



Fischbach
LAND COMPANY

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

Plant City Preserve 18 +/- Acres, Plant City, FL
Can Spit into Two Lots, Acreage Homesites, Gentleman's Farm
FischbachLandCompany.com/PlantCityPreserve

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Plant City Preserve 18 +/- Acres, Plant City, FL

One-of-a-kind property, this 18 +/- acres provides a perfect balance of open hay fields and secluded oak canopies, with the bonus of a quarter-acre fishing pond! This land features a new 5-inch well, underground electricity, and high-speed Internet already run onto the property. There are endless possibilities for this property that can be split into two 9 +/- acre acreage homesites and being separated by a natural oak buffer. Plenty of room for all agricultural, recreational, and residential uses all while in close proximity to the amenities of Brandon, Plant City, and Tampa.

Property Type: Acreage Homesites, Agriculture, Vacant Land

County: Hillsborough

Sale Price Total Acreage: \$350,000 for all, or

- **Northern Parcel:** \$185,000 northern lot
- **Southern Parcel:** \$165,000 southern lot

Acreage: 18.18 +/- acres total, can split

- **Northern Parcel:** 9 +/- acres
- **Southern Parcel:** 9 +/- acres

Price per Acre: \$19,251.93

Property Address: 1517 Holloman Road, Plant City, FL 33567

Nearest Intersection: Holloman Road & Smith Ryals Road

Road Frontage: 350 +/- feet total on Holloman Road

- **Northern Parcel:** Approximately 75 +/- feet on Holloman Road
- **Southern Parcel:** Approximately 275 +/- feet on Holloman Road

Water By: 5-inch well on north parcel

Sewer By: Septic needed

Electric By: TECO

Water On Site: 10,000 +/- SF pond (quarter acre) on Southern Parcel

Soil Types: Seffner & St. John's Fine Sands

Grass Types: Bahia mix

Fencing: Perimeter barb wire cattle fence

Zoning: AR

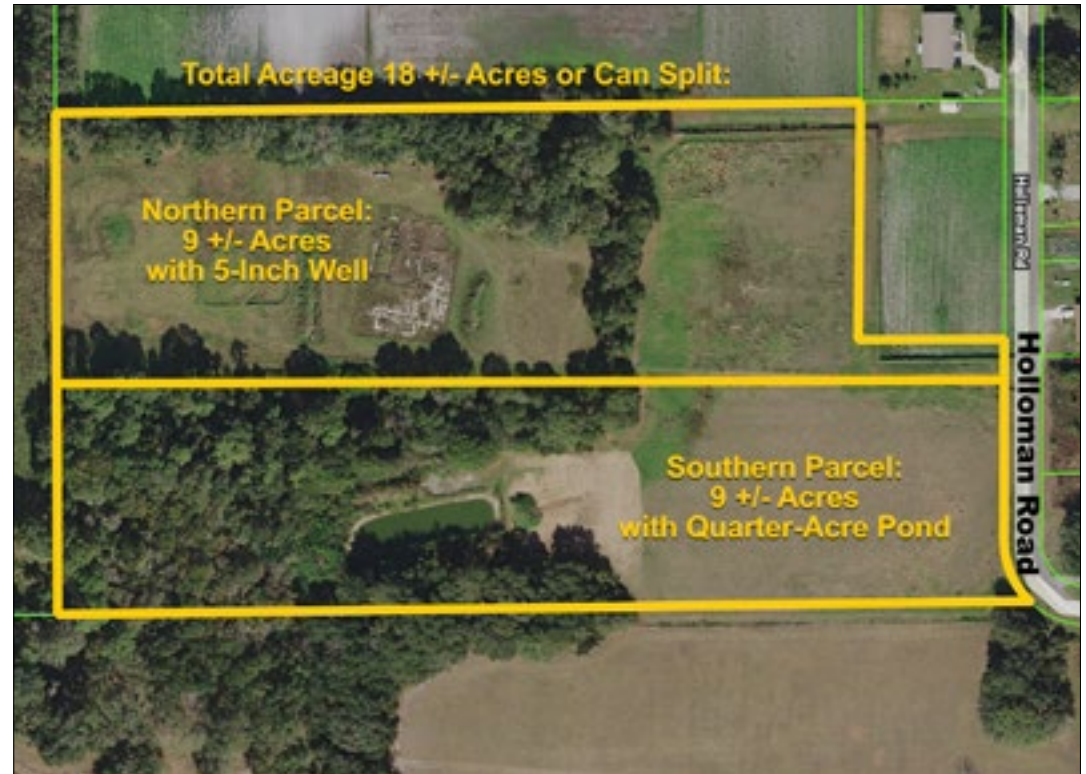
Future Land Use: R-1

STR: 27-29-22

Folio/PIN: 093029-0000

Property Taxes: \$395

Property Uses: Acreage Homesite(s), Gentleman's Farm



*Perfect Balance of Open Hay Fields, Fishing Pond,
and Secluded Oak Canopies*

Purchase Total Acreage or Purchase Split Lots

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Beautiful Acreage Homesites with Magnificent Oak Perimeter



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Peaceful and Private! Native Pasture!



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Small Farm, Gentleman's Farm, Equestrian Uses



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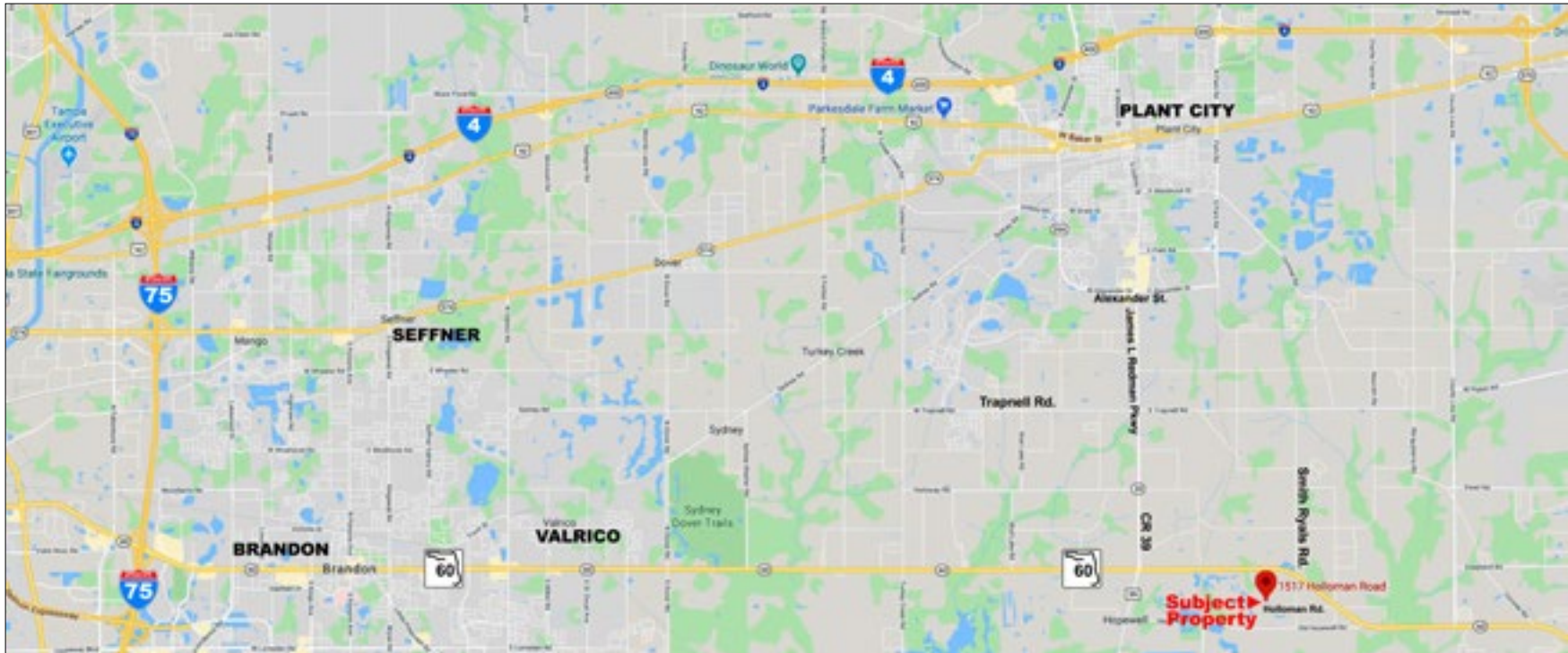
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Oaks and Pasture in Peaceful Country Setting!



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Driving Directions From I-4:

- Take Exit 21 for SR-39A South toward Plant City (1.5 miles)
- Keep straight onto N Alexander St (0.1 miles)
- Road name changes to S Alexander St (1.6 miles)
- Road name changes to W Alexander St (0.9 miles)
- Turn right onto SR-39 S / James L Redman Pkwy (3.4 miles)
- Turn left onto SR-60 E (2.1 miles)
- Turn right onto Smith Ryals Rd (0.4 miles)
- Turn right onto Holloman Rd (0.3 miles)
- Look for sign on the left

***Close to SR 60, Plant City, Brandon, and Tampa!
Near I-4, I-75, Brandon Mall, and Amenities***