



Fischbach
LAND COMPANY

**OLD
WELCOME
MANOR**
5-20 ACRES

Property Overview

EXTREMELY RARE OPPORTUNITY FOR MULTIPLE HOMESITES SURROUNDED BY CONSERVATION LAND WITH TRAIL ACCESS! Old Welcome road is a small, dead-end road that leads you back to this hidden gem. This 20 acre offering encompasses four separate parcels and two ranch-style homes, making it the perfect spot for family and friends. With a sprawling open pasture, scattered young trees and a mature tree-lined boundary, this property can be tailored and manicured to beautifully frame your custom homes! With well-drained soil and no flood zone on the property, you'll have full use of all the land - perfect for grazing animals. This property has access to thousands of acres of conservation lands for hiking, biking, trail riding and camping. Southern charm thrives in this area with small businesses, farms, schools and country estates. This is a property you have to see to experience the serenity it has to offer!



Click to watch video



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Property Highlights



Surrounded on 3 sides by
Conservation Land



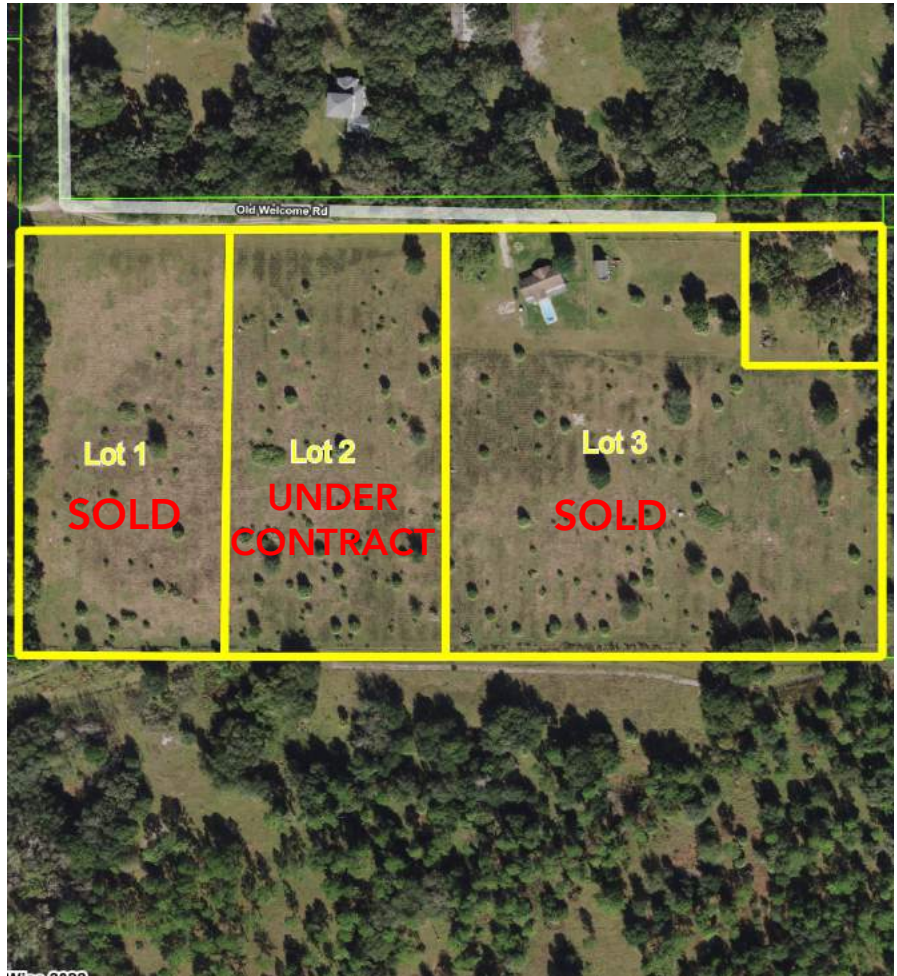
At the end of a
dead-end road



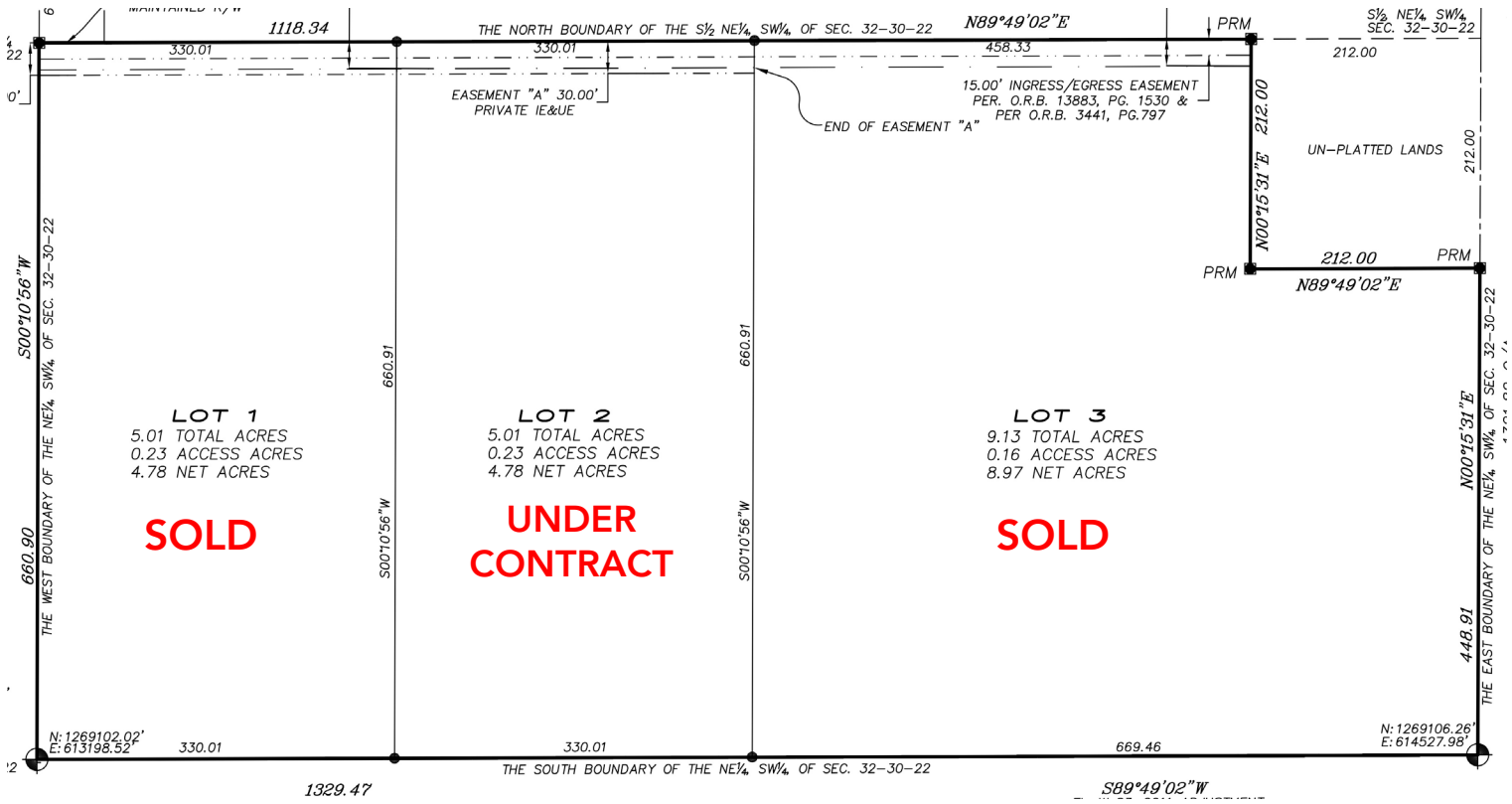
Access to 10+ miles
of equestrian trails



Potential for 4 homes



Property Address	945 Old Welcome Road, Lithia, FL 33547	Price	\$1,700,000
Property Type	Acreage Homesites	County	Hillsborough
Size	20± Acres	Folio/Parcel ID	094009-5000 & 094009-0000
Zoning	A	STR	32-30-22
Future Land Use	A	Site Improvements:	1,282 SF Home; 3BR/2BA 1,738 SF Home; 3BR/2BA



LOT 1 SOLD

Acreage	5.01± Acres	Price	\$350,000
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LOT 2 UNDER CONTRACT

Acreage	5.01± Acres	Price	\$350,000
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LOT 3 SOLD

Acreage	9.13± Acres	Price	\$650,000
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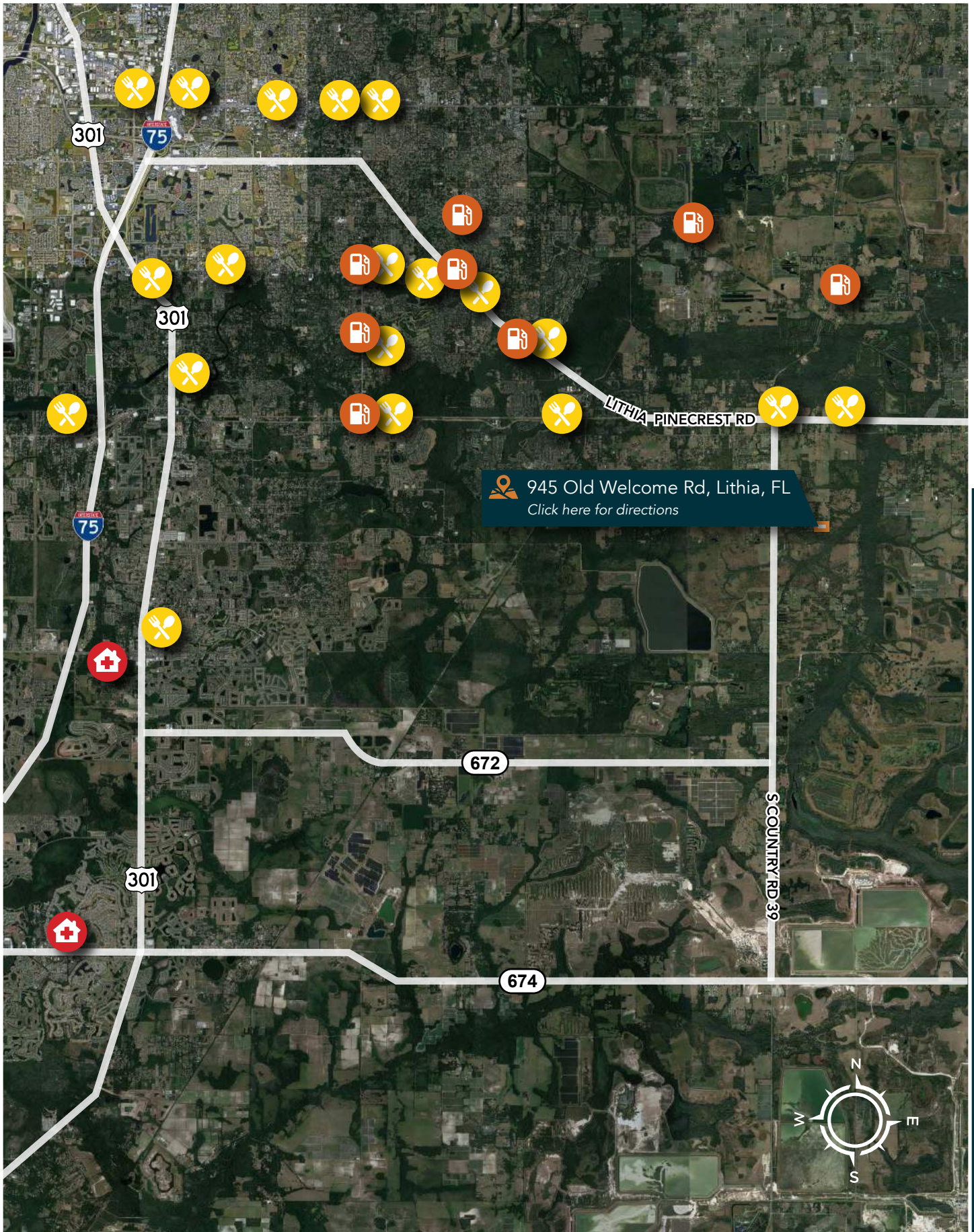
ENTIRE PARCEL

Acreage	20± Acres	Price	\$1,700,000
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Photos





Fischbach **LAND COMPANY**

FISCHBACH LAND COMPANY

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