

# East Hillsborough Home & Acreage



*This home & acreage has a country setting!*

This contemporary, attractive 1 story stucco home sits on 1 +/- acre with an additional 9 +/- acres of citrus, 29 +/- acres of improved pasture, and 12 +/- acres of creek bottom.



<i>Buildings:</i>	1 Home - 2,100 SF	1 Open barn - 2,400 SF	1 Shed - 288 SF
<i>Year Built:</i>	1992	1991	1993

*Location:* 8307 Bob Wiggs Ave, Lithia, Florida 33547-2237

*Acres:* 51 +/- acres

*Price:* \$645,000

*Annual Total Schedule Income:* Citrus nets \$20,000

*Improved:* 6 +/- acres producing grove, 3 +/- acres dead grove,  
29 +/- acres improved pasture, & 12 +/- acres creek bottom

*Uplands:* 39 +/- acres uplands, 12 +/- acres creek bottom

*Current Use:* Homestead with citrus & cattle

*Utilities:* TECO Electric, well, septic tank

*Grass Types:* Bahia grass

*Taxes:* 2011 - \$2,077

*Soil Types:* Zolfo Fine Sand, Tavares, Millhopper Fine Sands, Winderfine Sand

*Improvements:* 27 ft diameter above ground pool with elevated wood deck

*Nearest Intersection:* Bob Wiggs Ave and Carey Road

*Irrigation:* 4" diameter main line with 1" PVC to trees

*Water:* 4" diameter well casing and pump

*APN:* U-12-30-22-63W-000000 00001.0,  
U-12-30-22-ZZZ-000000 15260.1

*GPS:* -82.06351 27.88358

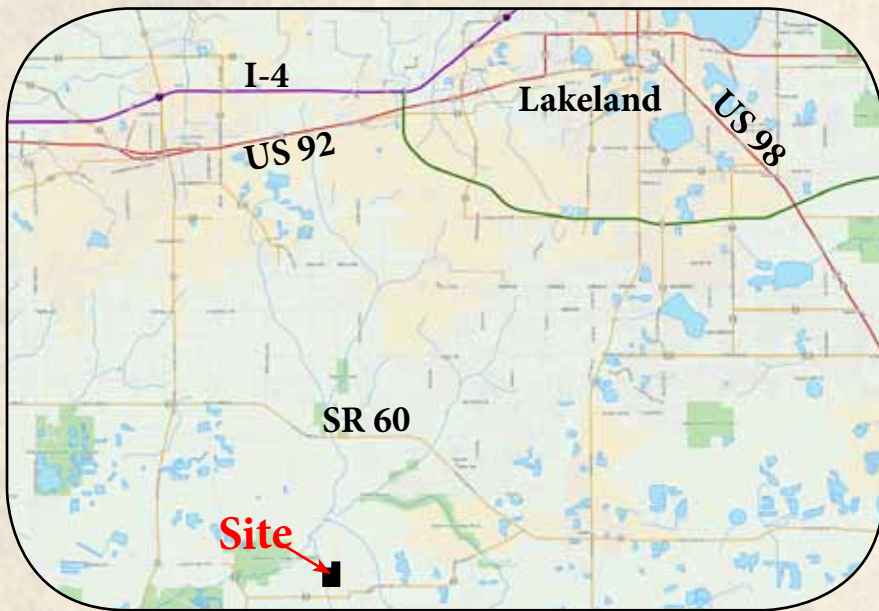
*S.T.R.:* S12 T30 R22

*Zoning:* AR









### *Directions:*

- From the intersection of SR 60 & SR 37
- Head west on SR 60 W for 1.6 +/- miles
- Turn left onto Nichols Rd and continue for 1.7 +/- miles
- Turn left to stay on Nichols Rd and continue for 2.8 +/- miles
  - Turn right onto Carey Rd and continue for 0.4 +/- miles
- Take the 2nd left onto Bob Wiggs Ave and continue for 0.3 +/- miles
  - Property will be on the left

### *Features:*

- 6 acres of Hamlin grove-12 years old
- Wide open pastures for recreation
- Beautiful mature oak hammocks
- Fenced & cross fenced for cattle
  - Cattle work pens complete with head catch
- Wooded creek bottom

