

Fischbach **Land Company**



Fischbach Land Company
510 Vonderburg Dr., Suite 302
Brandon, FL 33511

CR 672 Grove • 36 Acres • Lithia, FL
Well-kept Citrus Grove with Great Infrastructure in Place!

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Well-kept citrus grove in south Hillsborough County with great infrastructure in place. Property has a 10-inch well and is high and dry, ready for agricultural use or a homesite. Enjoy country living and being surrounded by beautiful citrus trees! Property is only 25 minutes from Brandon and 40 minutes from Tampa!

Price: \$450,000

Acreage: 36.5 +/- acres

Price per Acre: \$12,500

County: Hillsborough

Property Address: CR 672, Lithia, FL 33547

Nearest Intersection: CR 672 & CR 39

Road Frontage: 995 +/- feet on CR 672

Irrigation: Drip

Water Use Permit #: 7719.005

- Avg GPD: 31,600
- Max GPD: 1,800,000

Water Provided By: 10-inch well

Sewer Provided By: Septic required

Electric Provided By: TECO

Site Improvements: Well shed

Soil Types: Zolfo and Pomello Fine Sands

Zoning: AR

Future Land Use: AR

Property Uses: Homesite, farm, orchard/
grove, Citrus

Property Taxes: \$1,100

S-T-R: 26-31-21

Folio/PIN: 088627-0100



Beautiful Homesite with Acreage! Citrus Grove, Agriculture, Farm

*Well-kept Citrus Grove
with Great Infrastructure in Place!*

*25 Minutes to Brandon
45 Minutes to Tampa*

Caretaking Records (Totals): Valencia and Hamlin

| | | |
|-------------------------------|-------------------------------|-------------------------------|
| 2013: \$2,430 per acre | 2014: \$1,627 per acre | 2015: \$1,643 per acre |
|-------------------------------|-------------------------------|-------------------------------|





Directions to Property:

- From I-75, take exit ramp 246 right to CR 672 east toward Apollo Beach (1.7 mi)
- Turn right onto US 301 S / CR 672 S (1.4 mi, 7-Eleven on the corner)
- Turn left on CR 672 and bear left onto Balm Rd / CR 672 (10.1 mi)
- Arrive at CR 672 on the right (the last intersection is Rainshadow St. - if you reach Bledsoe Loop, you've gone too far) -- look for sign

| Variety | Root Stock | Tree Count | Tree Set | Grove Age | Boxes 2013 | Boxes 2014 | Boxes 2015 |
|----------|-------------------|------------------------------|------------------------------------|---------------------------------|------------|------------|------------|
| Valencia | Swingle / Carrizo | 2,420 | 12 x 30 | 20 Yrs | 6,725 | 4,051 | 4,051 |
| Hamlin | Swingle / Carrizo | 968 Swingle 1,208 Carrizo | 12 x 30 Swingle 12 x 24 Carrizo | 15 Yrs Swingle 8 Yrs Carrizo | 4,092 | 1,938 | 1,015 |

