



Fischbach Land Company
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Lithia Secluded Preserve 38+/- Acres, Lithia, FL Surrounded By Thousands Of Acres Of Conservation Land

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Rare secluded sanctuary, abutting 2,000 +/- acres of conservation land, including the Alderman Ford Park. Located at the dead end of paved, Van Horn Lane in Lithia, this property has been meticulously maintained and has several trails winding through the beautiful hardwood hammocks and planted pine. Abundant with wildlife, this property is a recreational enthusiasts dream, featuring two top-of-the-line hunting stands and game feeders. This is a one-of-a-kind opportunity to find a wildlife preserve so close to the amenities of Lithia, Brandon, Plant City, and Tampa.

Property Type: Acreage Homesite, Recreation, Vacant Land

County: Hillsborough

Sale Price: \$749,000

Acreage: 38 +/- acres

Price per Acre: \$19,710.53

Property Address: 0 Van Horn Lane, Lithia, Florida 33547

Nearest Intersection: Van Horn Lane and Lithia Pinecrest Road

Road Frontage: 50 +/- feet

Soil Types: Myakka and Winder

Water By: Well required

Sewer By: Septic required

Electric By: TECO

Zoning: AR

Future Land Use: AR

STR: 20-30-22

Folio/PIN: 093627-0000

Property Taxes: \$5,627.34 (2021)

Property Uses: Hunting, Recreation, Acreage Homesite

**Meticulously Maintained
Beautiful Hardwood Hammocks, Planted Pine**

**Hunting Stands And Game Feeders In Place
Several Trails Cut Through The Property
For ATV Riding And Hiking**













Abundant Wildlife**Property is a Recreational Enthusiasts Dream!****Directions From State Road 60**

- Turn south onto S County Road 39 (6.5 miles)
- Turn left onto Lithia Pinecrest Road (1.1 miles)
- Turn left onto Van Horn Lane
- Property is at the dead end of Van Horn Lane,
- Look for sign

**Adjacent to 2,000 +/- Acres Of Preserve Land,
Including The Alderman Ford Park****Trails Winding Through
The Beautiful Hardwood Hammocks And Planted Pine**