



Fischbach
LAND COMPANY

Fischbach Land Company
510 Vonderburg Dr., Suite 302
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CR 39 Native Florida Acreage Homesite 39 Acres, Parrish, FL
Sportsman's Paradise, Wooded Acreage, Open Pasture
FischbachLandCompany.com/NativeFloridaHomesite

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A true old Florida property, this land features a perfect balance of open pastures and wooded acreage with the South Fork of the Little Manatee River meandering through the south side, which serves as a wildlife corridor. There are endless opportunities for this parcel whether it be recreational, agricultural, retreat, or homestead. The improvements on this property consist of a brand new 5-inch well and pump, storage container, and a long-range shooting berm on the far West side. Build your dream home in the seclusion of native Florida beauty but still within close proximity to US 301 and I-75! Plenty of room for a family homestead and small agricultural operation as well.

Property Type: Acreage Homesite, Pasture, Vacant Land

County: Manatee County

Acreage: 39.27 +/- acres

Sale Price: \$350,000

Price per Acre: \$8,912.65

Property Address: 10155 CR 39, Parrish, FL 34219

Nearest Intersection: CR 39 & SR 62

Road Frontage: 784 +/- feet on CR 39

Water Frontage: 2,630 +/- feet on the South Fork of the Little Manatee River

Water On Site & Access: South Fork of the Little Manatee River runs through the south side of property

Grass Types: Bahia mix

Fencing: Barb wire cattle fence

Utilities: NEW 5-inch well on site with 1.5 HP submersible pump, sewer required

Electric: Peace River Electric Coop

Zoning: A (General Agriculture)

Future Land Use: AG-R

STR: 13-33-21

Folio/PIN: 125700309

Property Taxes: \$3,400 (can be lower with Greenbelt classification)

Property Uses: Recreation, homesite, pasture, family homestead, agricultural operation



A Sportsman's Paradise with Hogs, Deer, and Turkey!

Perfect Balance of Open Pastures & Wooded Acreage

***South Fork Little Manatee River Meanders
Through the South Side and Serves as a Wildlife Corridor.***

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Centrally Located! Near I-75, I-275, US 301, CR 39

Directions to Property From I-75:

- At exit 240A, take ramp right for SR-674 East toward Sun City Center (15.2 mi)
- Turn right onto CR-39 (4 mi)
- Road name changes to SR-39 / CR-39 (3.2 mi)
- Arrive at SR-39 / CR-39 on the right, look for sign (if you reach SR-62, you've gone too far)

Great Property for Recreation, Agriculture, Homestead, or Pasture!



New 5-inch well with 1.5 HP submersible pump