

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

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Rolling Hills Farm and Homesites, Dade City, FL

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: \$150,000 (10.16 +/- acres)

Owner Financing Available

\$30,000 down payment at 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 on Parrish Grove Road:

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

Soil Types: Predominately Lake fine sand

Grass Types: Bahia mix

Utilities: Well is 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!

Rolling Hills Farm and Homesites, Dade City, FL

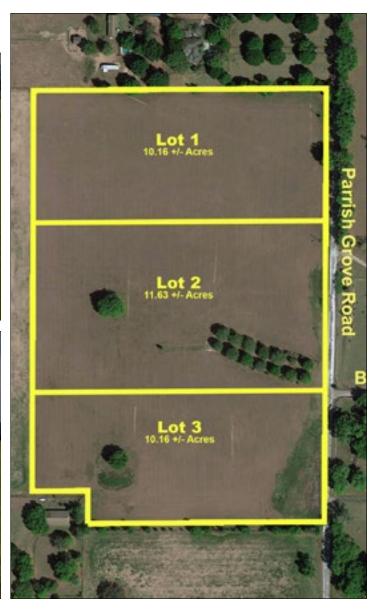














Owner Financing Available!

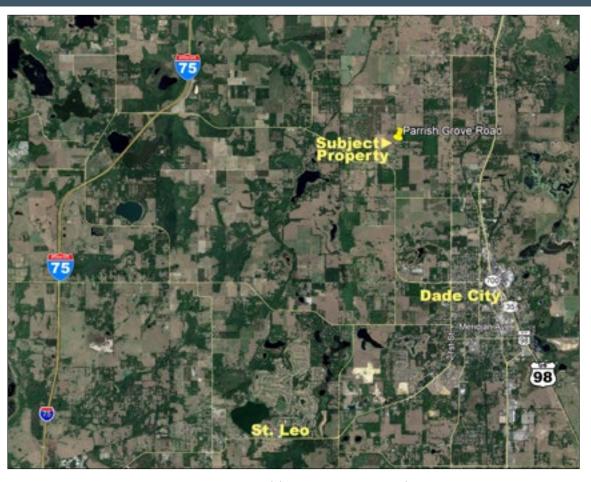
Exceptional Picturesque Acreage Homesites with Rolling Hills and Elevations

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

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