

# **Fischbach** **Land Company**



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

***Duck Lake Canal Road 30 Acres • Dade City, FL***  
***Beautiful Country Acreage Homesite! Agriculture, Farm***

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Come experience true country living in the beautiful rolling hills of Dade City. A rare high and dry piece, perfect for a homesite or farm. Only three miles from Dade City and five miles from the gorgeous Colt Creek State Park!

**Acreage:** 30 +/- acres

**Price:** \$232,500

**Price per Acre:** \$7,750

**Property Address:** Duck Lake Canal Road,  
Dade City, FL 33525

**Nearest Intersection:** Duck Lake Canal Road  
& River Road

**County:** Pasco

**Road Frontage:**

- 1,547 +/- feet on Duck Lake Canal Road
- 660 +/- feet on River Road

**Water:** 6-inch well on site

**Sewer:** Septic required

**Electric:** TECO or Withlacoochee River Electric  
Cooperative

**Fencing:** Barbed wire cattle fence

**Soil Types:** Candler Fine Sand & Tavares Sand

**Zoning:** AR5

**Future Land Use:** AG/R

**Property Uses:** Homesite, Farm

**Property Taxes:** \$350

**S-T-R:** 31-24-22

**Folio/PIN:** 31-24-22-0000-01600-0100

### *Beautiful Country Acreage Homesite! Agriculture, Farm*







**3 Miles From Dade City**

**5 Miles from the Gorgeous Colt Creek State Park!**

### Directions to Property:

From intersection of SR 39/SR 54:

- Head north on SR-39, keep right to stay on US-301 N / SR-39 N / Gall Blvd (5.5 mi)
- Keep straight onto US-98 N / US-301 N / SR-39 N (0.3 mi)
- Turn right onto Clinton Ave. / CR-52 ALT (1.4 mi)
- Bear left onto Enterprise Rd. (1.1 mi)
- Turn left onto Duck Lake Canal Rd. (2.3 mi)
- Arrive at Duck Lake Canal Rd., property is on the right; look for sign (If you reach River Rd. you've gone too far)

From I-75:

- At exit 293, take ramp for CR-41 toward Dade City
- Turn left onto Blanton Rd. / CR-41 S (7.2 mi)
- Keep straight onto Calle de Milagros / Lock St. / CR-578 (0.8 mi)
- Bear right onto US-98 S / US-301 S (0.4 mi)
- Turn right onto Duck Lake Canal Rd. (0.1 mi)
- Arrive at Duck Lake Canal Rd., property is on the left; look for sign (If you reach Simpson Farm Ln, you've gone too far)

