

Fischbach **LAND COMPANY**



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

CR 39 Pinecrest Ranch 116 or 40 or 76 +/- Acre Parcels, Lithia, FL
Pastureland, Recreational, Homesite/Estate

FischbachLandCompany.com/PinecrestRanch

Reed Fischbach
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CR 39 Pinecrest Ranch 116 or 40 or 76 +/- Acre Parcels, Lithia, FL



Pristine and private 116+/- acres of native old Florida, filled with lush green pasture and towering grandfather oaks. This property is being offered in 3 parcels, with the opportunity to purchase a 40.85+/-, 76+/-, or 116+/- acres. This is a rare opportunity to own land this size in Lithia, FL, in proximity to all the amenities of Lithia, Brandon, Plant City, and roughly 45 minutes from downtown Tampa. This property is zoned AR and has a future land use of AR, embrace the serenity and privacy of this land and develop a family compound or use for agricultural and recreational purposes.

County: Hillsborough

Property Type: Vacant Land, Agricultural Land, Ranch
Recreational, Acreage Homesite

Sale Price:

- 116 +/- Acres: \$2,146,000 (\$18,500 per acre) or,
- 40.85 +/- Acres: \$755,725 (\$18,500 per acre)
- 76 +/- Acres: \$1,406,000 (\$18,500 per acre)

Property Address: 0 Johnjay Place, Lithia, FL 33547

Nearest Intersection: Wendel Ave & County Road 39

Road Frontage: 70 +/- ft on Johnjay Place

Soil Types: Predominately Myakka, Malabar, and Basinger

Grass Types: Bahia mix

Fencing: Barb wire

Water By: Well required

Sewer By: Septic required

Electric By: TECO

Water On-site: pond on 76 AC parcel

Zoning: AR

Future Land Use: AR

STR: 12-31-21

Folios/PINs: 88545.0300, 88545.0200 and part of 94148.0000

Estimated Property Taxes: \$750 (Greenbelt)

Property Uses: Pastureland, Recreational, Homesite/Estate



***Native Old Florida, Filled with Lush Green Pasture and Towering Grandfather Oaks
Rare Opportunity to Own Land this Size in Lithia, FL***

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Directions From SR 60:

- Bear right onto Lithia Pinecrest Rd / County Hwy-640 (10.9 miles)
- Turn Right onto County Road 39 (4.7 Miles)
- Turn Right onto Wendel Ave (0.1 Miles)
- Turn Right onto Johnjay Place
- Property is located at dead end of Johnjay Place



***Near All Amenities of Lithia, Brandon, and Plant City;
and is Roughly 45 Minutes from Downtown Tampa***

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