



Fischbach **LAND COMPANY**

Fischbach Land Company
510 Vonderburg Dr., Suite 302
Brandon, FL 33511
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Spring Head Ranch 180 +/- Acres, Plant City, FL
Old Florida Cattle Ranch, Oaks & Native Pasture, Acreage Homesite, Investment!
FischbachLandCompany.com/SpringHead

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A rare opportunity to own 180 +/- acres just outside of the Plant City city limits! This stunning cattle ranch is scattered with old oaks and open native pasture! The property features a large deep blue 7 +/- acre pond along with two other ponds, which could serve as great fishing holes. Design your private ranch with plenty of room for a family compound, recreational activities, and pastureland for your livestock. Conveniently accessed with road frontage on three different roads and just minutes from downtown Plant City, Brandon, and Tampa! The size of this parcel and proximity to city limits makes this a one-of-a-kind property. This property is a great investment opportunity with a current zoning allowing one home per acre.

Property Type: Vacant Land, Ranch, Acreage Homesite

County: Hillsborough

Acreage: 180 +/- acres

Sale Price: \$1,530,000

Price per Acre: \$8,500

Property Address: 805 Kilgore Road, Plant City, FL 33567

Nearest Intersection: Kilgore Road & James L Redman Pkwy (CR 39)

Road Frontage:

- 1,230 +/- feet on Colson Road
- 400 +/- feet on Kilgore Road
- 65 +/- feet on CA Bugg Road

Water On Site: 7 +/- acre pond plus 2 small ponds

Soil Types: Basinger, Ona, and Myakka Fine Sands

Grass Types: Bahia mix

Fencing: Barb wire

Utilities: 4-inch well on site, septic required

Electric: TECO

Zoning: AS-1

Future Land Use: R-1

STR: 16-29-22

Folio/PIN: 092241-0100

Property Taxes: \$1,150

Property Uses: Pastureland, recreational, homesite/estate or investment

Site Improvements:

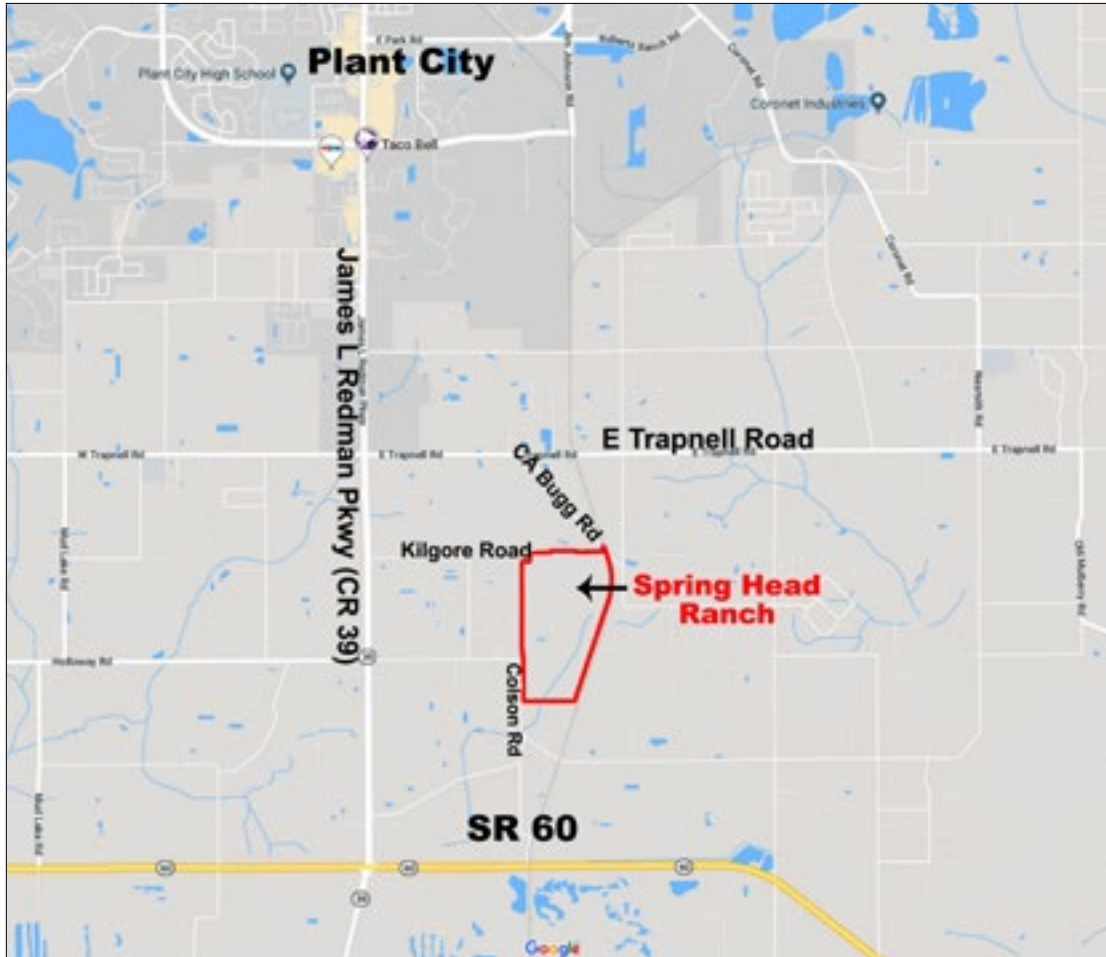
- 1995 mobile home (1,624 SF)
- Cow pens



Rare Large Acreage Close to City Limits!

Stunning Cattle Ranch Scattered with Old Oaks and Open Native Pasture
Featuring Deep Blue 7 +/- Acre Pond and Two Other Ponds!



**Directions to Property from I-4:**

- Take exit 19 and follow signs for SR 566 W / Thonotosassa Road
- Bear right onto SR 566 W / Thonotosassa Road (0.7 mi)
- Bear right onto Thonotosassa Road and immediately turn left onto US 92 / W Baker Street (1.4 mi)
- Turn right onto CR 39 / Collins Street N (4.4 mi)
- Turn left onto Colson Road (0.8 mi)
- Property is on the left, look for the Fischbach sign

***Minutes to Downtown Plant City,
Brandon, Tampa and SR 60!
Close to All Amenities!***

***Private Cattle Ranch, Family Compound,
Recreation & Fishing, Pastureland for
Livestock, Plenty of Room for
Your Homesite Estate!***

***Great Investment Opportunity with
One Home Per Acre Zoning***