



Fischbach
LAND COMPANY

Fischbach Land Company
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Blueberry Haven 19.138 +/- Acres, Lithia, FL
Meticulously Maintained Blueberry Farm Tucked Away at Dead End Road
FischbachLandCompany.com/BlueberryHaven

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Meticulously maintained 19.138-acre blueberry farm tucked away at the dead end of a quaint, well-kept road. This farm consists of 16.55 net acres of producing blueberries, 50/50 Jewels and Emeralds. This property is a great agricultural investment as it features (1) 10-inch well, (1) 5-inch well with a water use permit for 28,600 avg GPD and 1,564,100 max GPD. This property is versatile and could continue to be operated as a blueberry farm, or used as a peaceful family compound, surrounded by large private land ownership.

Property Type: Agricultural Land/Farms

County: Hillsborough

Sale Price: \$650,000

Acreage: 19.138 +/- acres

Price per Acre: \$33,963.84

Lot Dimensions: 636' x 1,311'

Property Address: 17928 Bill Taylor Road, Lithia, FL 33547

Nearest Intersection: Bill Taylor Road and State Road 674

Road Frontage: 636 +/- Feet on Bill Taylor Road

Wells & Sizes: (1) 10-inch and (1) 5-inch well on site

Pump Sizes: CAT Diesel Pump

Water Use Permit #: 12802.003

Irrigation: Drip irrigation and wobblers for freeze protection

Sewer By: Septic required

Electric By: Peace River

Soil Types: Predominately Zolfo and Seffner

Fencing: Perimeter field fence

Zoning: AR

Future Land Use: AR

STR: 13-32-21

Folio/PIN: 088845-0200

Property Taxes: \$1,025 (2021)

Site Improvements: Pole barn, concrete slab pumphouse



Features (1) 10-Inch Well, (1) 5-Inch Well / Water Use Permit For 28,600 Avg GPD And 1,564,100 Max GPD







Operate As A Blueberry Farm, or Use as a Peaceful Family Compound,
Surrounded By Large Private Land Ownership



Directions to Property From I-75

- Take exit 240A, for FL-674 East toward Sun City Center
- Continue on SR 674 (14.4 miles)
- Turn right onto Bill Taylor Rd (0.8 miles)
- Property is on East side of the road

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