



**Fischbach**  
**LAND COMPANY**

**WIMAUMA  
RANCHETTE**  
**5.43± ACRES**



# Property Overview

Build your dream home on this high and dry 5.43 acres in an ideal country setting, surrounded by custom home estates, state preserve land, and farmland. Enjoy keeping your horses on your property while just 10 minutes from the riding trails of Alafia River State Park, 10 minutes from the Balm Boyette Scrub Nature Preserve, and 20 minutes to the Little Manatee River State Park. Embrace the serenity of the country while just 15 minutes from Sun City Center and the I-75 on ramp, and 5 minutes from CR 39 which takes you directly in to Lithia, Plant City, and I-4.



[www.FischbachLandComany.com/WimaumaRanchette5.43±Acres](http://www.FischbachLandComany.com/WimaumaRanchette5.43±Acres)

## Property Highlights



Just 15 Minutes to Sun City Center and I-75



High and Dry, Elevation Change of 10 Feet



Close proximity to State Parks



<b>Property Address</b>	17809 Grange Hall Loop, Wimauma, FL 33598	<b>County</b>	Hillsborough
<b>Property Type</b>	Acreage Homesites	<b>Folio/Parcel ID</b>	088920-0172
<b>Size</b>	5.43± Acres	<b>STR</b>	18-32-21
<b>Zoning</b>	AR	<b>Utilities</b>	Well and Septic Required
<b>Future Land Use</b>	AR	<b>Road Frontage</b>	328± feet on Grange Hall Loop
<b>Price</b>	\$315,000	<b>Property Taxes</b>	\$116.45 (2022)



# Photos





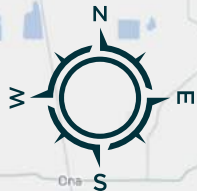




# Photos









# **Fischbach** **LAND COMPANY**

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