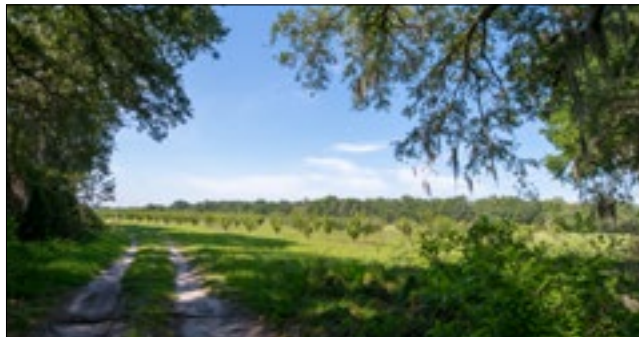
Property Taxes: \$3,631.96



35 +/- Acres Total

Can Divide into North and South Parcels

NORTH 15 Acres with Barn on Swilley Road



SOUTH 20 Acres on Keysville Road



***Includes 2-story barn
on the north parcel with
3 bedrooms, 2 baths, and
1,152 SF executive apartment
on the 2nd Floor!
Move-in Ready!***

Directions to Property:

Keysville Road Entrance

- From SR 60, Head south on CR 39 (3.6 miles)
- Turn right onto Keysville Road (0.1 mile)
- Arrive at destination on your right

Swilley Road Entrance

- From SR 60, Head south on CR 39 (3.1 miles)
- Turn right onto Swilley Road (0.2 miles)
- Arrive at 617 Swilley Road on your left

Schools:

- Pinecrest Elementary School
- Turkey Creek Middle School
- Durant High School

Property Notes:

- Owner will clear peach trees upon acceptable offer
- Open metal shed and wind mills do not convey
- Certified organic farm



Investment!
Certified Organic Farmland
Beautiful Private Acreage Homesite

Close to Plant City and Brandon Amenities
Shopping, Restaurants, Entertainment

Minutes to I-4 and I-75!

5 +/- Miles to Plant City

12 +/- Miles to I-4

15 +/- Miles to Brandon

16 +/- Miles to I-75

23 +/- Miles to Tampa