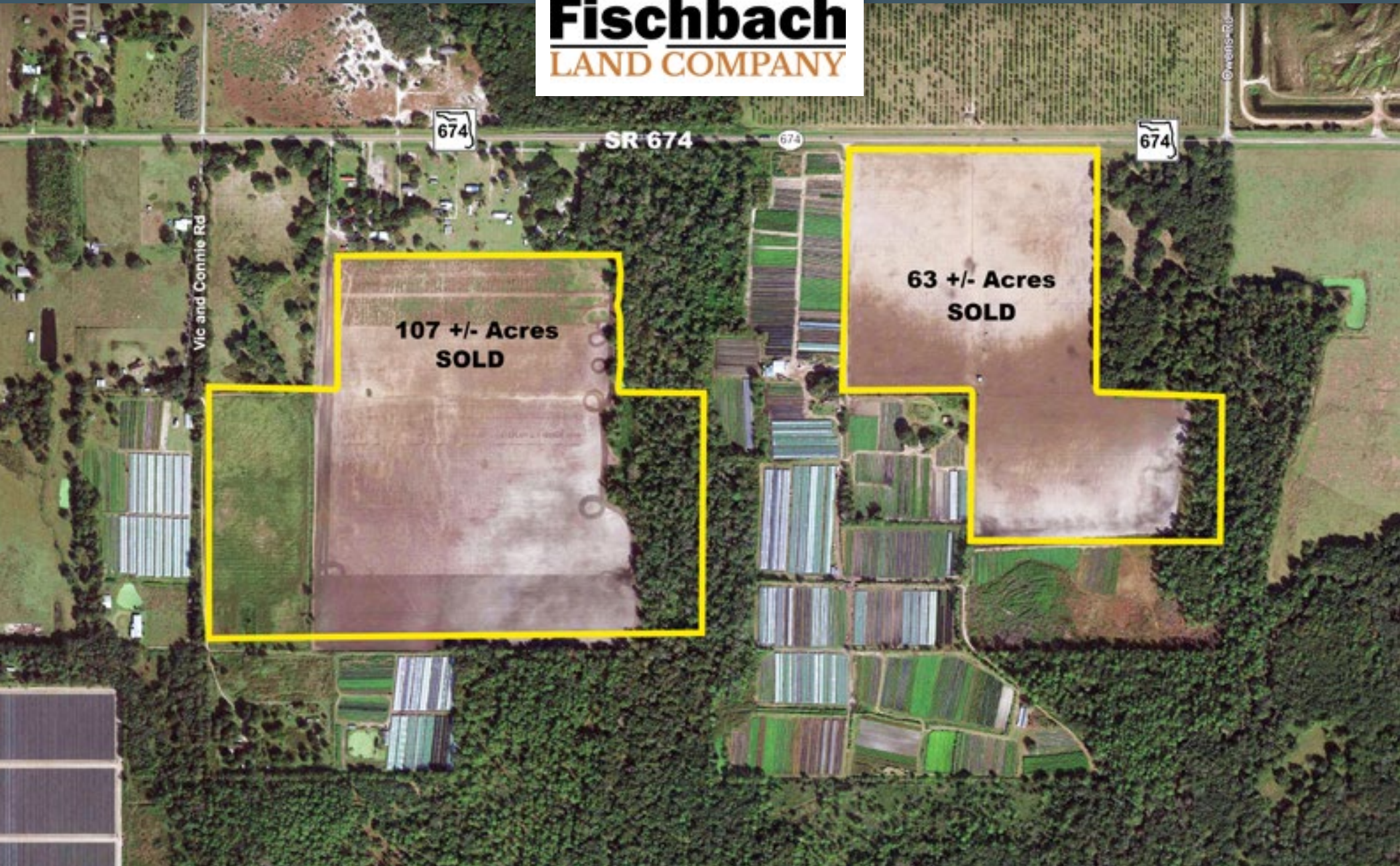


Fischbach LAND COMPANY



Fischbach Land Company
510 Vonderburg Dr., Suite 208
Brandon, FL 33511
813-540-1000

Hillsborough County Farmland, Wimauma, FL *Two Parcels 63 +/- Acres (sold) and 107 +/- Acres*

FischbachLandCompany.com/HillsboroughFarm63 // FischbachLandCompany.com/HillsboroughFarm107

Reed Fischbach
reed@fischbachlandcompany.com

Blaise Lelaulu
blaise@fischbachlandcompany.com

107 +/- acres***Producing farmland, including 88 +/- acres of farm and 19 +/- acres of wooded natural preserve.***

This property features a 10" well and is approved by SWFWMD for two additional wells, the current water use permit allows for 145,800 avg GPD and 5,523,800 max GPD. With over 30ft of elevation change this land drains well into the 675+ acres of state preserve land providing a natural buffer. Under 10 miles to I-75 and just 7 miles to Sun City Center, you can live the country lifestyle while still in proximity to amenities of the city. Roughly 45 minutes to Tampa and 30 minutes to Brandon and Plant City.

County: Hillsborough**Property Type:** Farmland, Pasture, Acreage Homesite, Vacant Land**Acreage:** 107 +/- acres**Sale Price:** \$1,230,500**Price per Acre:** \$11,500**Property Address:** 0 State Road 674, Wimauma, FL 33598**Nearest Intersection:** State Road 674 & Alderman Turner Rd**Road Frontage:** 30 +/- ft easement access to State Road 674**Water:** 10-inch well (approved by SWFWMD for two additional wells)**Pump:** Diesel pump**Water Use Permit #:** 297.007**GPD:** Avg GPD: 145,800 /Max GPD: 1,118,900**Sewer:** Septic required**Electric:** TECO**Soil Types:** Predominately Seffner, Fort Meade, Zolfo, Ona, St. Johns**Zoning:** A (1 unit per 10 acres)**Future Land Use:** AR**STR:** 17-32-21**Folio/PIN:** 088905-0000**Property Taxes:** \$12,756 (not Greenbelt)**Property Uses:** Strawberry farm, row crop farm, pasture, estate

***Over 30 +/- ft of Elevation Change Allows the Land to Drain Well
into the 675+ Acres of State Preserve Land that Provides A Natural Buffer***

107 +/- acres
Producing farmland



***10" Well with Two Additional Wells Approved
Permitted for 145,800 Avg GPD
and 5,523,800 Max GPD***

63+/- acres***Prime farmland, leveled and cleared, and ready for cultivation!***

Land is permitted for 63,200 avg GPD and 1,440,000 max GPD. This property has over 1,330 +/- feet of road frontage and is zoned for 1 home per 10 acres. The land has a gentle roll from north to south and is ideal for multiple recreational and agricultural activities. Under 10 miles to I-75 and just 7 miles to Sun City Center, you can live the country lifestyle, while still in proximity to amenities of the city. Roughly 45 minutes to Tampa and 30 minutes to Brandon and Plant City.

County: Hillsborough**Property Type:** Farmland, Ag Pasture, Estate, Vacant Land**Acreage:** 63 +/- acres**Sale Price:** \$850,500**Price per Acre:** \$13,500**Property Address:** 0 State Road 674, Wimauma, FL 33598**Nearest Intersection:** State Road 674 & Alderman Turner Road**Road Frontage:** 1,330 +/- ft on State Road 674**Soil Types:** Predominately Candler, Zolfo, and Fort Meade fine sands**Water:** 10-inch well on site**Pump:** Diesel pump**Water Use Permit #:** 8674.006**GPD:** Avg GPD: 63,200 / Max GPD: 1,440,000**Sewer:** Septic required**Electric:** TECO**Zoning:** A (1 unit per 10 acres)**Future Land Use:** A**STR:** 17-32-21**Folio/PIN:** 088901.0000 & 088899.0000**Property Taxes:** \$2,675**Property Uses:** Strawberry farm, row crop farm, pasture, estate***Pleasant Roll of 35 +/- ft of Elevation Change From North To South******Productive Farmland with Water Use Permit for Avg GPD 63,200 / Max GPD 1,440,000***

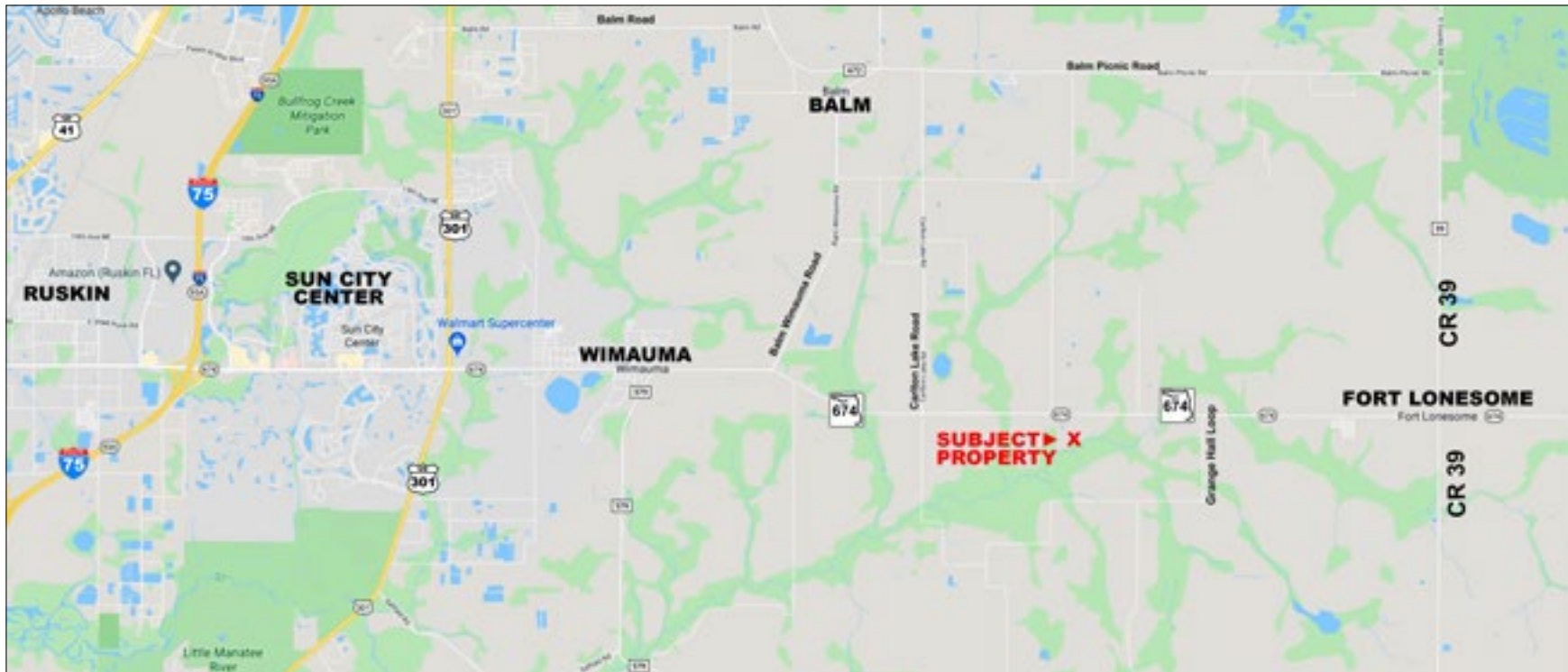
63+/- acres
Prime farmland



***Prime Farmland, Leveled and Cleared,
and Ready for Cultivation!***

***Permitted For 63,200 Avg GPD
and 1,440,000 Max GPD***

*Under 10 Miles To I-75 and 7 Miles To Sun City Center,
45 +/- Minutes To Tampa and 30 Minutes to Brandon and Plant City*



Directions to Property From I-75:

- Take exit 240, right for FL-674 toward Ruskin / Sun City Center
- Bear right onto FL-674 / Sun City Center Blvd (9.9 miles)
- Property will be on right, look for sign