

Fischbach **Land Company**



Fischbach Land Company
510 Vonderburg Dr., Suite 302
Brandon, FL 33511
813-540-1000

Rolling Hills Farm and Homesites, Dade City, FL
Three Lots, Rolling Hills, Scenic Elevations, Picturesque!

FischbachLandCompany.com/RollingHills

Reed Fischbach
reed@fischbachlandcompany.com
Blaise Lelaulu
blaise@fischbachlandcompany.com

Build your dream home in the lush green rolling hills of Dade City! With over 30 feet of elevation change on this picturesque property, these lots are truly spectacular! We are offering three unique 10+ acre parcels, providing plenty of space for your barn, animals, and all your toys! Enjoy your personal space and quiet living on this dead-end road while only minutes away from Dade City and I-75!

Property Type: Acreage Homesites, Farm

County: Pasco

Property Type: Acreage Homesites, Vacant Land

Sale Price:

- Lot 1: \$170,000 (10.16 +/- acres)
- Lot 2: \$201,600 (11.63 +/- acres)
- Lot 3: \$160,000 (10.16 +/- acres)

Owner Financing Available

- \$30,000 down payment
- 8% interest
- Up to 30 year amortization
- 5 year balloon

Acreage:

- Lot 1: 10.16 +/- acres
- Lot 2: 11.63 +/- acres
- Lot 3: 10.16 +/- acres

Property Address: Parrish Grove Road, Dade City, FL 33523

Nearest Intersection: Parrish Grove Road & Browning Road

Road Frontage: Lot 1: 452.35' / Lot 2: 517.81' / Lot 3: 473.36'

Soil Types: Predominately Lake fine sand

Grass Types: Bahia mix

Utilities: Well located on Lot 2, Septic required on all lots

Electric Provided By: Withlacoochee River Electric Cooperative

Zoning: AC (1 home per 10 acres)

Future Land Use: AG/R (Agricultural/Rural)

Property Uses: Acreage Homesites

S-T-R: 08-24-21

Folio/PIN: 08-24-21-0000-00100-0080

Estimated Property Taxes: \$450 per lot



Three 10+ Acre Country Homesites!
Owner Financing Available!
Lush Green Rolling Hills of Dade City
Dead-end Road; Privacy!

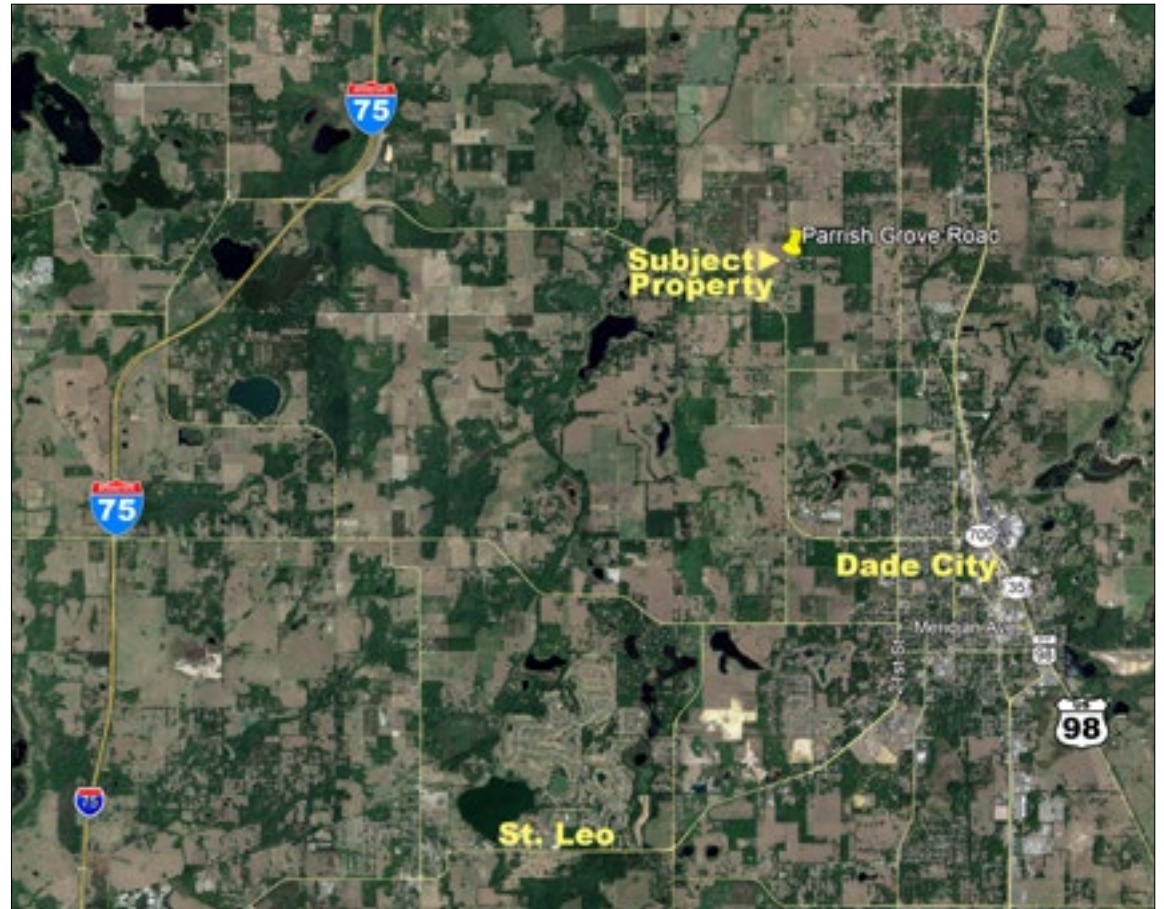


Owner Financing Available!

***Exceptional Picturesque
Acreage Homesites with
Rolling Hills and Elevations***

***Roomy Lots for Your Dream Home,
Barn, Animals, and Toys!***

***Peaceful Area on Dead-end Road
for Lots of Privacy***



GPS: 28°24'42.13"N, - 82°13'13.36"W

Directions to Property From I-75:

- At exit 293, take ramp right for CR-41 toward Dade City
- Turn left onto Blanton Road / CR-41 S (4.4 miles)
- Turn left onto Parrish Grove Road (0.6 miles)
- Property will be on left side of the road; look for sign

Centrally Located!

***Minutes to I-75, US 98, and Dade City
Near Tampa, Brandon, and Lakeland***

***Close to Dade City Conveniences and Amenities
Dining, Shopping, Entertainment, and Healthcare***