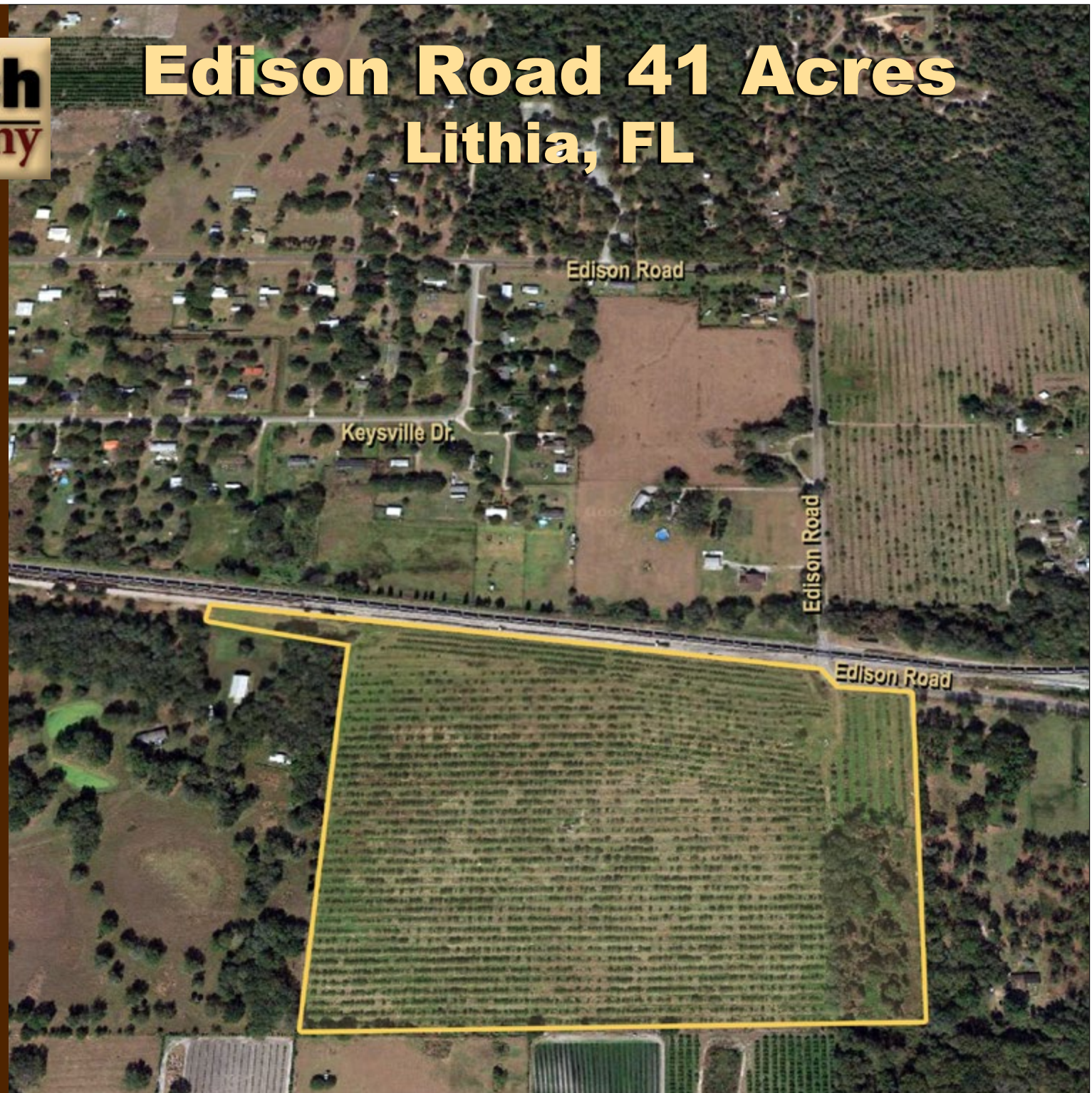# Fischbach Land Company

Edison Road 41 Acres
Lithia, FL

Excellent Agricultural Investment!

Potential for Multiple Uses

Fischbach Land Company
510 Vonderburg Drive
Suite 302
Brandon, Florida 33511
813-546-1000

Edison Road

Keysville Dr.

Edison Road

Edison Road

Edison Road 41 Acres, Lithia, FL

Property offers a great agricultural investment and has potential for growing Florida's finest strawberries and blueberries. Irrigation is through the 8 inch well that has a water use permit in place to allow 29,400 Avg GPD and 864,000 Max GPD. Drain tile and ditches already in place to create a great farm!

Property Type:
Potential Strawberry/Blueberry Farm

Total Acreage: 40 +/- Acres

Price: $492,000 ($12,000.00 per acre)

Property Address:
9713 Edison Road, Lithia, Florida 33547
Hillsborough County

Road Frontage: 275 +/- ft on Edison Road

Wells: 8 Inch

Water Use Permit: 9019.003
- Avg GPD: 29,400
- Max GPD: 864,000

Parcel Folios:
093748.0000, 093745.0000, 093750.0000, 093745.0020 and 093498.5100

Driving Directions:

From County Road 39:
- Turn East on Lithia Pinecrest Road/640 (5 miles)
- Turn Left onto Allen Road (0.9 miles)
- Turn left onto Edison Road (0.3 miles)
- Property is on the left before crossing the railroad track

Excellent Agricultural Investment!

Potential for Multiple Uses

Soils

Map Unit Symbol	Map Unit Name	Acres/ AOI	% AOI
29	Myakka Fine Sand, 0 to 2 Percent Slopes	2.0	4.8%
33	Ona Fine Sand	7.1	17.3%
46	St. Johns Fine Sand	3.5	8.5%
47	Seffner Fine Sand	4.6	11.2%
61	Zolfo Fine Sand	24.0	58.2%
Totals For Areas of Interest (AOI)		**41.2**	**100.0%**