



Fischbach
LAND COMPANY

Fischbach Land Company
510 Vonderburg Dr., Suite 208
Brandon, FL 33511
813-540-1000

CR 672 Picnic Acres LOT 3, Lithia, FL
Owner Financing! 8.93 +/- Acres Vacant Land Acreage Homesite
FischbachLandCompany.com/PicnicAcres3

Reed Fischbach • 813-540-1000
reed@fischbachlandcompany.com

Blaise Lelaulu • 813-600-9131
blaise@fischbachlandcompany.com

Experience the beautiful Balm, FL sunsets and build your dream home nestled back along the natural wooded buffer this property has to offer. This land is unique as it features a great balance of open pasture while surrounded by oaks on 3 sides. Enjoy quiet country living while in proximity to the amenities of Lithia, Brandon, Riverview with easy accessibility to I-75.

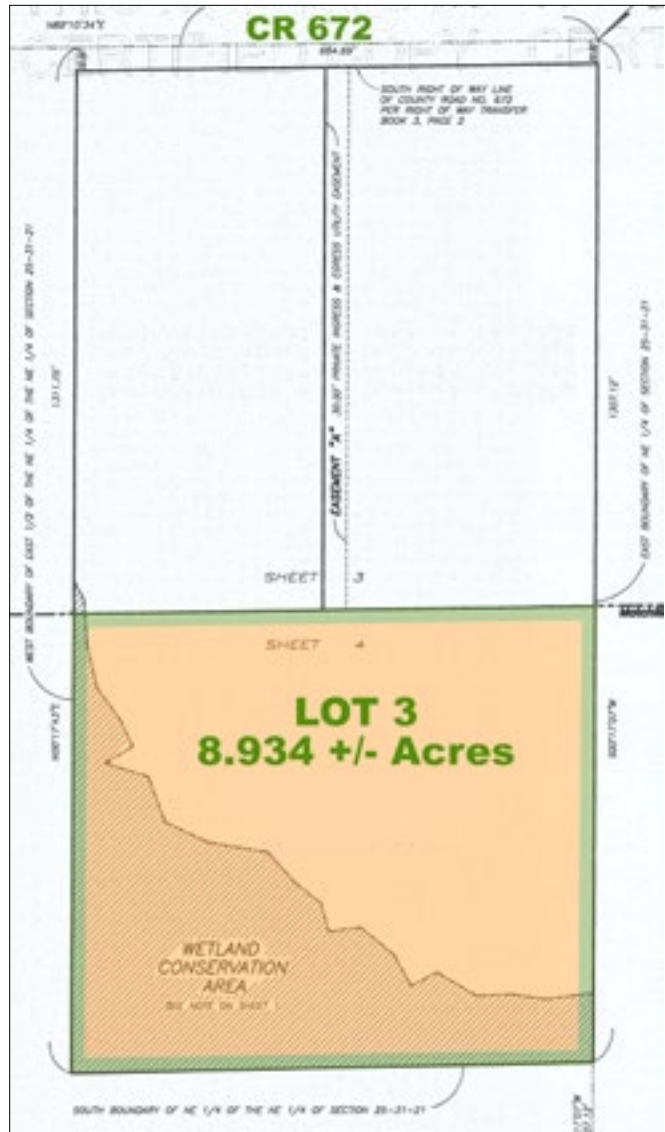
Property Type: Acreage Homesite, Residential Lot, Vacant Land
County: Hillsborough
Sale Price: \$189,000 (*Owner Financing Available!*)
Acreage: 8.934 +/- acres
Price per Acre: \$21,155.13
Property Address: CR 672, Lithia, FL 33547
Nearest Intersection: CR 672 & CR 39
Road Frontage: 30-foot Easement Access
Soil Types: Predominately Fort Meade and Malabar Fine Sands
Grass Types: Bahia Mix
Water: Well required
Sewer: Septic required
Electric: TECO
Zoning: AR
Future Land Use: AR
STR: 25-31-21
Folio/PIN: 088623-0036
Property Taxes: \$1,450
Platted: Yes
Property Uses: Acreage Homesite



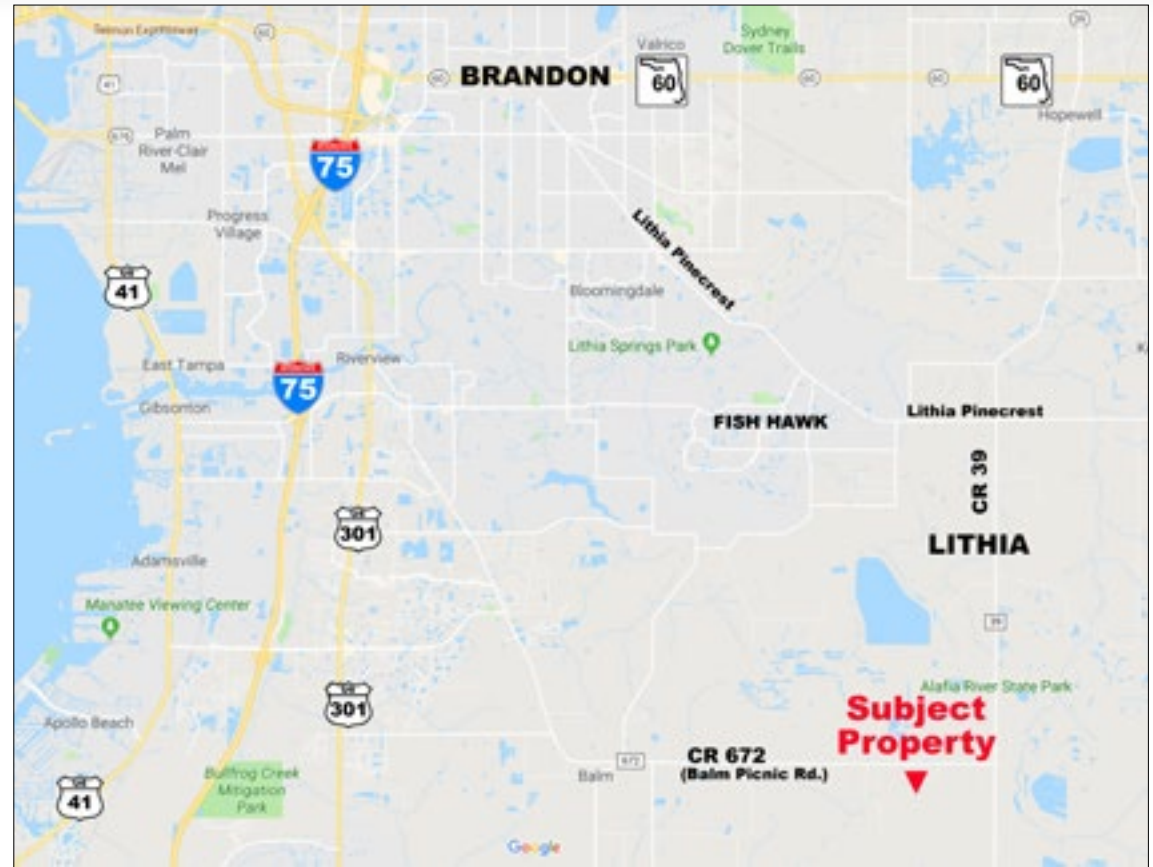
***Cleared Vacant Land - Owner Financing!
Ready to Build!***

***Natural Wooded Surroundings!
Beautiful Country Homesite
Bring Your Critters!***





Plat



*Close to Alafia
River State Park*

Near Lithia Spring Park

*Near Brandon,
Tampa, I-75*

Driving Directions from I-75:

- Take exit 250 for Gibsonton Drive toward Riverview
- Keep straight onto Boyette Road (0.8 miles)
- Turn onto Balm Riverview Road (6.4 miles)
- Turn left onto Balm Road / CR-672 (7.5 miles)
- Arrive at property on the right
- Look for Sign