

Fischbach **Land Company**



Fischbach Land Company
510 Vonderburg Dr., Suite 302
Brandon, FL 33511

Carlton Branch Creek – 18 Acres **Wimauma, FL**

Reed Fischbach
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Exceptional park-like property with native Florida landscape. Scenic Calrton Branch Creek meanders through the property. This is a truly unique opportunity with a great country setting for your custom home or farm. Close to shopping, schools and parks.

Total Acreage: 18 +/- acres

Price: \$75,000

Nearest Intersection: Carlton Lake Road & SR 674

Property Address: SR 674, Wimauma, Florida 33598

County: Hillsborough County

Road Frontage: 1304 +/- feet on Walter Hunter Road

Water: Well required

Sewer: Septic required

Current Zoning: AR-Agricultural

Future Land Use: AR (1 home per 5 Acres)

Uses: Homesite, farm, ranch

S.T.R.: 13-32-20

Folio #: 079446.0000

Schools:

- Wimauma Elementary School
- Shields Middle School
- Lennard High School

Driving Directions:

- From I-75, take exit (240A) for SR 674
- Go east towards Sun City Center
- Continue on SR 674 East for 8.4 miles
- Property on Right, look for sign



Don't Miss This Opportunity!

***Perfect Property
for Custom Home***

***Gorgeous Native
Florida Landscape!***