

Fischbach LAND COMPANY



48 +/- Acres in Lithia, FL

1,300' Frontage, 1 home/5 AC, Large Estate, Agricultural and Recreation

FischbachLandCompany.com/Lithia48Acres

Reed Fischbach

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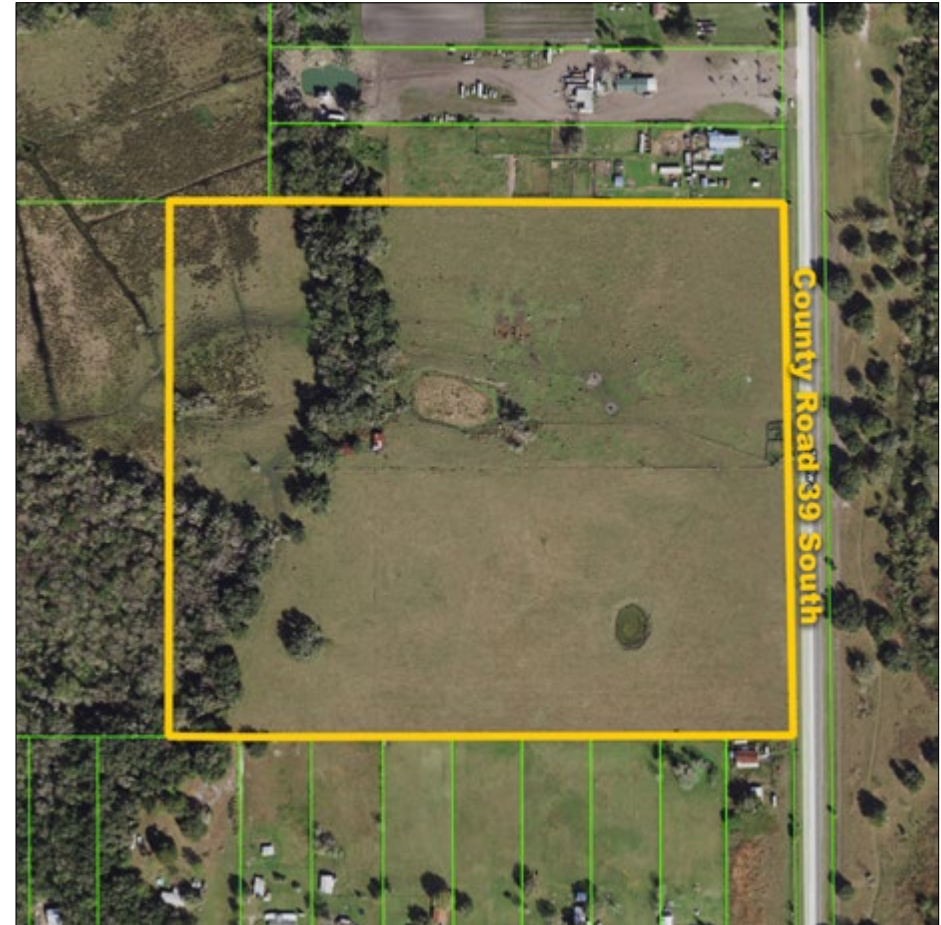
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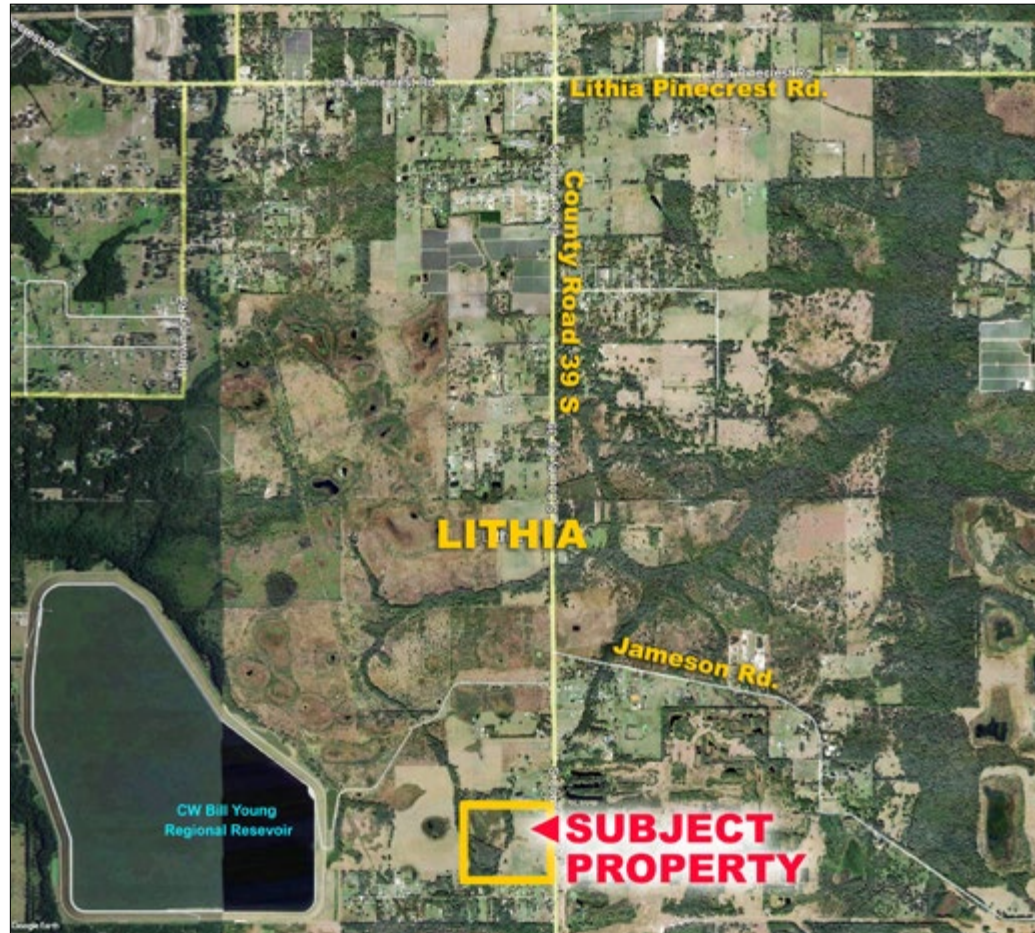
Beautiful and diverse 48.32 acres located in the desirable Lithia, FL area, featuring lush pasture and large mature oaks lining the western side of the property. This property boasts over 1,300' of frontage on County Road 39 and is zoned AR, allowing for one home per five acres, making it an ideal parcel for a family compound, large estate, agricultural and recreational uses, or all combined. This land is located in proximity to all the amenities of Lithia, Plant City, and Brandon. It is roughly 45 minutes from downtown Tampa and just under an hour to TPA international airport.

Property Type: Agricultural land, Acreage Homesites, Recreational
County: Hillsborough
Acreage: 48.32 +/- Acres
Sale Price: \$1,600,000
Price Per Acre: \$33,109.84
Lot Dimensions: 1,346.15' x 1,575.13
Property Address: County Road 39, Lithia, FL 33547
Nearest Intersection: County Road 39 & Wendel Ave
Road Frontage: 1,346.15' on County Road 39
Water By: Well required
Sewer By: Septic required
Electric By: TECO
Water On-site: 2 small ponds
Soil Types: Predominately Smyrna and Myakka Fine Sands
Grass Types: Bahia mix
Fencing: Perimeter cattle fencing
Zoning: AR
Future Land Use: AR
STR: 07-31-22
Folio/PIN: 094148-0000
Estimated Property Taxes: \$296.36
Property Uses: Homesites, family compound, pasture for grazing, recreation



**48.32 +/- Acres Located in the Desirable Lithia, FL Area,
Featuring Lush Pasture and Large Mature Oaks Lining the Western Side**





Directions to Property From State Road 60:

- Turn South onto S County Road 39
- Travel 10.3 miles on S County Road 39
- Arrive at property, look for sign

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