



Fischbach
LAND COMPANY

Fischbach Land Company
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Private 20 to 41 Acre Estate, Lithia, FL
Oak Lined Private Road, Natural Wooded Privacy Buffer, Hidden Gem!
FischbachLandCompany.com/LithiaEstate

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Beautiful quarter mile private driveway lined with old oaks that leads into a 41+/- acre secluded haven. Emerge from the wooded driveway to open pasture and citrus trees, with a bonus of a 30,000+/-SF pond at the back! Featuring a tree-line perimeter as a natural privacy buffer, this is truly a hidden gem backing up to large private landowners providing peace and quiet. This property is being offered as two 20 +/- acre parcels or the full 41+/- acres. One of the last parcels this size in Lithia makes it very special while close proximity to the amenities of Tampa, Brandon, and Plant City.

Property Type: Vacant Land, Acreage Homesite

Acreage: 41.24 +/- acres total or divided into two parcels:

- 20.34 +/- acres north parcel
- 21 +/- acres south parcel

Sale Price: \$878,000 entire parcel or purchase two parcels individually:

- North parcel: \$439,000
- South parcel: \$439,000

Price per Acre: \$20,466.20

Property Address: 280 Tom Carr Lane, Lithia, FL 33547

Nearest Intersection: Tom Carr Lane and CR 39

Road Frontage: Accessed from CR 39 via 70 +/- feet of private road (Tom Carr Lane)

Water On Site: 30,000 SF pond

Utilities: (1) 5-inch well and (1) 6-inch well on site, septic required

Electric by: TECO

Irrigation: Low volume spray

Water Use Permit #: 10408.002

Avg GPD: 29,300 / **Max GPD:** 432,000

Soil Types: Predominately Smyrna and Zolfo Fine Sands

Grass Types: Bahia mix

Zoning: AR

Future Land Use: R-1

STR: 30-30-22

Folio/PIN: 093968.0000, 093970.0000, 093974.0000

Property Taxes: \$950 for total 41.39 +/- acres

Property Uses: Acreage homesite, private estate

Site Improvements: Wells, pumps, irrigation

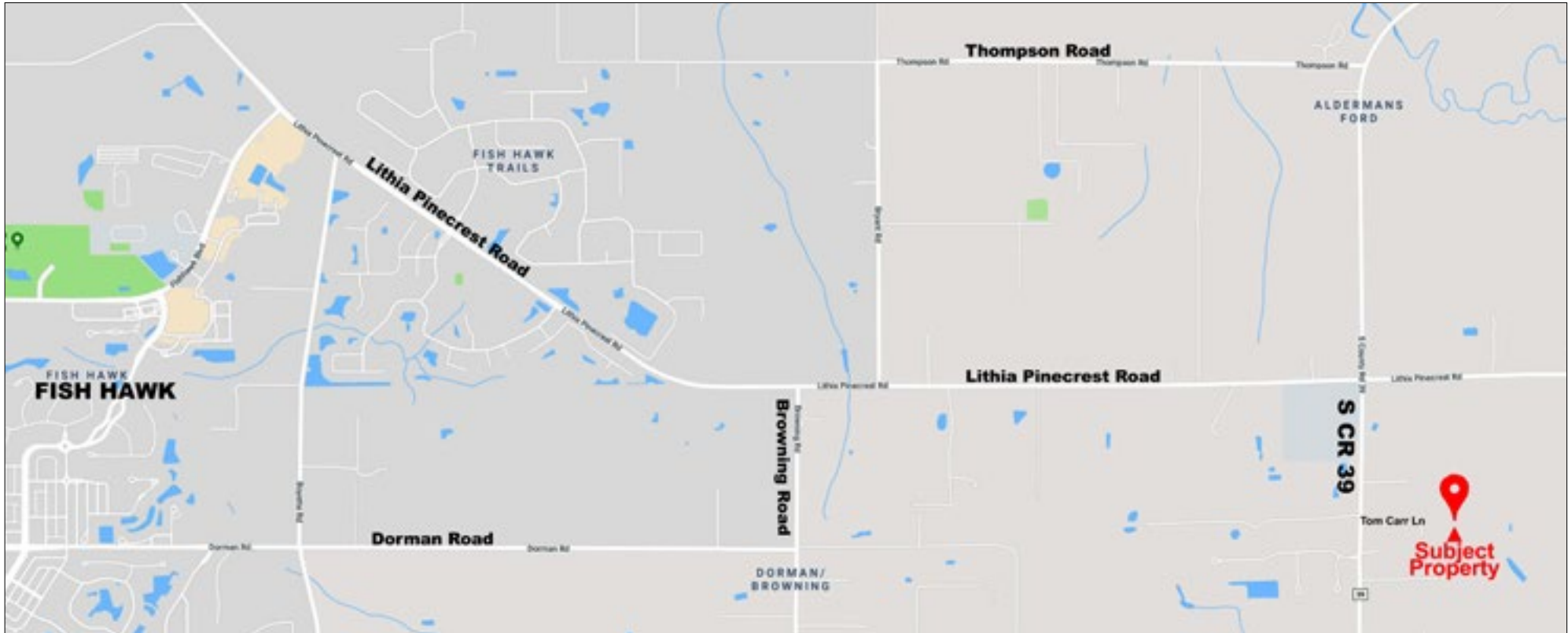


One of The Last Parcels This Size in Lithia!



*Build Your Private Estate in Peaceful Wide-Open Spaces!
Rare Large Parcel Hidden Gem in Lithia Nestled Among Tree-Lined Natural Buffer!*





Directions to Property from I-75:

- Take exit 250 toward Gibsonton/Riverview
- Turn left onto Gibsonton Drive (1.6 mi)
- Keep straight onto Boyette Road (3.6 mi)
- Keep straight onto Fishhawk Blvd. (4.6 mi)
- Turn right onto Lithia Pinecrest Road (3.7 mi)
- Turn right onto S CR 39 (0.6 mi)
- Turn left onto Tom Carr Lane, pull to the end of the road and look for sign

Secluded Haven!

***Gorgeous Wooded Driveway, Pasture,
Citrus Trees, and a 30,000 +/- SF Pond!***

Close to Amenities of Tampa, Brandon, and Plant City.