



OFFERING MEMORANDUM

BALM WIMAUMA FARM

0 BALM WIMAUMA ROAD, WIMAUMA, FL 33598

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Eshenbaugh
LAND COMPANY

PROPERTY DESCRIPTION

The opportunity is to purchase 36± acres of farmland in Wimauma. Currently, it's being used for vegetable production. It features two wells (2-4") that are permitted for 55,200 Avg. GPD, 60,400 Peak GPD, and 144,100 Max GPD. The SWFWMD WUP (#12417.1) is active until 2034.

The property is zoned AR with a future land use of RP-2. This listing has a Dual Variable Commission rate.

LOCATION DESCRIPTION

The property is located just west of Balm Wimauma Road in Wimauma in unincorporated Hillsborough County. It's between County Road 672 (Balm Road) and State Road 674. Access is provided via a 50 foot easement.

The property's central location allows for easy access to Brandon (20+ minutes), Tampa (30 minutes), and St. Petersburg (45 minutes).

PROPERTY SIZE

36.0 Acres

FUTURE LAND USE

RP-2

PARCEL ID

077980-0108 & 077980-0110

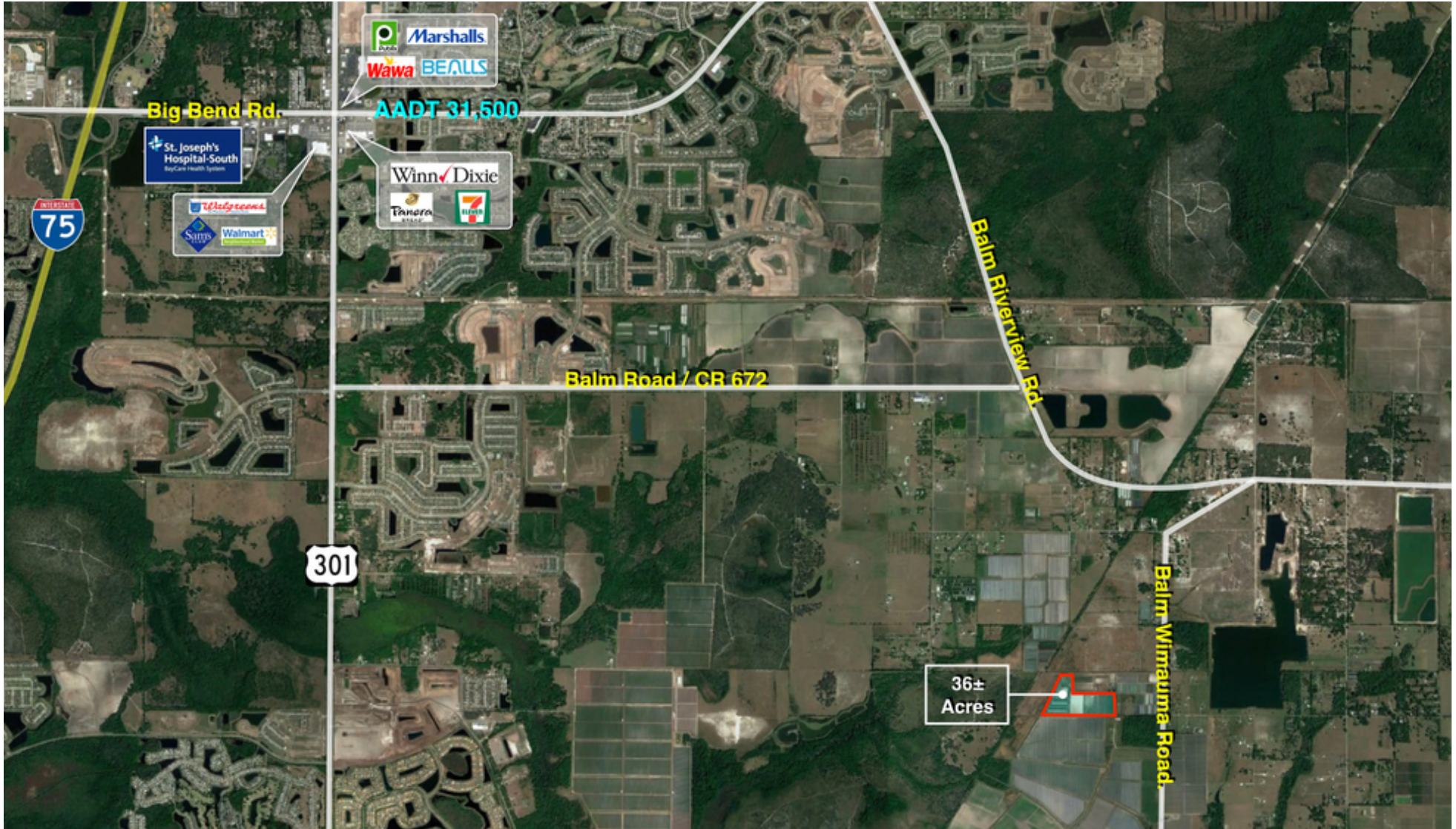
PRICE

\$1,500,000

BROKER CONTACT INFO

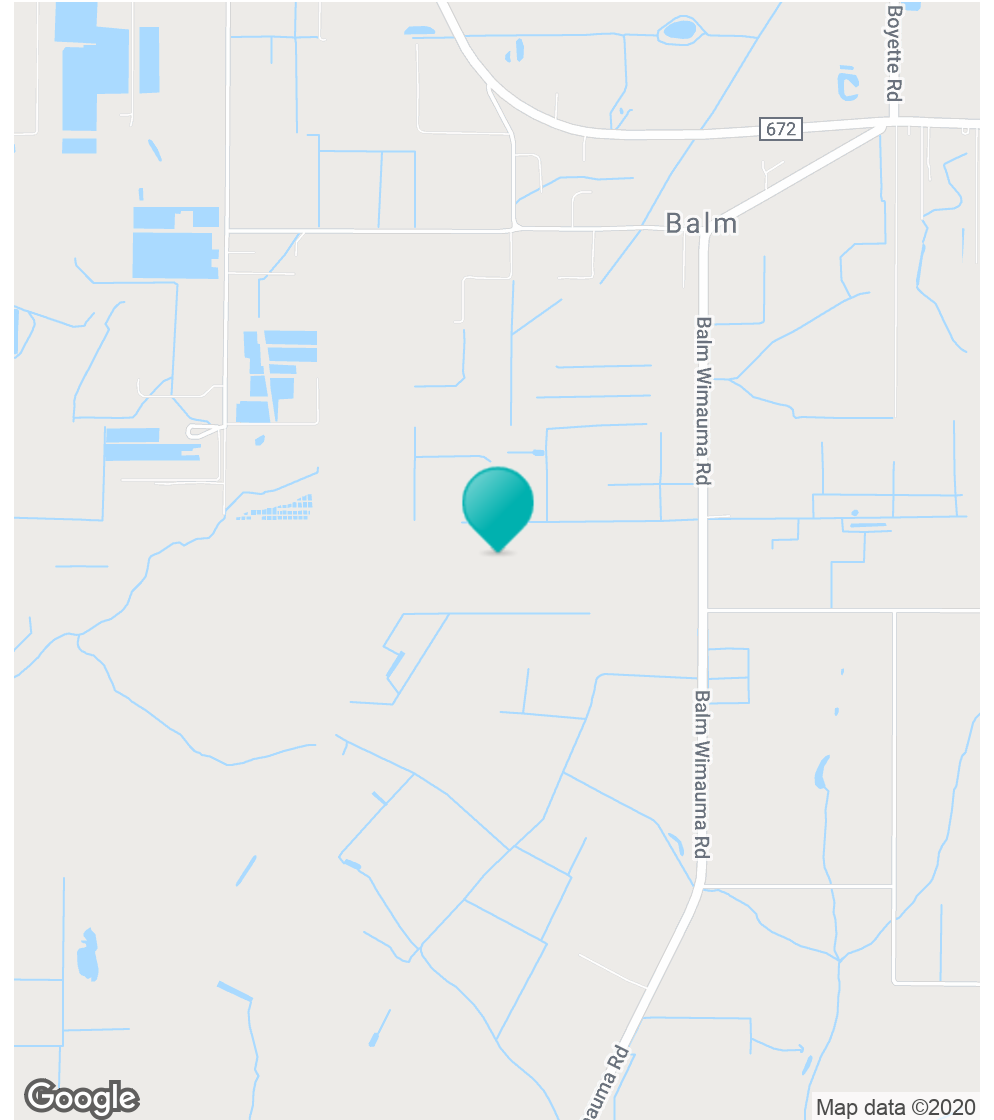
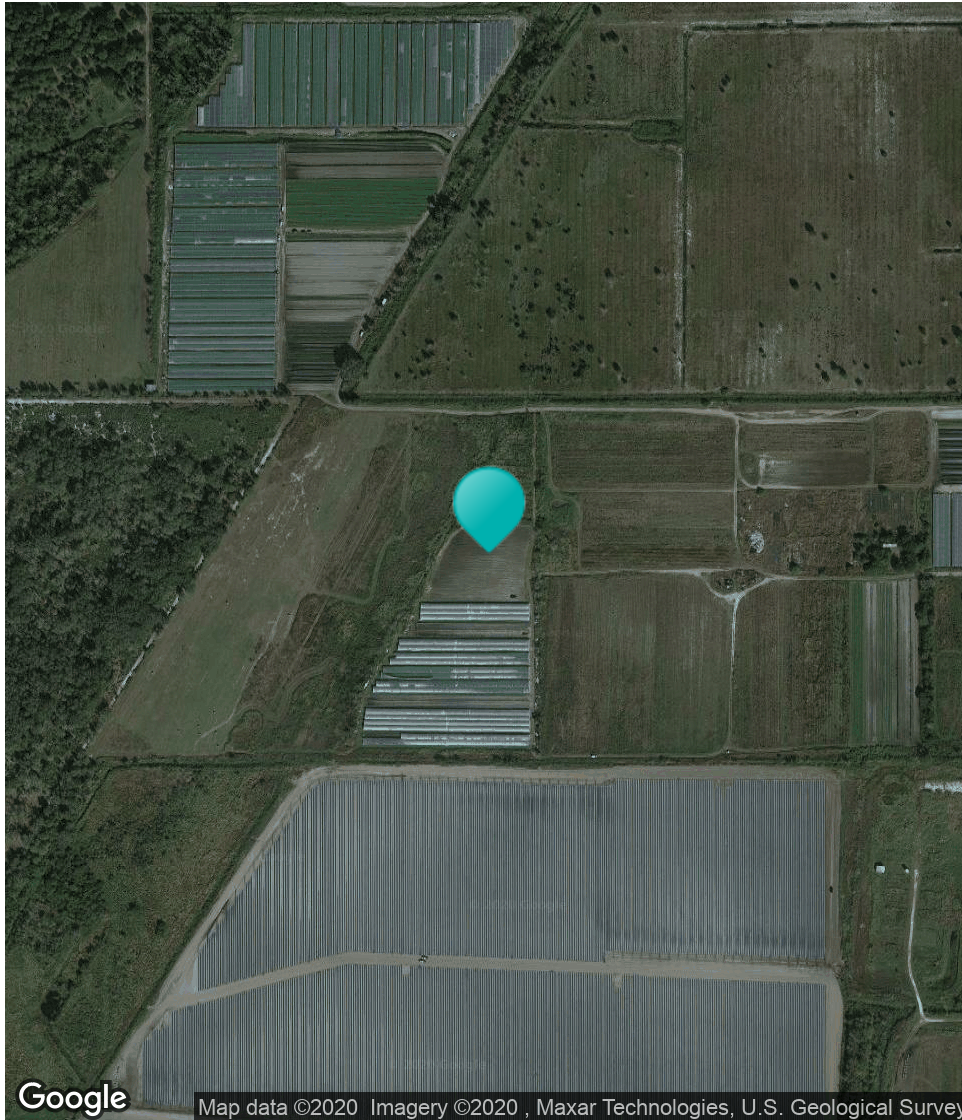
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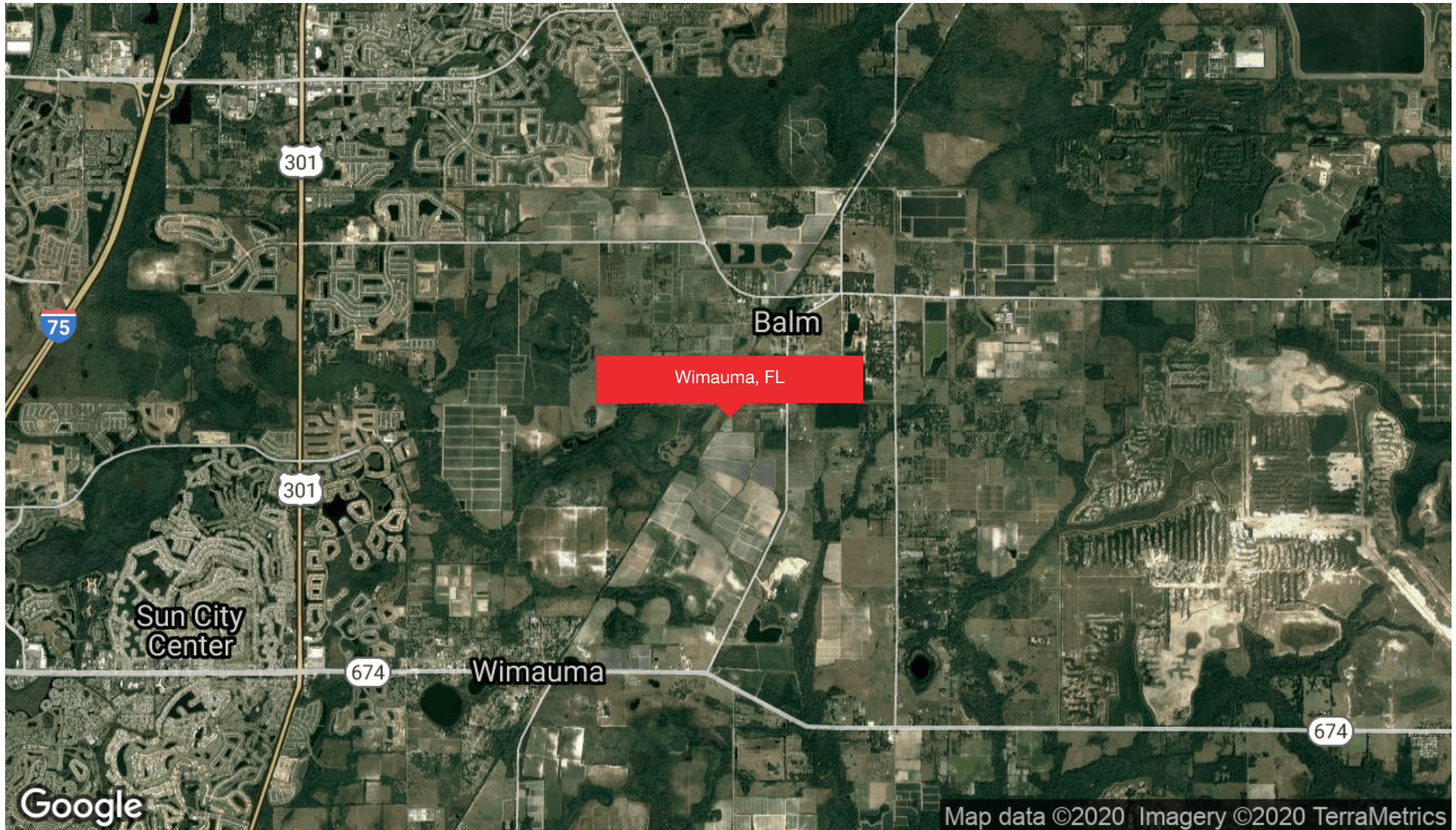












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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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