



**Fischbach**  
LAND COMPANY

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

*61 +/- Acre Stunning Farmland Homesite, Plant City, FL*  
*Income-Producing Farmland, Fishing Hole, and Freeze Protection*  
[FischbachLandCompany.com/FarmlandHomesite](http://FischbachLandCompany.com/FarmlandHomesite)

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Property has 61+/- acres, including 42 +/- acres of income-producing farmland that is permitted for 151,700 avg GPD and 6,125,900 max GPD. Freeze protection is available from the 7 +/- acre pond, which can also be used as a private fishing hole!

Build your dream home on this immaculately-manicured farm and transition it into your private country estate, while taking advantage of the fertile farmland. Ideal location bordering Lithia, giving you the advantages of a quiet, peaceful setting while close in proximity to all the amenities that Brandon, Plant City, and Tampa have to offer.

**Property Type:** Agricultural Land/Farms, Acreage Homesite

**County:** Hillsborough

**Acreage:** 61 +/- acres (includes 42 +/- acres of income-producing farmland)

**Sale Price:** \$ 1,150,000

**Price per Acre:** \$18,852.25

**Property Address:** Swilley Road, Plant City, FL 33567

**Nearest Intersection:** W Keyville Road & Swilled Road

**Road Frontage:** 587 +/- feet on Swilley Road

**Water By:** 12-inch well on site

**Sewer By:** Septic required

**Electric By:** TECO

**Water On-site:** 7 +/- acre pond (fishing and for freeze protection)

**Soil Types:** Smyrna and Candler Fine Sands

**Irrigation:** Drip and freeze protection

**Zoning:** AM

**Future Land Use:** AM & AR

**Property Uses:** Farmland, Estate, Acreage Homesite

**STR:** 07-30-22

**Folio/PIN:** 093187-0300

**Property Taxes:** \$2,500

***Build Your Private Country Estate  
with Income-Producing Farmland!  
7 +/- Pond Fishing Hole and Freeze Protection***

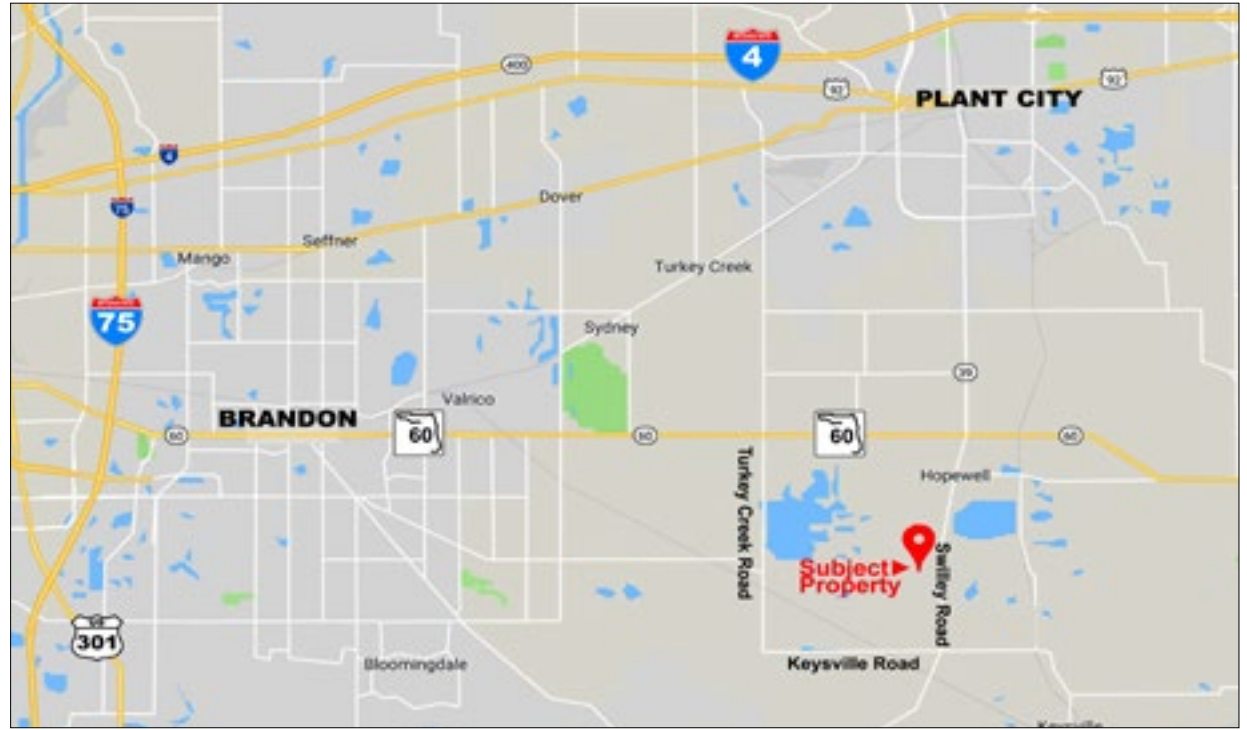




### **Irrigated Farmland**

- **Wells:** 12-inch
- **Freeze Protection:** SWFMD permitted pond
- **Pumps:** Diesel pump
- **Water Use Permit #:** 20111.001
- **Avg GPD:** 151,700
- **Max GPD:** 6,125,900
- **Irrigation:** Drip and freeze protection

***Well-Manicured Working Farm, Income-Producing  
Permitted Irrigation and Freeze Protection  
Build Your Dream Home and Take Advantage of Prime Farmland!***



***Ideal Location Bordering Lithia  
and Close to Brandon, Plant City, and Tampa***

***Easy Access to SR 60, I-75, and I-4  
Close to Schools, Shopping, Medical Care, Entertainment,  
and Other Great Amenities!***

**Driving Directions from SR 60:**

- Turn south onto CR-39 (3.6 mi)
- Turn right onto W Keysville Road (0.6 mi)
- Turn right onto Swilley Road (0.4 mi)
- Property is on the left, look for sign