

Fischbach **Land Company**



Fischbach Land Company
510 Vonderburg Dr., Suite 302
Brandon, FL 33511
813-540-1000

Wooded Wimauma Homesite 4.5 +/- Acres, Wimauma, FL
Old Florida Oaks and Native Palms, Meandering Dug Creek
FischbachLandCompany.com/WoodedHomesite

Blaise Lelaulu
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Build your dream home surrounded by the shade of gorgeous oaks and the peaceful ripple of Dug Creek meandering through the property. Create your own sanctuary on 4.5 +/- acres of true Old Florida land scattered with oaks and native palms, providing a natural buffer from neighbors. This property offers the perfect balance of country tranquility, while in close proximity to shopping, dining, and schools. Just minutes away from the 2,433-acre Little Manatee River State Park, which offers various activities from horseback riding, canoeing, to camping!

Property Type: Acreage Homesite

County: Hillsborough

Sale Price: \$135,000

Price per Acre: \$30,000

Acreage: 4.5 +/- acres

Lot Dimensions: 299.54' x 673.62'

Property Address: 2505 Crestview, Wimauma, FL 33598

Nearest Intersection: Crestview Road & Ruth Morris Road

Road Frontage: 300 +/- feet on Crestview Road

Utilities: 4" well on site, septic required

Electric: TECO

Soil Types: Myakka and Winder Fine Sands

Grass Types: Bahia Mix

Zoning: AS-1

Future Land Use: WVR-2 (Wimauma Village Residential-2)

S-T-R: 19-32-20

Folio/PIN: 079566.0000

Property Taxes: \$740

Property Uses: Homesite



***Privacy from Neighbors With the
Natural Buffer of Old Oaks and Native Palms***

***Enjoy Peaceful Dug Creek
that Meanders through the Property***

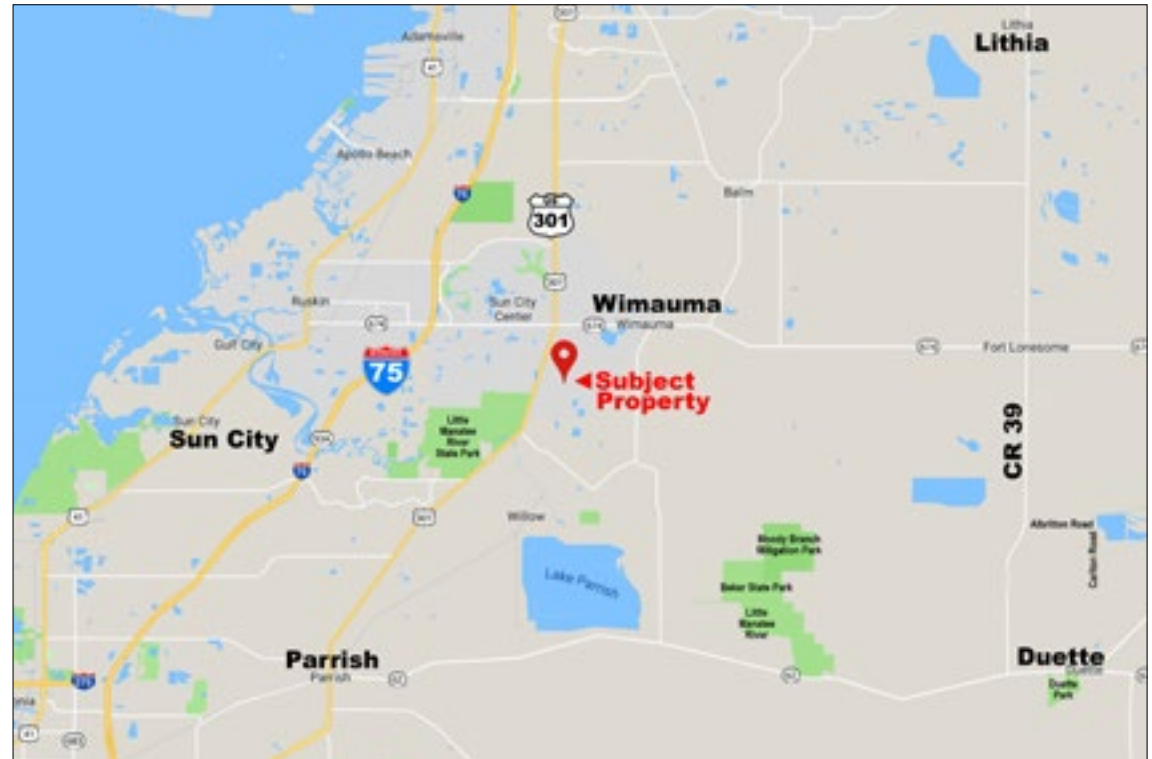


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***This Property Offers the Perfect Balance of
Country Tranquility While in Close Proximity to
Shopping, Dining, and Schools!***

Directions to Property From I-75:

- Take exit 240, take ramp right for SR-674 East toward Wimauma
- Turn right onto US-301 South (3.3 mi)
- Turn left onto Bishop Road (1.6 mi)
- Turn right onto Crestview Road (0.3 mi)
- Look for sign on west side of road



Centrally Located!

Minutes to I-75, US 301, Brandon, and Tampa

***Just Minutes to the 2,433-Acre
Little Manatee River State Park That Offers
Horseback Riding, Canoeing, and Camping!***