

Fischbach Land Company 510 Vonderburg Dr., Suite 208 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



## Wooded Wimauma Homesite 4.5 +/- Acres, Wimauma, FL

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, Vacant Land

County: Hillsborough Sale Price: \$110,000

**Price per Acre:** \$24,444.44 **Acreage:** 4.5 +/- acres

**Property Address:** 2505 Crestview, Wimauma, FL 33598 **Nearest Intersection:** Crestview Road & Ruth Morris Road

Road Frontage: 300 +/- feet on Crestview Road

Water by: 4-inch well on site Sewer by: Septic required

**Electric by:** TECO

Soil Types: Myakka and Winder fine sands

**Grass Types:** Bahia mix

**Zoning:** AS-1

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

**STR:** 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











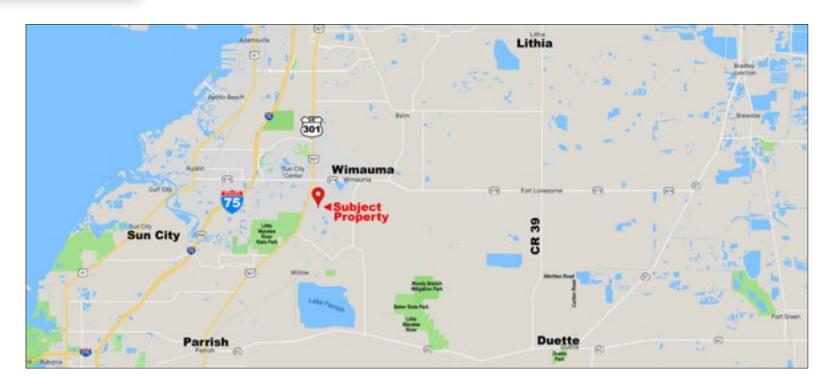




This Property Offers the Perfect Balance of Country Tranquility While in Close Proximity to Shopping, Dining, and Schools!

Gorgeous Grandfather Oaks with the Tranquil Ripple of Dug Creek





## **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!