



**Fischbach**  
LAND COMPANY

Fischbach Land Company  
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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](http://FischbachLandCompany.com/WoodedHomesite)

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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, 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!***