

Fischbach **Land Company**



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

Moccasin Hollow Road 5 Acres • Lithia, FL
Private Homesite • Mini Farm • Cattle Pasture • Ranchette
Only 1 Mile to the Old Welcome Trails!

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Build your dream home on 5 acres of peaceful pasture on a dead-end road. Great country setting you have been looking for, yet close to shopping, dining and great schools. Just 5 miles from Fishhawk, only 1 mile from the Old Welcome Trails, and 3 miles from the Alafia State Park entrance.

Property Type: Vacant Land

Acreage: 5 +/- acres

Price: \$149,000

Price per Acre: \$29,800

Lot Dimensions: 614' x 754'

County: Hillsborough

Property Address: 315 Moccasin Hollow Rd., Lithia, FL 33547

Nearest Intersection: CR 39 & Lithia Pinecrest Road

Road Frontage: 377 +/- feet on Moccasin Hollow Road

Soil Types: Myakka fine sand

Grass Types: Bahia mix

Fencing: Cattle fence

Water: Well required

Sewer: Septic required

Electric: Provided by TECO

Internet: Frontier

Zoning: AR

Future Land Use: AR

Property Uses: Homesite, Farm, Pasture

S-T-R: 31-30-22

Folio/PIN: 093990-0000

Proposed Property Taxes: \$126.50

Platted: Yes

Directions to Property From SR-60:

- Bear right onto S Lithia Pinecrest Road / CR-640 (11 mi)
- Turn right onto CR-39 (1.5 mi)
- Turn right onto Moccasin Hollow Road (0.3 mi)
- Arrive at 315 Moccasin Hollow Road on the left
- Look for sign



1 +/- Mile to the Old Welcome Trails • 3 +/- Miles to the Alafia State Park
5 +/- Miles to Fishhawk • 4 +/- Miles to Brandon • 25 +/- Miles to Tampa
(Mileage is approximate)

Bring Your Horses! Just 1 Mile to the Old Welcome Trails
Private Country Homesite Near City Amenities! Mini Farm • Cattle Pasture • Ranchette