



# **Fischbach** LAND COMPANY

**Fischbach Land Company**  
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***CR 39 Native Florida Acreage Homesite 39 Acres, Parrish, FL***  
***Sportsman's Paradise, Wooded Acreage, Open Pasture***  
**[FischbachLandCompany.com/NativeFloridaHomesite](http://FischbachLandCompany.com/NativeFloridaHomesite)**

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A true old Florida property, this land features a perfect balance of open pastures and wooded acreage with the South Fork of the Little Manatee River meandering through the south side, which serves as a wildlife corridor. There are endless opportunities for this parcel whether it be recreational, agricultural, retreat, or homestead. The improvements on this property consist of a brand new 5-inch well and pump, storage container, and a long-range shooting berm on the far West side. Build your dream home in the seclusion of native Florida beauty but still within close proximity to US 301 and I-75! Plenty of room for a family homestead and small agricultural operation as well.

**Property Type:** Acreage Homesite, Pasture, Vacant Land

**County:** Manatee County

**Acreage:** 39.27 +/- acres

**Sale Price:** \$392,700

**Price per Acre:** \$10,000

**Property Address:** 10155 CR 39, Parrish, FL 34219

**Nearest Intersection:** CR 39 & SR 62

**Road Frontage:** 784 +/- feet on CR 39

**Water Frontage:** 2,630 +/- feet on the South Fork of the Little Manatee River

**Water On Site & Access:** South Fork of the Little Manatee River runs through the south side of property

**Grass Types:** Bahia mix

**Fencing:** Barb wire cattle fence

**Utilities:** NEW 5-inch well on site with 1.5 HP submersible pump, sewer required

**Electric:** Peace River Electric Coop

**Zoning:** A (General Agriculture)

**Future Land Use:** AG-R

**STR:** 13-33-21

**Folio/PIN:** 125700309

**Property Taxes:** \$3,400 (can be lower with Greenbelt classification)

**Property Uses:** Recreation, homesite, pasture, family homestead, agricultural operation



*A Sportsman's Paradise with Hogs, Deer, and Turkey!*

*Perfect Balance of Open Pastures & Wooded Acreage*

*South Fork Little Manatee River Meanders  
Through the South Side and Serves as a Wildlife Corridor.*









***Centrally Located! Near I-75, I-275, US 301, CR 39***

**Directions to Property From I-75:**

- At exit 240A, take ramp right for SR-674 East toward Sun City Center (15.2 mi)
- Turn right onto CR-39 (4 mi)
- Road name changes to SR-39 / CR-39 (3.2 mi)
- Arrive at SR-39 / CR-39 on the right, look for sign (if you reach SR-62, you've gone too far)

***Great Property for Recreation, Agriculture,  
Homestead, or Pasture!***



New 5-inch well with 1.5 HP submersible pump