

Fischbach Land Company 510 Vonderburg Dr., Suite 302 Brandon, FL 33511 **813-540-1000** Bell Farms Drive Homesite 1.5 Acres, Plant City, FL Melissa Raburn Spectacular Oak Hammock, Beautiful Established Magnolia and Pine Trees! FischbachLandCompany.com/BellFarms



Land Company Your opportunity for a country view on custom home site just minutes from town! This wooded lot is tucked in at the end of a side street and surrounded by custom homes. The lot features a spectacular oak hammock and established magnolia and pine trees. Per deed restrictions, no mobile, modular, or manufactured homes are allowed.

Property Type: Homesite, vacant land **County:** Hillsborough Sale Price: \$62,000 Acreage: 1.5 +/- acres **Price per Acre:** \$41,333 Lot Dimensions: 179' x 361' Property Address: 3505 Bell Farms Drive, Plant City, FL 33566 Nearest Intersection: Bell Farms Drive and Trapnell Road **Road Frontage:** 30 +/- feet on Bell Farms Drive Soil Types: Ona and St. Johns Fine Sands, Basinger Sands Utilities: Water well and septic required, electric by TECO HOA: None Deed Restrictions: No mobile, modular, or manufactured homes allowed Zoning: AS1 Future Land Use: R1 Property Uses: Homesite S-T-R: 08-29-22 Folio/PIN: 091707-1004 Property Taxes: \$448.35 Platted: Yes

Deed Restricted

Spectacular Secluded Homesite at End of Road Beautiful Oak Hammocks, Mature Magnolia Trees, Pine Trees





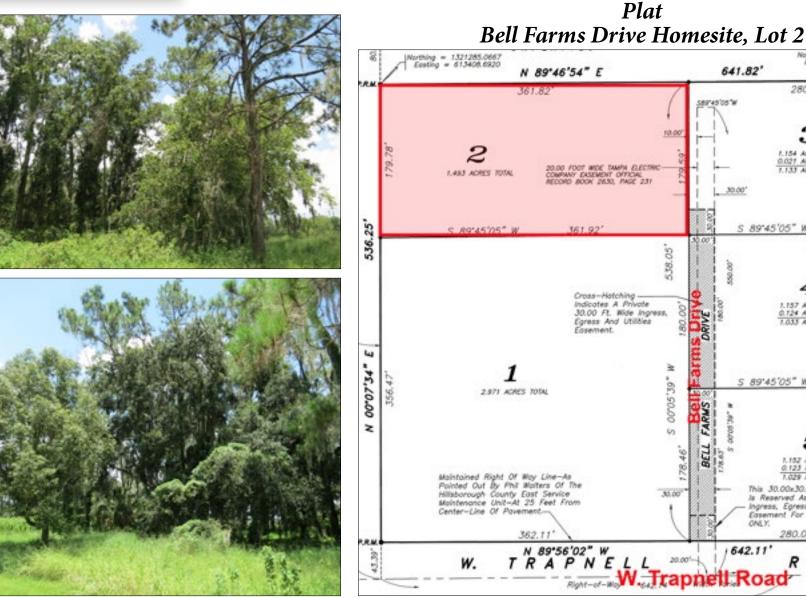
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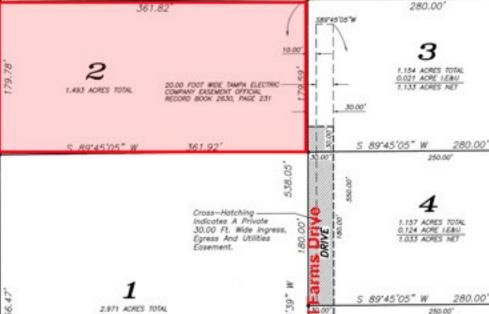
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1.152 ACRES TOTAL 0.123 ACRE LEAU

1.029 ACRES NET This 30.00x30.00 Foot Area

Is Reserved As A Private

280.00'

ONLY.

Ingress, Egress And Utilities

Easement For Lots 1 And 5

ROAD

Northing = 1321287.5124 Easting = 614050.4691

P.R.M

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539.

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5

641.82'

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Assigned Schools:

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

GPS: 27°58′6.04″N, - 82° 7′52.93″W

Directions to Property:

- From James L Redman Hwy, go west on Trapnell Road (0.6 mi)
- Turn right onto Bell Farms Drive (397 ft)
- Arrive at destination on the left

Great Location for Country Homesite!

Easy Access to I-75, I-4, US 301, SR 60, Plant City, Brandon, and Tampa

City Conveniences and Amenities Minutes Away Dining, Shopping, Entertainment, and Healthcare

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