



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

***SR 674 39 +/- Acres, Lithia, FL***  
***Purchase total 39 +/- Acres or individual 19.5 +/- Acres!***  
[FischbachLandCompany.com/Lithia Farm39](http://FischbachLandCompany.com/Lithia Farm39)    [FischbachLandCompany.com/Lithia Farm19](http://FischbachLandCompany.com/Lithia Farm19)

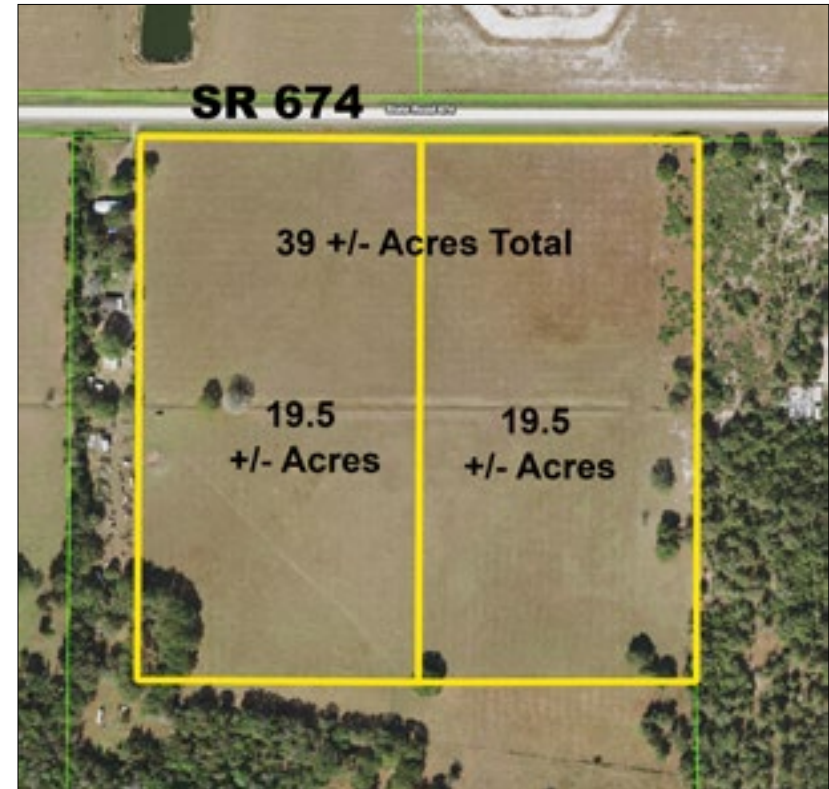
**Reed Fischbach**  
[reed@fischbachlandcompany.com](mailto:reed@fischbachlandcompany.com)  
**Blaise Lelaulu**  
[blaise@fischbachlandcompany.com](mailto:blaise@fischbachlandcompany.com)

**39+/- acres*****Sold total 39 +/- Acres or individual 19.5 +/- Acres!***

39 +/- acres of high and dry, lush pasture with a natural elevation change of 20 feet from North to South. This property features over 1,325 +/- ft of road frontage and consists of two 19.5 +/- Folio's, therefore this land can be purchased as a whole 39 +/- acres or individually as a 19.5 +/- parcel. The land is zoned AR, 1 home per 5 acres. Prime grazing land and great farming soils, this property is well suited for multiple agricultural ventures and also ideal for a family compound with plenty of room for recreational activities. Just 13 miles to I-75 and 10 miles to Sun City Center, you can live the country lifestyle while still in proximity to amenities of the city. Roughly 45 minutes to Tampa and 30 minutes to Brandon and Plant City.

**County:** Hillsborough**Property Type:** Acreage Homesite, AG Pasture, Farmland, Vacant Land**Sale Price:**

- \$585,000 for 39 +/- Acres
- \$295,000 for 19.5 +/- Acres Each Parcel

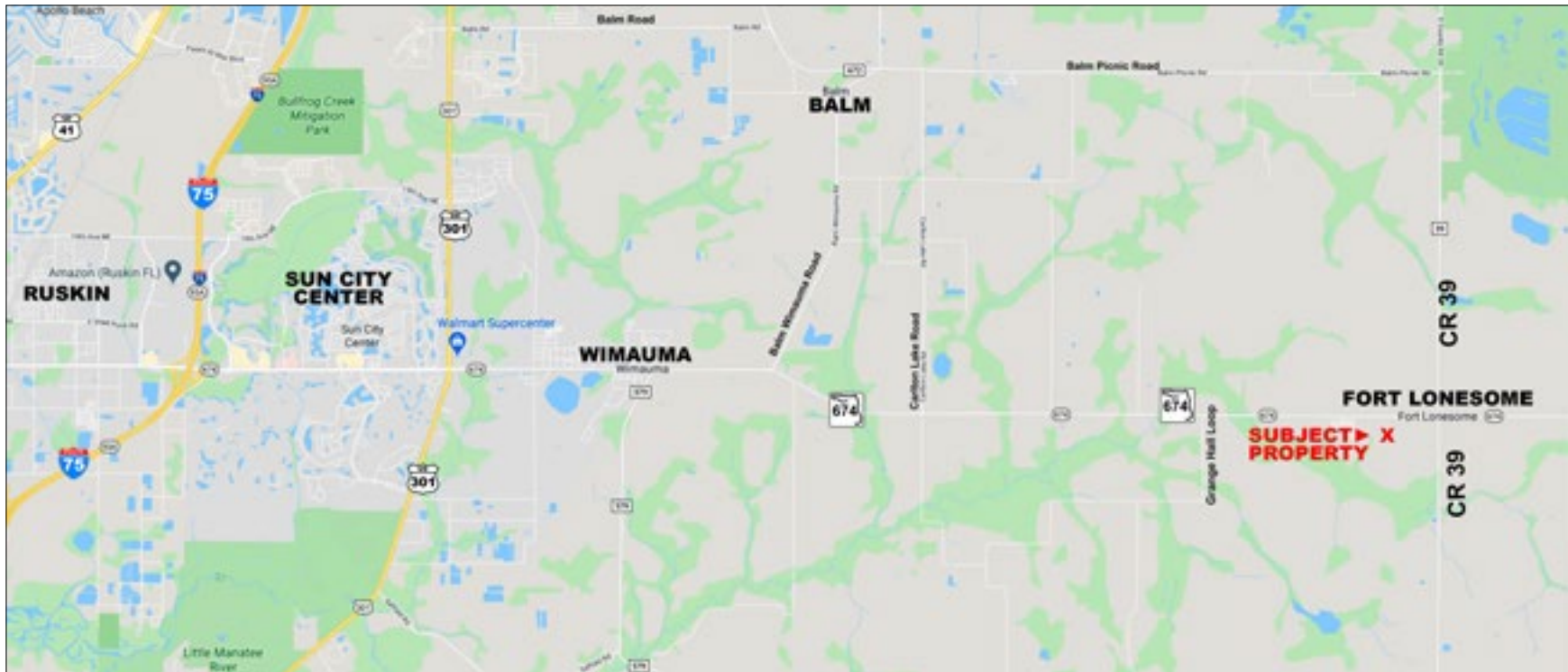
**Acreage:** 39 +/- Acres**Price per Acreage:** \$15,000**Property Address:** 0 State Road 674, Lithia, FL 33547**Nearest Intersection:** State Road 674 and County Road 39**Road Frontage:** 1,325 +/- feet on State Road 674**Water:** Well required**Sewer:** Septic required**Electric:** TECO**Soil Types:** Smyrna, Zolfo, Pomello, and Myakka Fine Sands**Grass Types:** Bahia Mix**Zoning:** AR**Future Land Use:** AR**STR:** 14-32-21**Folios/PINs:** 088861-0000 & 088853-0000**Property Taxes:** \$190**Property Uses:** Homesite, Pasture, Farm***Natural Elevation Change of 20 +/- Feet from North To South.******Consists of Two 19.5 +/- Folio's, Can be Purchased as a Whole 39 +/- Acres or Individually as a 19.5 +/- Parcel!***





*The Land Is Zoned AR, 1 Home Per 5 Acres  
Ideal For A Family Compound with Plenty of  
Room for Recreational and Agricultural Activities*

***Only 13 Miles to I-75 and 10 Miles To Sun City Center  
45 +/- Minutes to Tampa and 30 Minutes to Brandon And Plant City.***



***Directions to Property From I-75:***

- Take exit 240, right for FL-674 toward Ruskin / Sun City Center
- Bear right onto FL-674 / Sun City Center Blvd (13 miles)
- Property will be on right, look for sign