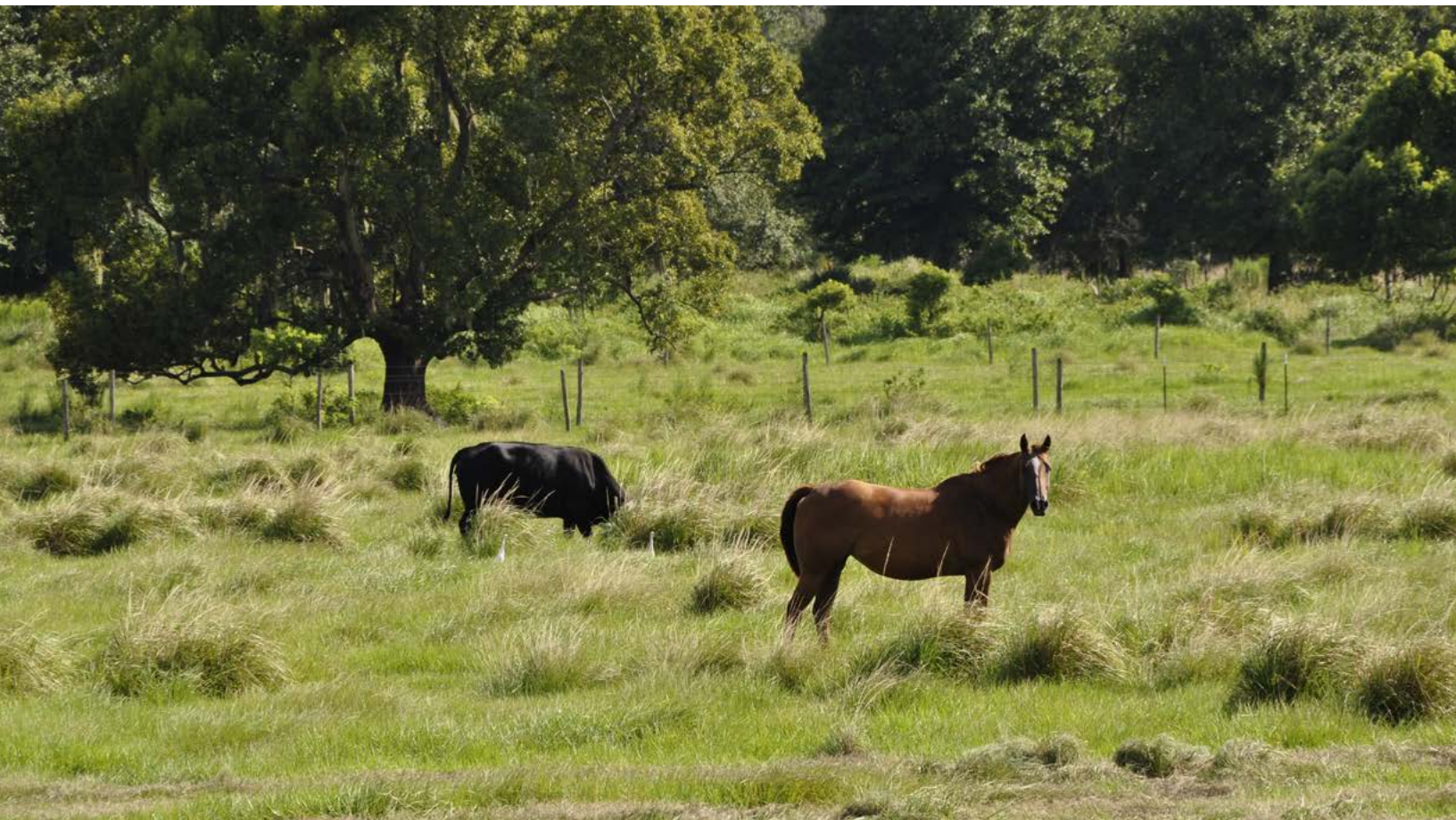


EAST HILLSBOROUGH - HOPEWELL

PLANT CITY, FL | HILLSBOROUGH COUNTY

54.5 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 54.5 ± acres

Sale Price: \$895,000

Price per Acre: \$16,422

Site Address: 707 Charlie Wiggins Road, Plant City, FL 33567

County: Hillsborough

Road Frontage: 975 ± ft

Lake Frontage: n/a

Predominant Soil Types: Seffner, Ft. Meade, Winder, St. Johns, and Zolfo Fine Sands

Uplands/Wetlands: 51.07± acres upland; 3.43 ± acres wetland

Grass Types: Argentine Bahia and native grasses

Irrigation/Wells: 8" deep well; SWFWMD permit expires 9/2/2020; Peerless Electric Turbine Pump 10HXB

Game Populations: Deer, hogs, Osceola turkeys, dove

Structures: 1,148 sq. ft home, 2 bed/1 bath frame with vinyl siding built 1925

Taxes: \$2230.20 in 2018

Fencing: Fenced perimeter and cross fenced

Zoning/FLU: A/R - agricultural rural (1 dwelling/5 ac.)

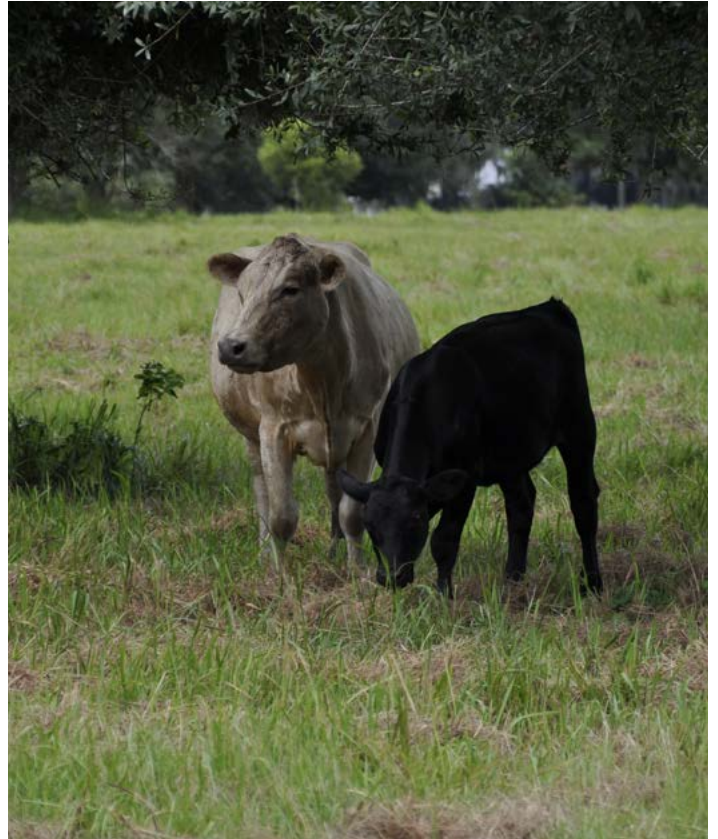
Current Use: Cattle and horses

Potential Use: Raise your own grass fed beef, free range chickens, organic farming, club animal projects, horses. Cash in on industrial hemp farming. Enjoy four-wheeling and shooting firearms.

Land Cover: Pasture

General Points of Interest: Quiet country estate conveniently located 3 miles south of Plant City, 10 miles east of Brandon and 20 miles to Downtown Tampa for shopping, restaurants, etc.

East Hillsborough - Hopewell is a versatile high and dry property has been in the same homesteading family four generations! This special ranch is a quiet country estate conveniently located 3 miles south of Plant City, 10 miles east of Brandon and 20 miles to Downtown Tampa for shopping, restaurants, etc. This ranch provides lots of room to raise kids, livestock, and organic crops.







LOCATION & DRIVING DIRECTIONS

Parcel IDs: U-29-29-22-ZZZ-000005-10920.0

GPS Location: 27° 55' 40.79"/82° 07' 52.72"

Driving Directions:

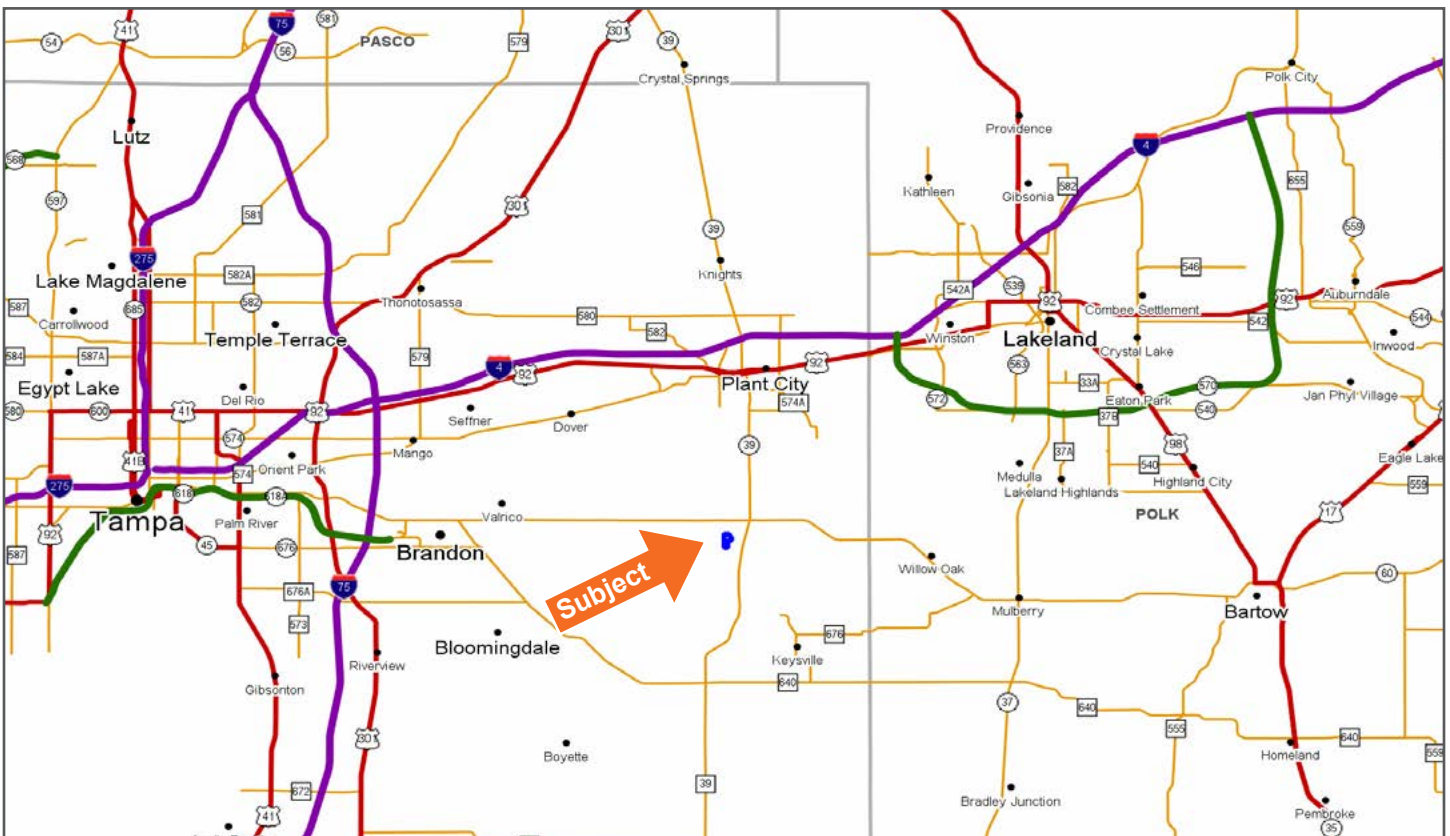
From SR 60 West:

- Go south on CR 39 south .6 miles to Charlie Wiggins Road then west for .6 miles to the property on the south side of the road.

From SR 640:

- Go north 5.8 miles to Charlie Wiggins Road then west for .6 miles to the property on the south side of the road.

Showing Instructions: By appointment only. Contact the listing agent, Carson Futch 863.216.5913, to learn more or schedule a showing time.









114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

54.5 ± Acres • Quiet Country Estate

Close Proximity to Plant City, Brandon & Downtown Tampa
Fenced Perimeter & Cross Fenced

SREland.com/Hopewell

Carson Futch 863.216.5913 | carson.futch@svn.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

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Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and
transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.



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