



Fischbach
LAND COMPANY

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

Turkey Creek Ranch 74 +/- Acres, Plant City, FL
The 74 +/- Acres Remaining
FischbachLandCompany.com/TurkeyCreekRanch

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

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

Turkey Creek Ranch 74 +/- Acres, Plant City, FL

Immerse yourself into the peace and quiet of one of the last large contiguous tracts of land left in Hillsborough County. This property features panoramic views of lush pasture with elevation changes up to 20 feet, offering a pleasant roll in topography. An oak tree lined creek meanders through the land providing a natural break between pastures. There are several small ponds ideally spaced throughout the property for watering cattle and livestock. This 221+/- acres is offered as a whole and in two parcels, as a 147+/- acre tract and a 74+/- acre tract. Enjoy the large acreage, country feel, just minutes from Plant City, Brandon, and Tampa.

Property Type: Ranch, Vacant Land

County: Hillsborough

Acreage: 221 +/- Acres Total or Divide

Listing Price: \$3,400,000

Price Per Acre: \$15,384.62

Property Address: 4402 W Keyville Road, Plant City, FL 33567

Nearest Intersection: Turkey Creek Rd & Keyville Road

Road Frontage:

- 1,263 +/- feet on Turkey Creek Road
- 2,630 +/- feet on W Keyville Road

Soil Types: Predominately Myakka, Zolfo, and Seffner Fine Sands

Grass Types: Bahia mix

Fencing: Perimeter cattle fencing

Water By: Well on site

Sewer By: Septic required

Electric By: TECO

Zoning: AR

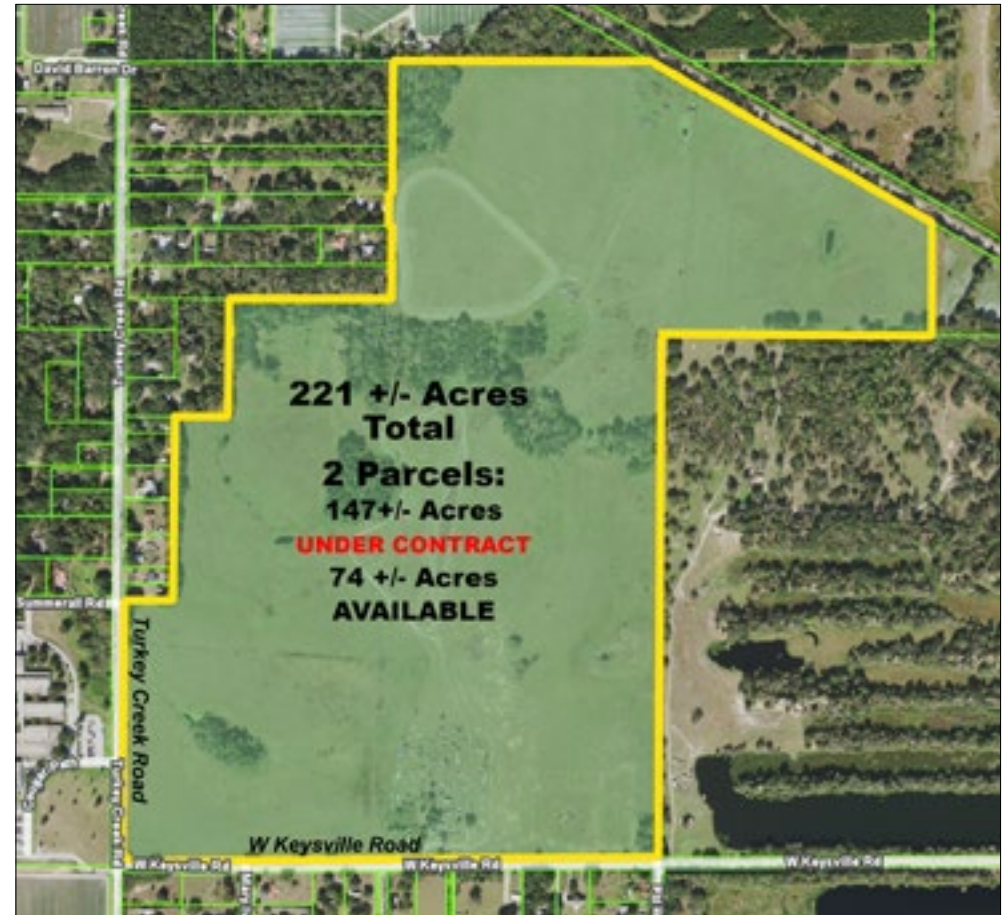
Future Land Use: AR & R-1

STR: 12-30-21 and 01-30-21

Folio/PIN: 087559-0000 and 086950-0000

Property Taxes: \$2,477 total parcel

Site Improvements: 1954 Single Family Home (1,005 SF)



One of the Last Large Contiguous Land Tracts Left in Hillsborough County!
The 221 +/- Acres are Offered as a Whole or Options for Two Parcels

The 221 +/- Acre Ranch can be divided into two parcels for separate purchases:



147 +/- ACRE PARCEL- UNDER CONTRACT

- **Sale Price:** \$2,131,500
- **Price Per Acre:** \$14,500
- **Road Frontage:** 1,359 +/- feet W Keysville Road
- **Soil Types:** Predominately Myakka, Zolfo, and Seffner Fine Sands
- **Grass Types:** Bahia mix
- **Fencing:** Perimeter cattle fencing
- **Water By:** Well on site
- **Sewer By:** Septic required
- **Electric By:** TECO
- **Zoning:** AR
- **Future Land Use:** AR

74 +/- ACRE PARCEL

- **Sale Price:** \$1,268,500
- **Price Per Acre:** \$17,141.89
- **Nearest Intersection:** Turkey Creek Rd & Keysville Rd
- **Road Frontage:**
 - 1,263 +/- feet Turkey Creek Road
 - 1,295 +/- feet W Keysville Road
- **Soil Types:** Predominately Myakka, Zolfo, and Seffner Fine Sands
- **Grass Types:** Bahia mix
- **Fencing:** Perimeter cattle fencing
- **Water By:** Well on site
- **Sewer By:** Septic required
- **Electric By:** TECO
- **Zoning:** AR
- **Future Land Use:** AR, R-1

221 +/- Acres Total Acreage





147 +/- Acre Parcel - UNDER CONTRACT

*Oak Lined Creek Meanders Through Providing
a Natural Break Between Pastures*





***74 +/- Acre Parcel Available
Separately for Purchase***

Lush Pastures for Cattle and Livestock with Watering Holes



*Panoramic Views of Lush Pasture
with Elevation Changes up to 20 Feet,
Offering a Pleasant Roll in Topography!*



*Minutes to Plant City, Brandon, and Tampa!
I-75 and SR 60 Provide Convenient Access to Many Amenities!*



Directions to Property From State Road 60 (Brandon)

- Head East on SR-60 E
- Turn South onto Turkey Creek Rd (3.5 miles)
- Property is on the left side, across from Durant High School, look for sign