

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

Sounty Road 39 S

48 +/- Acres in Lithia, FL 1,300' Frontage, 1 home/5 AC, Large Estate, Agricultural and Recreation <u>reed@fischbachlandcompany.com</u> <u>FischbachLandCompany.com/Lithia48Acres</u> Blaise Lelaulu <u>blaise@fischbachlandcompany.com</u>

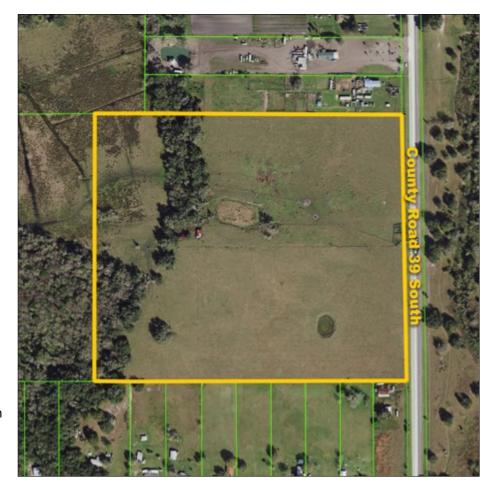
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48 +/- Acres in Lithia, FL

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

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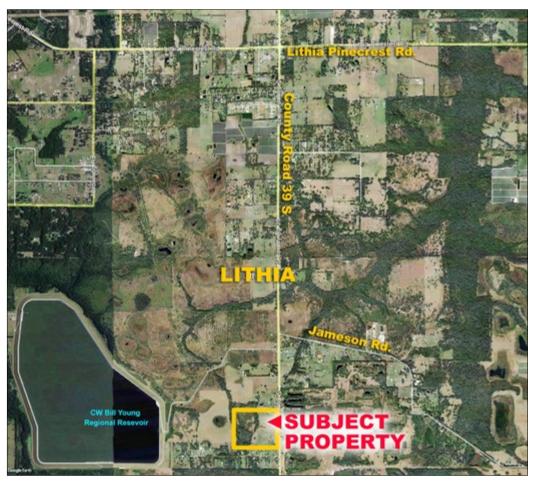
3

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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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