



Fischbach LAND COMPANY

**Balm Boyette Scrub
Nature Preserve
5,723 acres**

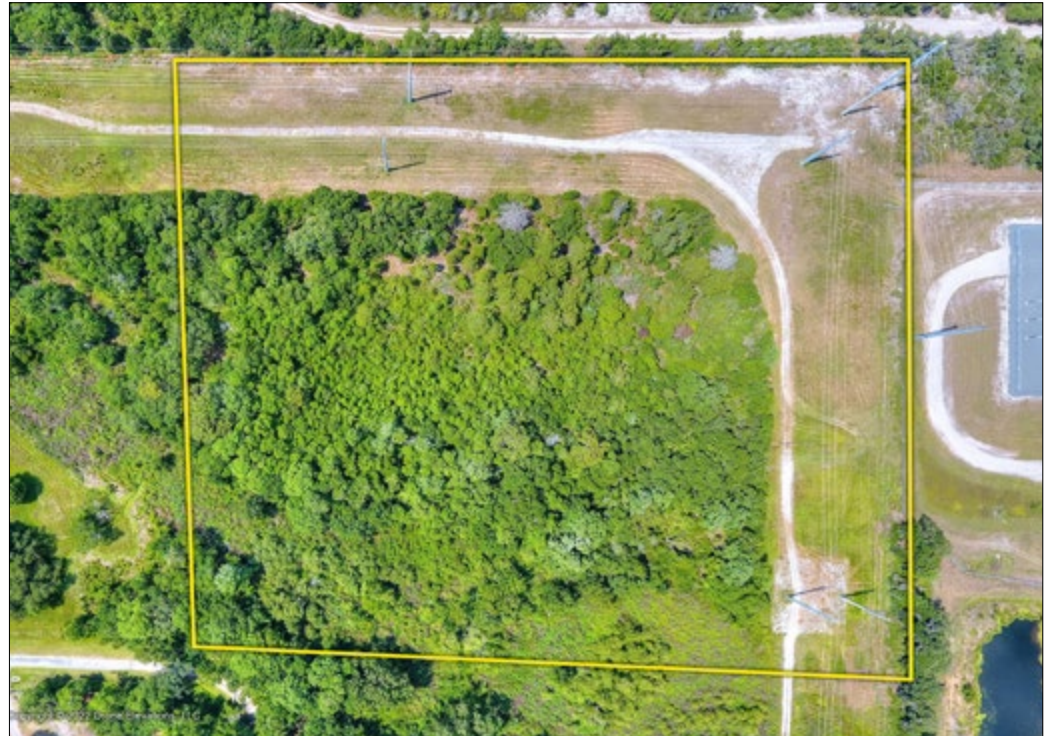
Fischbach Land Company
917 S. Parsons Avenue
Brandon, Florida 33511
813-540-1000

Aspen Ave., Riverview, FL - Recreational Preserve
Abundant Wildlife, Adjoining the 5,723-acre Balm Boyette Scrub Nature Preserve
FischbachLandCompany.com/AspenAve

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SECLUDED 9.73 ACRES FOR RECREATIONAL PURPOSES ONLY. Secluded 9.73-acre wooded haven located at the dead end of Aspen Avenue, adjoining the 5,723-acre Balm Boyette Scrub Nature Preserve. This property is filled with wildlife, providing the perfect setting for a serene recreational retreat. Ideal uses include camping, hunting, and other recreational uses; this property is not feasible for a homesite. Embrace the tranquility of this property while just 10 minutes to the amenities of Riverview, Lithia, and the I-75 on ramp.

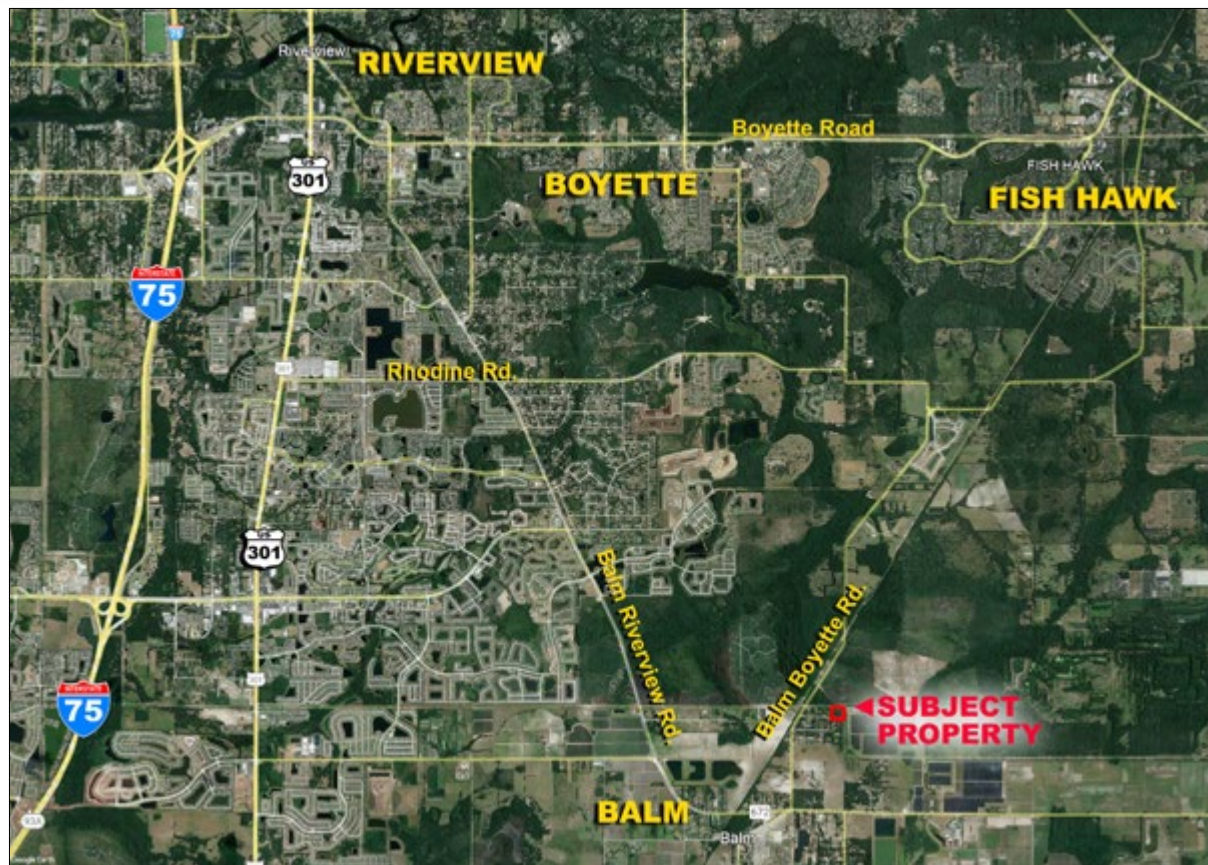
Property Type: Recreational Property
County: Hillsborough
Sale Price: \$99,000
Acreage: 9.73 +/- acres
Price Per Acre: \$12,846.87
Lot Dimensions: 673' x 635'
Property Address: 0 Aspen Ave, Riverview, FL 33579
Nearest Intersection: Aspen Ave & Balm Boyette Road
Road Frontage: 30 +/- ft on Aspen Ave
Water By: Well required
Sewer By: Septic required
Electric By: TECO
Soil Types: Myakka, St. Johns, and Pomello
Grass Types: Bahia mix
Zoning: ASC-1
Future Land Use: RP-2
STR: 19-31-21
Folio/PIN: 088561-1000
Property Taxes: \$2,078.48 (2021 taxes)
Property Uses: Recreation



**Secluded 9.73-Acre Wooded Haven
Located at the Dead End of Aspen Avenue**

Ideal For Camping, Hunting, and Other Recreational Uses



**Directions to Property From US HWY 301:**

- Turn onto County Road 672 (5.3 miles)
- Turn left onto Balm Boyette Rd (0.9 miles)
- Turn right onto Aspen Ave (0.3 miles)
- Continue to the end of Aspen Ave, look for sign

Just 10 minutes to the Amenities of Riverview, Lithia, and the I-75 on ramp.