



Fischbach
LAND COMPANY

**LITHIA
WOODS
ACREAGE
HOMESITES**
10± ACRES

Property Overview

Lithia Woods welcomes you with 4 available lots in rural Hillsborough County with convenient access to Brandon, Plant City, and Lakeland! Lot 1 of Lithia Woods features a recently remodeled 1,950 SF home with 4 bedrooms and 2.5 bathrooms. With all new flooring, paint, appliances and updates throughout, this home is move-in ready! With vaulted ceilings, exposed wood beams and large picture windows into the front yard, you'll love the ranch-house charm and views of the peaceful property! On the 3.5 acres you'll find mature landscaping, an assortment of towering trees and a small pond. Plenty of room for animals and a garden! Lot 2 of Lithia Woods brings you into a small clearing with a beautiful back drop of large trees. There is an old frame house on the property that will reduce the impact fees and there is already a working-well on the property! A perfect small-acreage homesite for your dream home! Lots 3 and 4 of Lithia Woods are both 2.5± acres situated back off the road with easement access. The lots provide extreme privacy and feature a nice balance of scattered trees and open spaces! This is a blank canvas for you to create your own rural homestead.



FischbachLandCompany.com/LithiaWoodsAcreageHomesites

Property Highlights



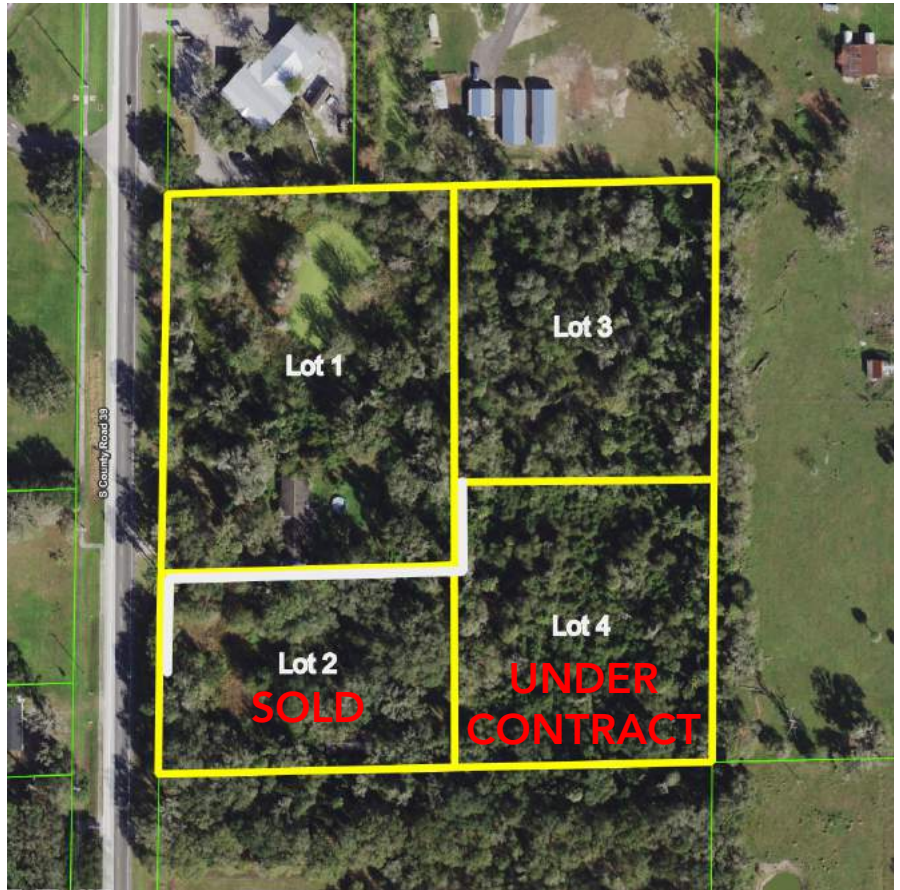
4 Acreage Homesites Available



2 Wells



Mature Trees Providing Shade and Privacy



Property Address 10620 County Road 39, Lithia, FL 33547

Property Type Acreage Homesites

Size 10± Acres

Zoning AR

Future Land Use R-1

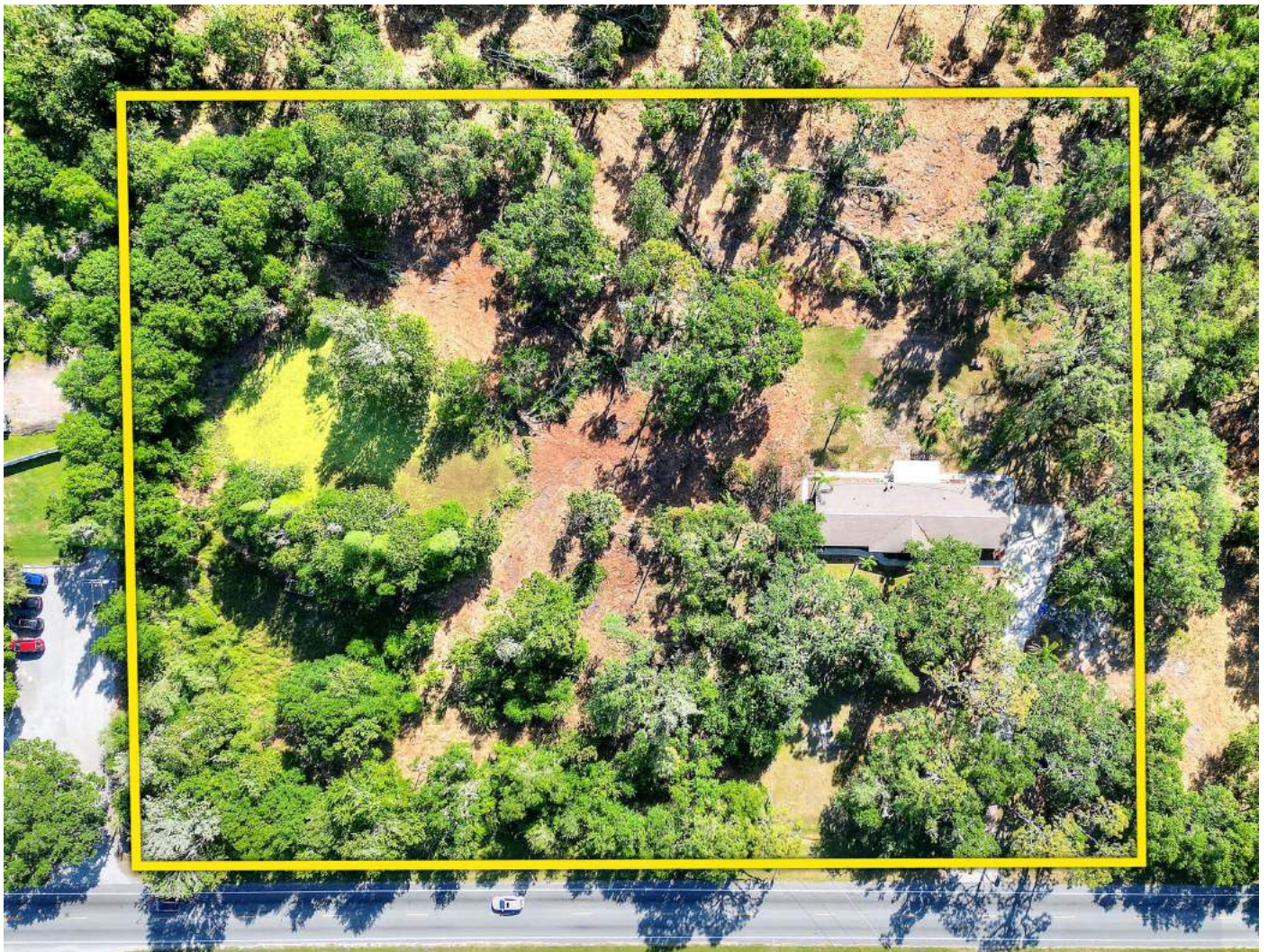
County Hillsborough

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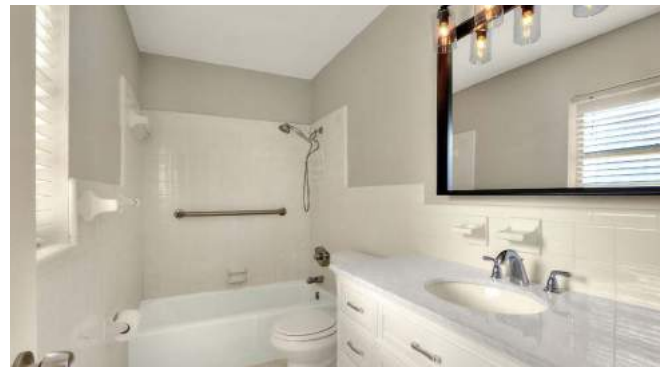
**Deed Restrictions Apply and are Available for Review

Lot 1

Acreage	3.58± Acres
Price	\$495,000
Folio/Parcel ID	TBD
Road Frontage	476± feet on County Road 39
Site Improvements	1,950 SF Single Family Home; 4BR/2.5BA



Lot 1 Photos

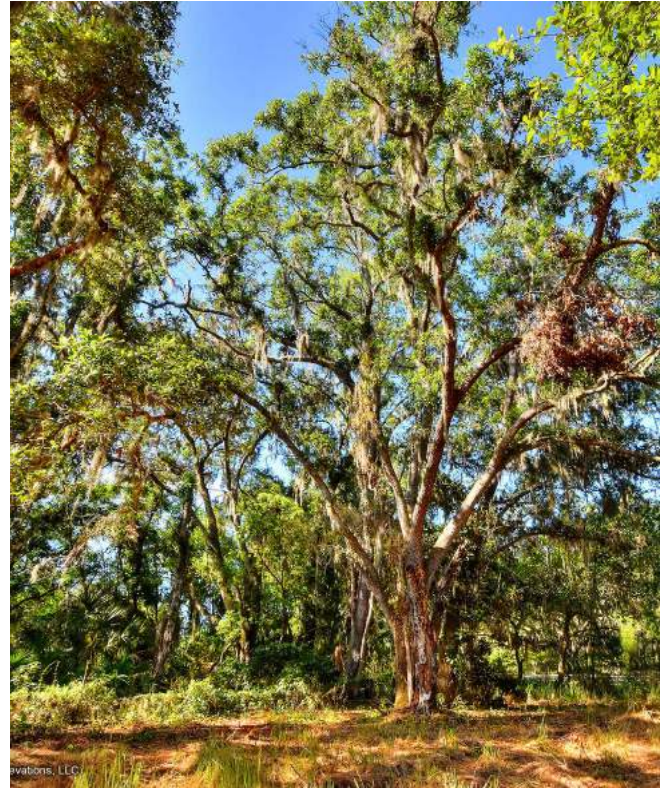
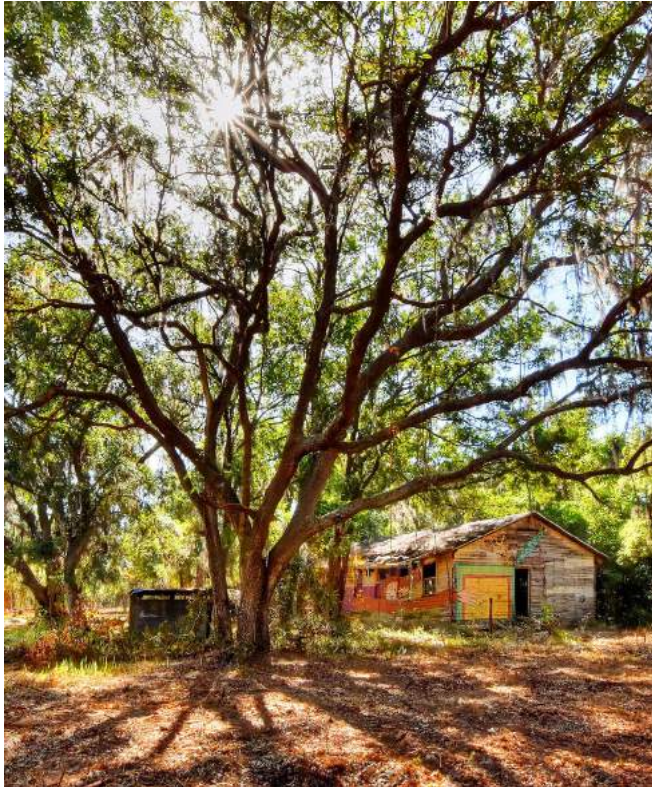


Lot 2 - **SOLD**

Acreage	1.43± Acres
Price	\$135,000
Folio/Parcel ID	TBD
Road Frontage	188± feet on County Road 39
Site Improvements	Well



Lot 2 Photos



Lot 3

Acreage	2.45± Acres
Price	\$220,000
Folio/Parcel ID	TBD
Road Frontage	30± feet Easement

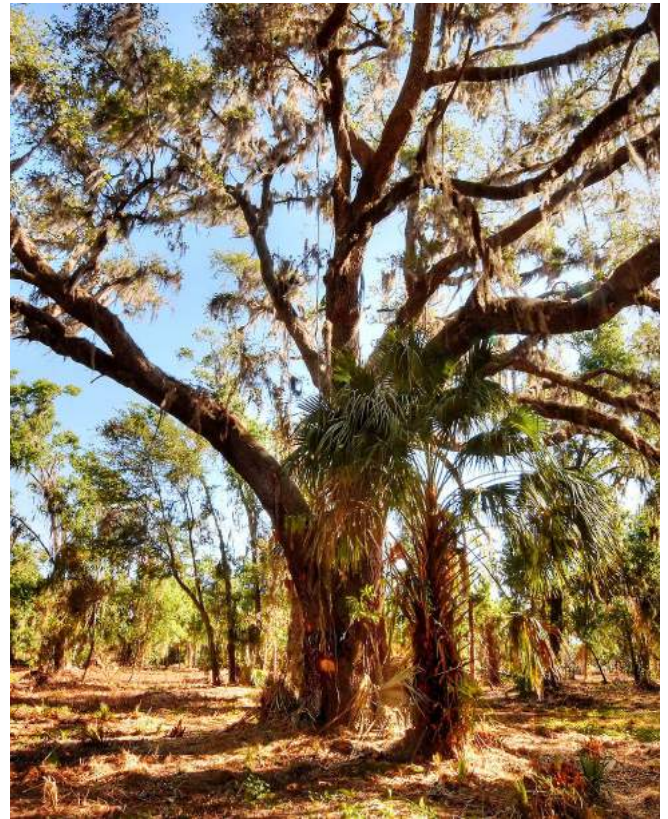


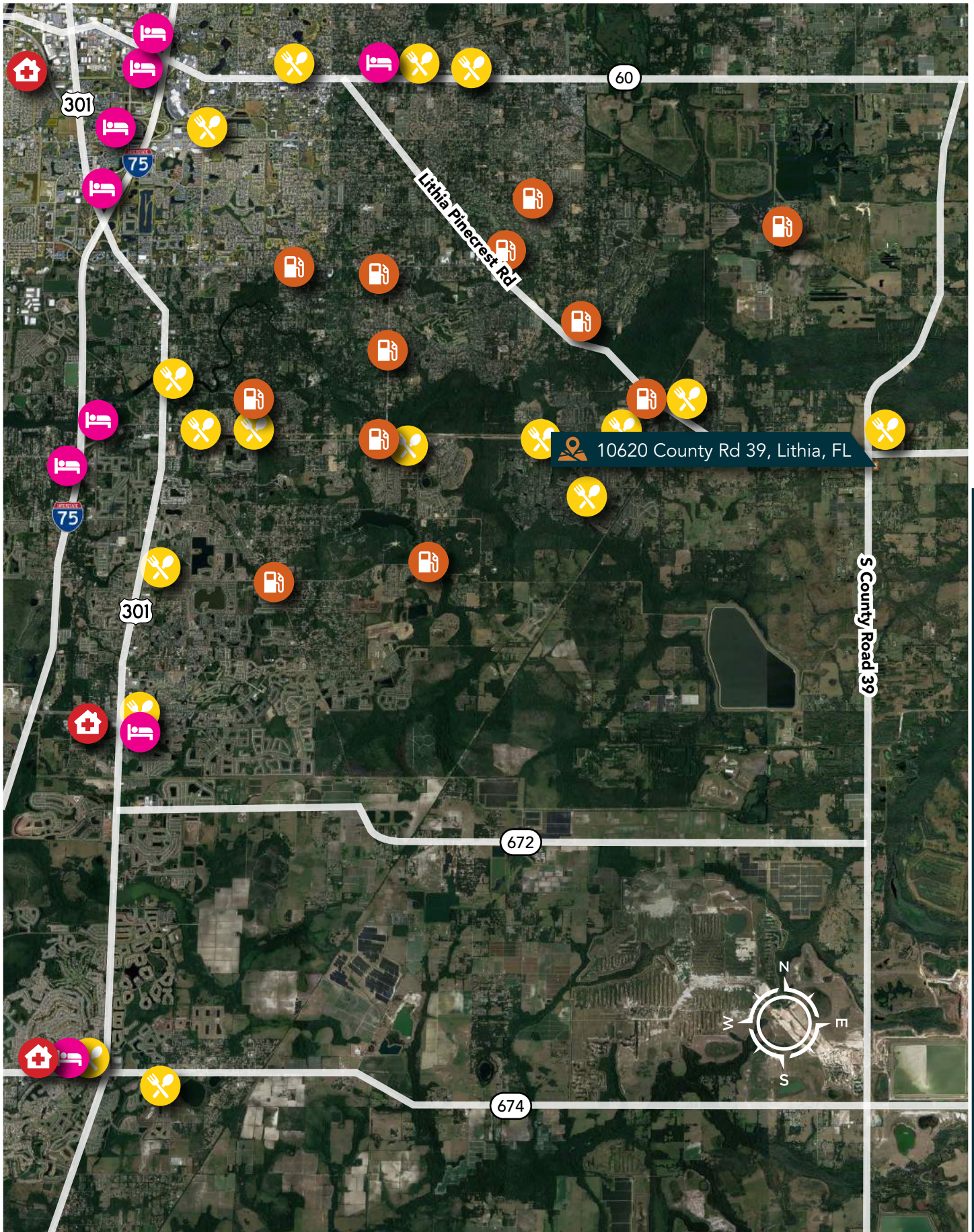
Lot 4 - UNDER CONTRACT

Acreage	2.5± Acres
Price	\$220,000
Folio/Parcel ID	TBD
Road Frontage	30± feet Easement



Photos





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FISCHBACH LAND COMPANY

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