

Fischbach Land Company



Fischbach Land Company
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***Carey Road 16 Acres, Homesite Farm Investment, Lithia, FL
Acreage Homesite, Strawberry Vegetable Farm! Financing Considered!***

FischbachLandCompany.com/CareyHomesite

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Wide Open Spaces, Country Haven Homesite! Follow the winding country roads to this peaceful paradise where the gently-contoured land offers the perfect backdrop for your dream home. Plenty of room to build and create the estate of your dreams or capitalize on the potential of income producing farmland. This versatile property provides convenient access to amenities in Hillsborough and Polk counties. So whether you envision your own Florida farmhouse or farm, this piece of land boasts a clear view of beautiful sunsets over the western sky.

Property Type: Acreage Homesite, Farm, Vacant Land

County: Hillsborough

Acreage: 16 +/- acres

Sale Price: \$210,000 - **Owner Financing Considered!**

Price per Acre: \$13,125

Property Address: 8231 Carey Road, Lithia, FL 33547

Nearest Intersection: Carey Road & Bob Wiggs Avenue

Road Frontage: 30 +/- feet on Carey Road

Water Onsite: Pond

Soil Types: Tavares-Millhopper, Winder, Candler Fine Sands

Utilities: Septic required; electric by TECO

Water:

- (1) 8-inch well on site
- Permitted for additional 12" well

Water Use Permit #: 9323.5

- Avg GPD: 48,000
- Max GPD: 1,683,000

Irrigation: Drip, no overhead

Zoning: AR

Future Land Use: R-1

STR: 12-30-22

Folio/PIN: 093343-0000

Property Taxes: \$527

Property Uses: Strawberry/Vegetable Farm, Homesite, Investment



16 Wide-Open Acres for Your Country Haven Homesite!

Create the Estate of Your Dreams!

Capitalize on the Potential of Income Producing Farmland

Quiet Country Neighborhood with Easy Access to Lithia, Plant City, Lakeland!

Owner Financing Considered!



Site Improvements: 40' x 13' Utility Shed and 30' x 31' Open Shed





Directions to Property From SR 60:

- Go south on CR 39 (3.6 mi)
- Turn left onto Keysville Road (2.4 mi)
- Turn left onto Nichols Road (2.2 mi)
- Bear left onto Carey Road (0.1 mi)
- Keep left to stay on Carey Road (0.9 mi)
- Arrive at destination at the turn

Assigned Schools:

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

