



Fischbach
LAND COMPANY

Fischbach Land Company
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Browning Road 3 +/- Acre Homesite, Lithia, Florida
Country Homesite Adjoins Chito Branch Reserve!
FischbachLandCompany.com/BrowningHomesite

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Combine all the conveniences of the Fishhawk area with the magnificent country sunsets and you'll find this picturesque homesite. Escape the hustle and bustle in this quiet, country setting and envision your dream home on your own slice of paradise. This parcel offers just enough room for your outdoor aspirations with access to thousands of acres of conservation land just steps from your front door. Directly across the street is Chito Branch Preserve which is a quiet oasis in a fast-paced world with 6 miles of multi-use trails. If you're looking for fresh air, breathtaking views and room to roam with all the conveniences of town – look no further!

Property Type: Acreage Homesite, Vacant Land
County: Hillsborough
Sale Price: \$215,000
Acreage: 3 +/- acres
Property Address: Browning Road, Lithia FL 33547
Nearest Intersection: Browning Road and Red Bird Lane
Road Frontage: 175 +/- feet on Browning Road
Soil Types: Myakka, Zolfo, and Smyrna Fine Sands
Grass Types: Bahia mix
Fencing: Barbed wire
Water By: Well required
Sewer By: Septic required
Electric By: TECO
Zoning: AR
Future Land Use: AR
STR: 35-30-21
Property Taxes: Estimated taxes \$2,150
Property Uses: Acreage homesite

3-Acre Country Homesite ***Established Pasture***



***High, Dry, Established Pasture for Grazing
Adjacent to Chito Branch Reserve!
6 miles of Multi-use Trails, Stunning Views, Nature, and Wildlife!***



***Directions to Property From
Lithia Pinecrest Rd:***

- Go south on Browning Road (1.2 miles)
- Arrive at destination on the right

Assigned Schools:

- Pinecrest Elementary School
- Barrington Middle School
- Newsome High School

***Enjoy the Peace and Quiet of the Country
While Centrally Located!***

Easy Access to I-75, SR 60, CR 39, Brandon and Tampa

