

Fischbach **Land Company**



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

315 Moccasin Hollow Road, • 9.5 Acres • Lithia, FL
Secluded Homesite! Bring Your Horses! Just 1 Mile to the Old Welcome Trails

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9-ACRE SECLUDED HAVEN with beautiful oak hammock entry. Located at the end of Moccasin Hollow Road, the property adjoins the 5,500-acre Chito Branch Reserve. This is the perfect country setting you have been looking for, yet close to shopping, dining, and great schools. Bring your horses for access to an extensive trail system. Located just five miles from Fishhawk, one mile from the Old Welcome Trails, and three miles from the Alafia State Park entrance. This property offers plenty of versatility and space for any lifestyle!

Property Type: Vacant Land

Acreage: 9.52 +/- acres

Price: \$205,000

Price per Acre: \$21,533.61

Property Address: 315 Moccasin Hollow Road, Lithia, FL 33547

Nearest Intersection: CR 39 & Lithia Pinecrest Road

County: Hillsborough

Road Frontage: 380 +/- feet on Moccasin Hollow Road

Water On-site: Small pond

Soil Types: Myakka Fine Sand & Smyrna Fine Sand

Grass Types: Bahia Mix

Fencing: Yes

Water & Septic: Well and Septic required

Electric & Internet: TECO, Frontier, Brighthouse/Spectrum

Zoning & FLU: AR

Property Uses: Homesite, Farm, Pasture

Site Improvements: Utility Shed, 24 x 30

S-T-R: 31-30-22

Folio/PIN: 093990-0100

Property Taxes: \$160



***9-Acre Secluded Country Lifestyle Haven
with Beautiful Oak Hammock Entry***

***Bring Your Horses! Just 1 Mile to the Old Welcome Trails
Private Country Homesite Near City Amenities!***



Directions to Property From Brandon:

- Take SR 60 W to W Brandon Blvd.
- Go south on Lithia Pinecrest Road/CR 640 (11 mi)
- Turn right onto CR 39 (1.5 miles)
- Turn right onto Moccasin Hollow Road (.04 miles)
- Property is at the end of the road on the left

***Homesite with Acreage
Plenty of Versatility and Space
for Any Lifestyle!***

1 +/- Mile to the Old Welcome Trails

3 +/- Miles to the Alafia State Park

5 +/- Miles to Fishhawk

14 +/- Miles to Brandon

25 +/- Miles to Tampa

(Mileage is approximate)

