

Fischbach **Land Company**



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

County Road 39 • 40 +/- Acres • Duette, FL
South Fork of the Little Manatee River Meanders Through Property!

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Fully immerse yourself into nature with this beautiful property that could be used for a homesite or recreational purposes. Enjoy this diverse piece of land from wide-open plains to wooded acreage with a bonus of the South Fork Little Manatee River meandering through the property!

Property Type: Vacant Land

Acreage: 40 +/- acres

Price: \$280,000

Price per Acre: \$7,000

County: Manatee

Property Address: 10155 CR 39, Duette, FL 34219

Nearest Intersection: CR 39 & SR 62

Road Frontage: 784 +/- feet on CR 39

Water Onsite / Water Views: South Fork of the Little Manatee River meanders through property

River Frontage: 2,630 +/- feet on South Fork of the Little Manatee River

Soil Types: Delray, Felda, & Myakka Fine Sands

Grass Types: Bahia Mix

Fencing: Barbed wire cattle fence

Water: Well required

Sewer: Septic required

Electric: TECO

Zoning: A (General Agriculture)

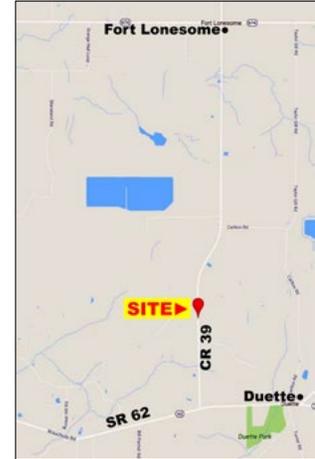
Future Land Use: AG/R (Agricultural/Rural)

Property Uses: Homesite, Recreational, Farm

Property Taxes: \$530

S-T-R: 33-21-13

Folio/PIN: 125700309



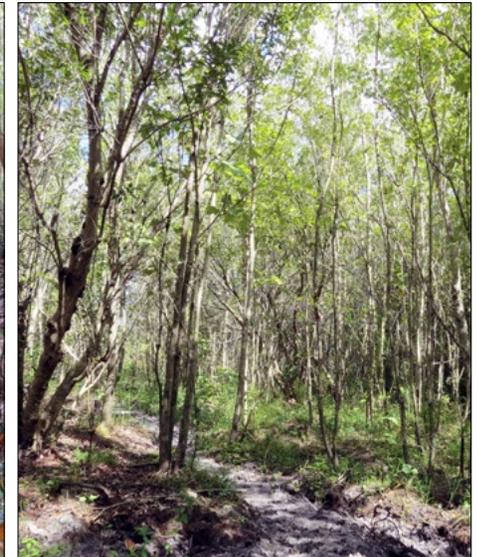
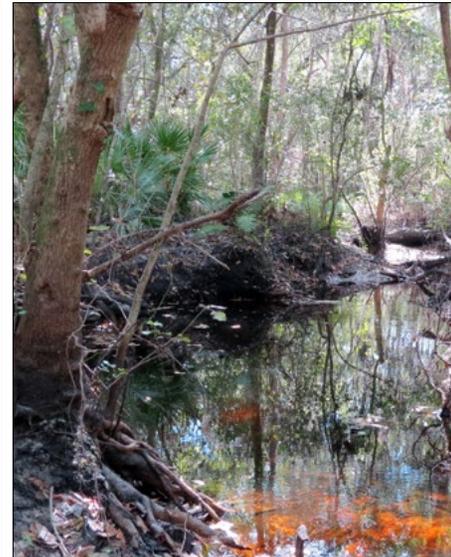
Directions to Property:

From SR-60, take SR-60 E, turn right onto CR-39 S (20.6 mi)

- Road name changes to SR-39 / CR-39 (3.2 mi)
- Arrive at SR-39 / CR-39 on the right, look for sign (if you reach SR-62, you've gone too far)

From I-75, take exit 240A ramp right for SR-674 E toward Sun City Center (15.2 mi)

- Turn right onto CR-39 (4 mi), road name changes to SR-39 / CR-39 (3.2 mi)
- Arrive at SR-39 / CR-39 on the right, look for sign (if you reach SR-62, you've gone too far)



***Beautiful Homesite with Acreage! Outdoor Recreation, Ag/Farming
South Fork of the Little Manatee River Meanders Through Property!***