



Fischbach
LAND COMPANY

Fischbach Land Company
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Hobbs Road 82 +/- Acres, Wimauma, Florida
Pastureland, Row Crop Farm, Recreational, Homesite/Estate
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Hobbs Road 82 +/- Acres, Wimauma, Florida

Experience the peace and quiet of the country on this high and dry 82 +/- acres located in Wimauma. This property features open pasture with a gradual elevation change of 15 feet, as well as 12+ acres of wooded shade for livestock, along with a small cattle pond.

The perimeter is fully fenced and with trees lining the perimeter, this land provides for a private sanctuary perfect for a family homestead with plenty of room for barns, shops, and recreational/agricultural activities. Just 12 +/- miles from I-75, this location has the feel of Old Florida surrounded by agricultural uses and minimal residential structures while still in proximity to the interstate and amenities of Sun City Center, Lithia, Brandon and Tampa.

Property Type: Vacant Land, Farm, Agriculture, Pasture, Acreage Homesite

County: Hillsborough

Acreage: 82 +/- acres

Sale Price: \$1,066,000

Price per Acre: \$13,000

Property Address: 0 Hobbs Road, Wimauma, FL 33598

Nearest Intersection: Hobbs Road & Grange Hall Loop

Road Frontage: 2,005 +/- feet on Hobbs Road

Water On-site: Small cattle pond

Soil Types: Pomello, Myakka, Immokalee, and Archbold fine sands

Grass Types: Bahia mix

Fencing: Barb wire

Water By: Well required

Sewer By: Septic required

Electric By: TECO

Zoning: A (1 unit per 10 acres)

Future Land Use: A

STR: 30-32-21

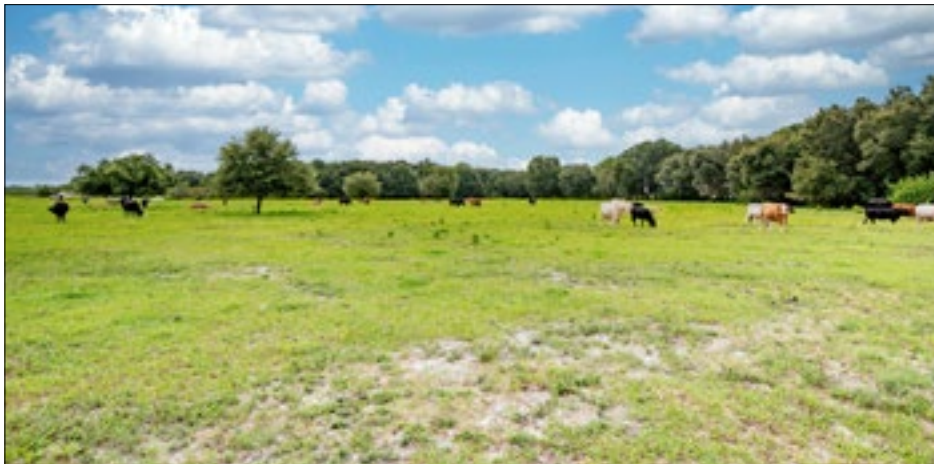
Folio/PIN: 088988-0000

Property Taxes: \$2,985

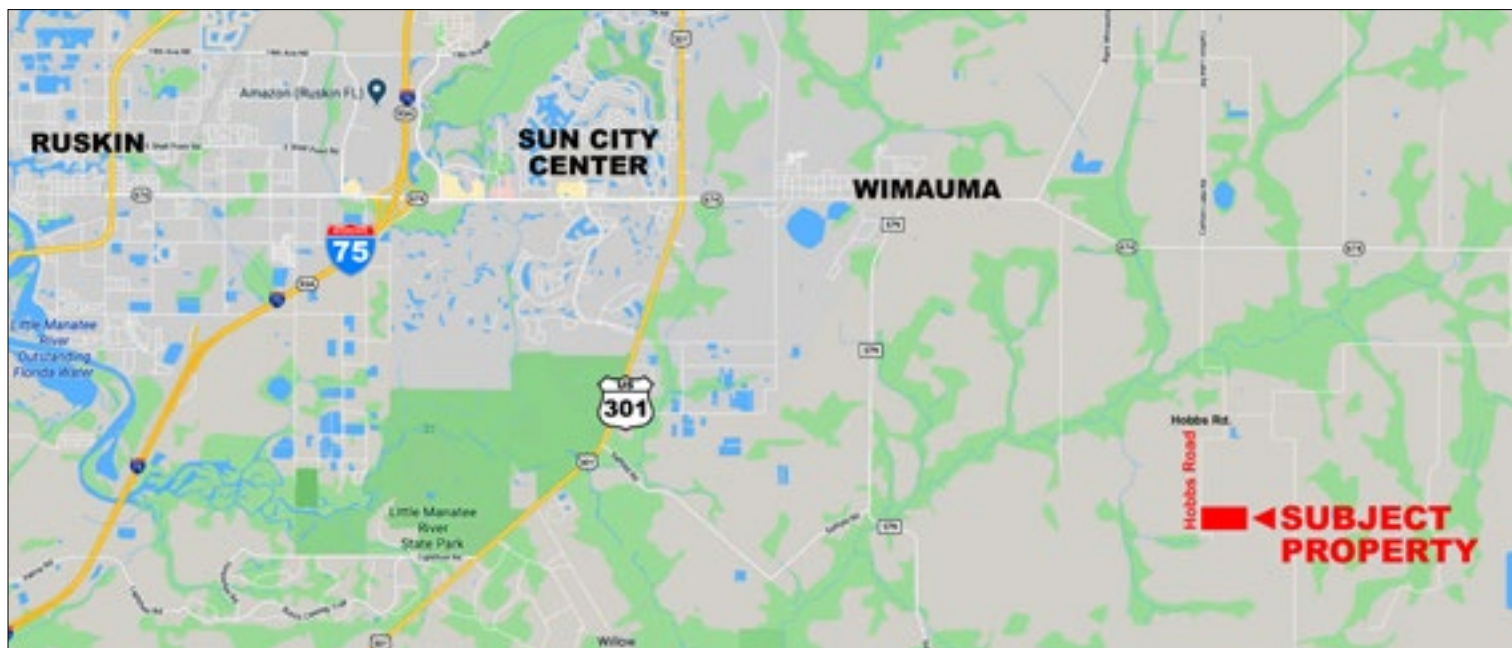
Property Uses: Pastureland, Row crop farm, Recreational, Homesite/Estate

***Farming, Open Pasture, Cattle Grazing,
Recreation, Estate Homesite!***





***12 +/- Miles to Interstate 75
Amenities of Sun City Center, Lithia, Brandon, and Tampa!***



Driving Directions from I-75

- Take exit 240 right for FL-674 toward Ruskin / Sun City Center
- Bear right onto FL-674 / Sun City Center Blvd (8.6 miles)
- Turn right onto Grange Hall Loop (2 miles)
- Keep straight onto Hobbs Road (0.5 miles)
- Turn left to stay on Hobbs Road (0.8 miles)
- Property will be on the left, look for sign