



**Fischbach**  
LAND COMPANY

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

***South Hillsborough Farm, Estate, and Preserve, Wimauma, FL***

***81.75 +/- Acres Includes Turnkey Farmland and 22 +/- Acres of Wooded Preserve***

**[FischbachLandCompany.com/HillsboroughFarmEstate](http://FischbachLandCompany.com/HillsboroughFarmEstate)**

Reed Fischbach • 813-540-1000  
[reed@fischbachlandcompany.com](mailto:reed@fischbachlandcompany.com)

Blaise Lelaulu • 813-600-9131  
[blaise@fischbachlandcompany.com](mailto:blaise@fischbachlandcompany.com)

Flawless, turnkey farm with 16" and 8" wells, featuring drip and freeze protection. This 81.75 +/- acre farm has an abundant water supply with an average GPD of 219,400 and max GPD of 7,200,000! Currently a hayfield, this property has the allure for an estate or family compound with plenty of high and dry space to spread out on. This land is unique with its balance of open farmland and 22+/- acres of wooded preserve with 1,500 +/- feet of the Carlton Branch Creek meandering through the west side of the property along with a quiet fishing hole tucked away ready for a wet line. Embrace the country life surrounded by large private land owners and abutting thousands of acres of SWFMD preserve land to the west. Just 15-20 minutes from I-75 providing convenient access to many amenities!

**Property Type:** Strawberry/Vegetable Farm, Hay Field, Ranch, Recreational Property  
**County:** Hillsborough  
**Acreage:** 81.75 +/- acres (includes 22 +/- acres of wooded preserve)  
**Sale Price:** \$1,425,000  
**Price per Acre:** \$17,431.20  
**Property Address:** 17991 Grange Hall Loop, Wimauma, FL 33598  
**Nearest Intersection:** SR 674 & Grange Hall Loop  
**Road Frontage:** 1,331 +/- feet on Grange Hall Loop  
**Water on Site:** Pond, Carlton Branch Creek  
**Water by:** 16-inch and 8-inch wells  
**Irrigation:** Drip and Freeze Protection, separate mainlines  
**Irrigation Spacing:** 36' x 50'  
**Pump Sizes:** 500hp John Deere  
**Avg GPD:** 219,400 / **Max GPD:** 7,200,000  
**Water Use Permit:** #11810.003  
**Sewer by:** Septic required  
**Electric by:** TECO  
**Soil Types:** Predominately Myakka, Zolfo, and Orsino Fine Sands  
**Grass Types:** Bahia  
**Zoning:** Agriculture (1 unit per 10 acres)  
**Future Land Use:** A  
**STR:** 18-32-21  
**Folio/PIN:** 088920-0000  
**Property Taxes:** \$2,350  
**Property Uses:** Strawberry/Vegetable Farm, Ranch, Recreational



***Open Farmland, Hayfield, and Wooded Preserve***

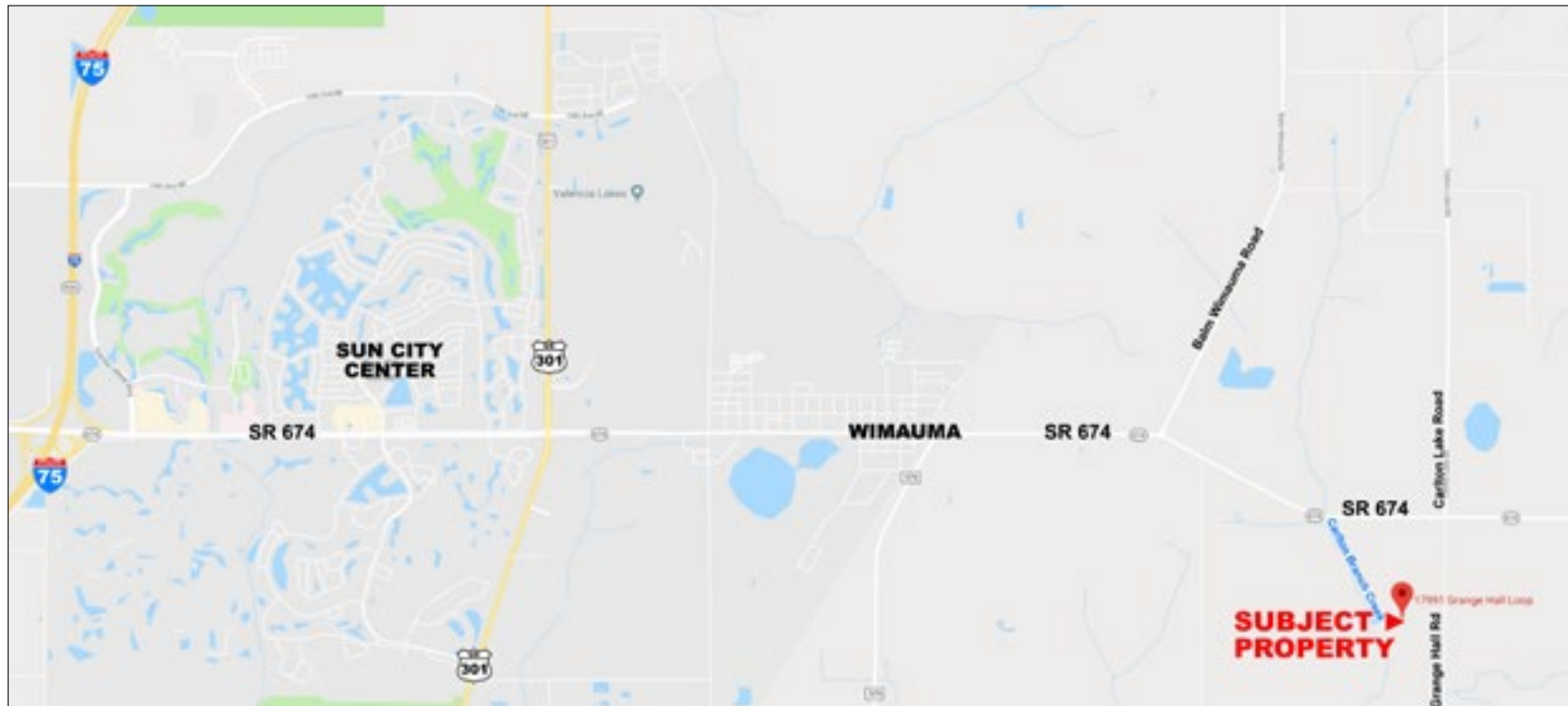
***Water Use Permit, Drip & Freeze Irrigation***

***Perfect for Estate or Family Compound***

***Adjacent to Thousands of Acres of SWFMD Preserve Land!***



***Just 15-20 Minutes to I-75 Providing Convenient Access to Many Amenities!  
Close to US 301, Wimauma, and Sun City Center***



***Directions to Property From I-75:***

- Take exit 240A for SR-674 East toward Sun City Center (9.1 miles)
- Turn right onto Grange Hall Loop (0.6 miles)
- Property is on west side of the road, look for sign