

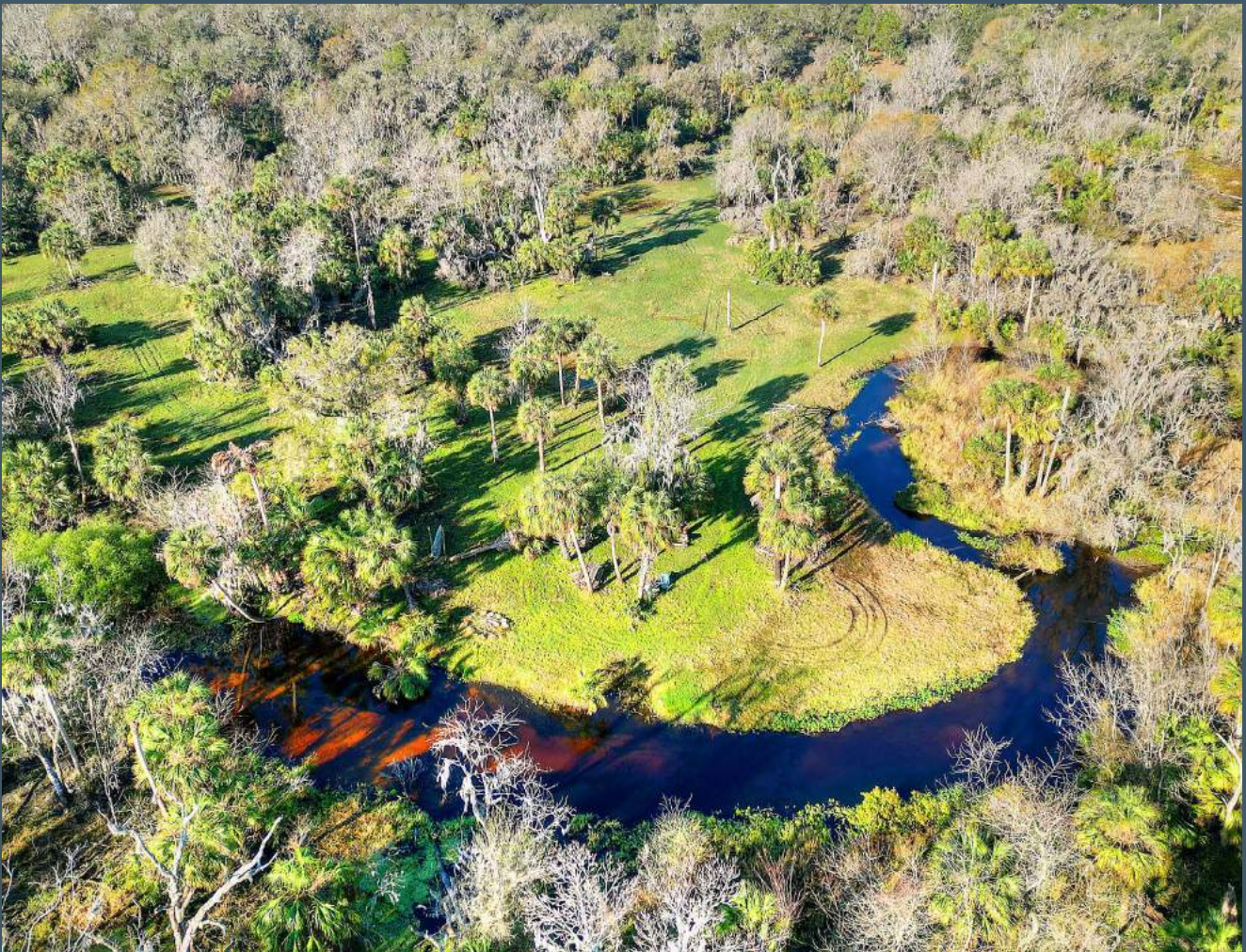


Fischbach
LAND COMPANY

**LITHIA
PREMIER
RIVER
RETREAT II**
19± ACRES

Property Overview

This premier river retreat is your rare opportunity to own a slice of rural Florida paradise with 850 feet of winding river frontage and nestled between a wildlife corridor. With 19 acres and land on the west side of the South Prong of the Alafia River, you'll have your own private park at your fingertips! Adjacent to over 2,900 acres of conservation land, you'll have access to over 11.5 miles of equestrian and hiking trails. 2011 Single Family Home already on-site that could be your primary residence or a peaceful weekend retreat. Perfectly placed down a long, private road, this hidden gem is truly a coveted find. This property has it all - from dry pastures with magnificent sprawling oak trees, to secluded woods with thick palmetto brush, to serene riverfront with fish swimming below and birds soaring overhead. This extremely private enclave can be your own slice of paradise well-known for its rare and unmatched beauty.



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Property Highlights



850 feet of River Frontage



Hunting, Fishing,
Canoeing and Hiking!



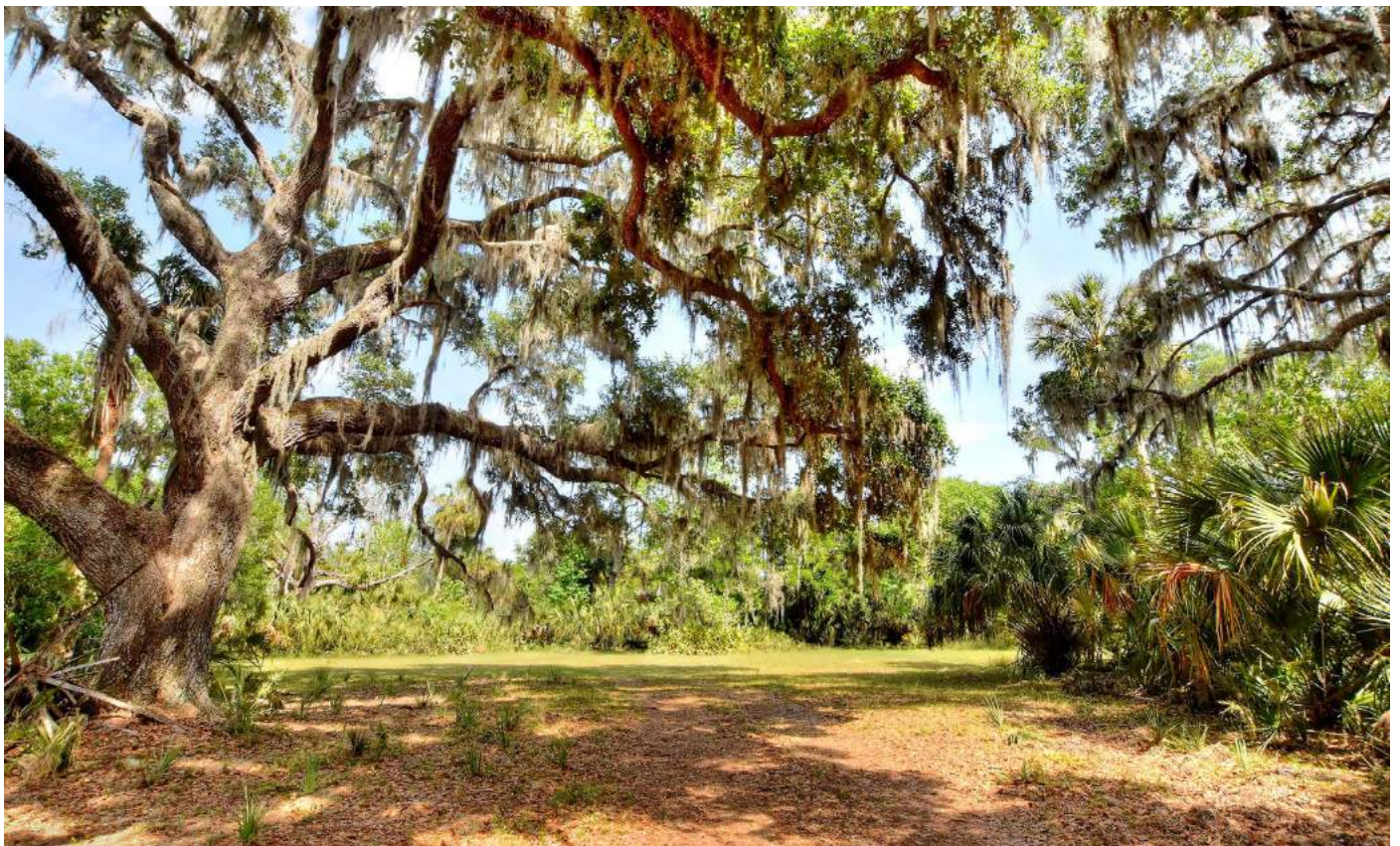
2,280 SF Single Family
Home Built in 2011



Property Address	12550 Amber Lane, Lithia, FL	County	Hillsborough
Property Type	Homes with Acreage	Folio/Parcel ID	094125-4012
Size	19± Acres	STR	4-31-22
Zoning	A	Road Frontage	30' Easement
Future Land Use	A	Site Improvement	Single Family Home; 2,280 SF, 3BR/2BA
Price	\$900,000	Property Taxes	\$1,498.01 (2022)

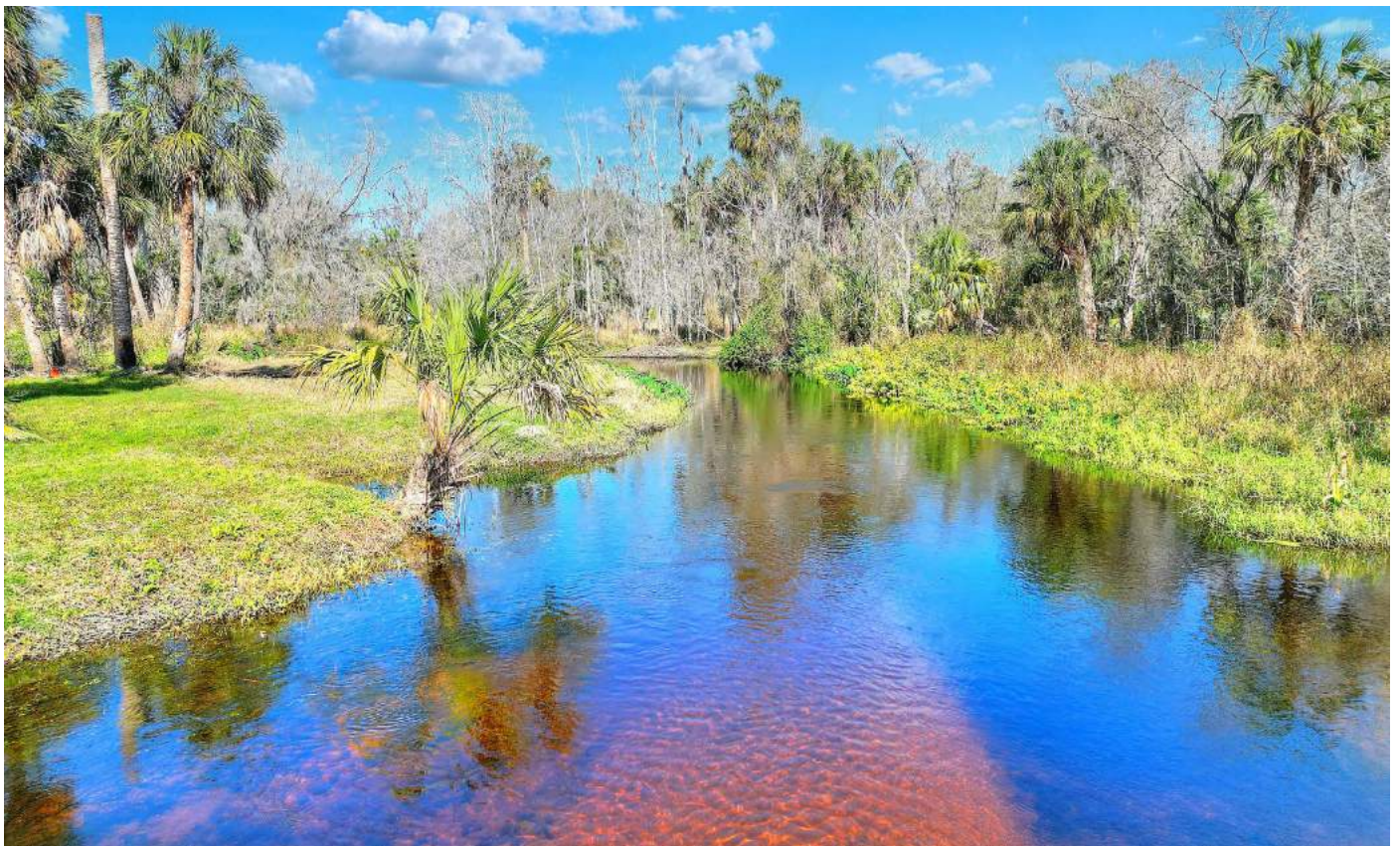
Photos





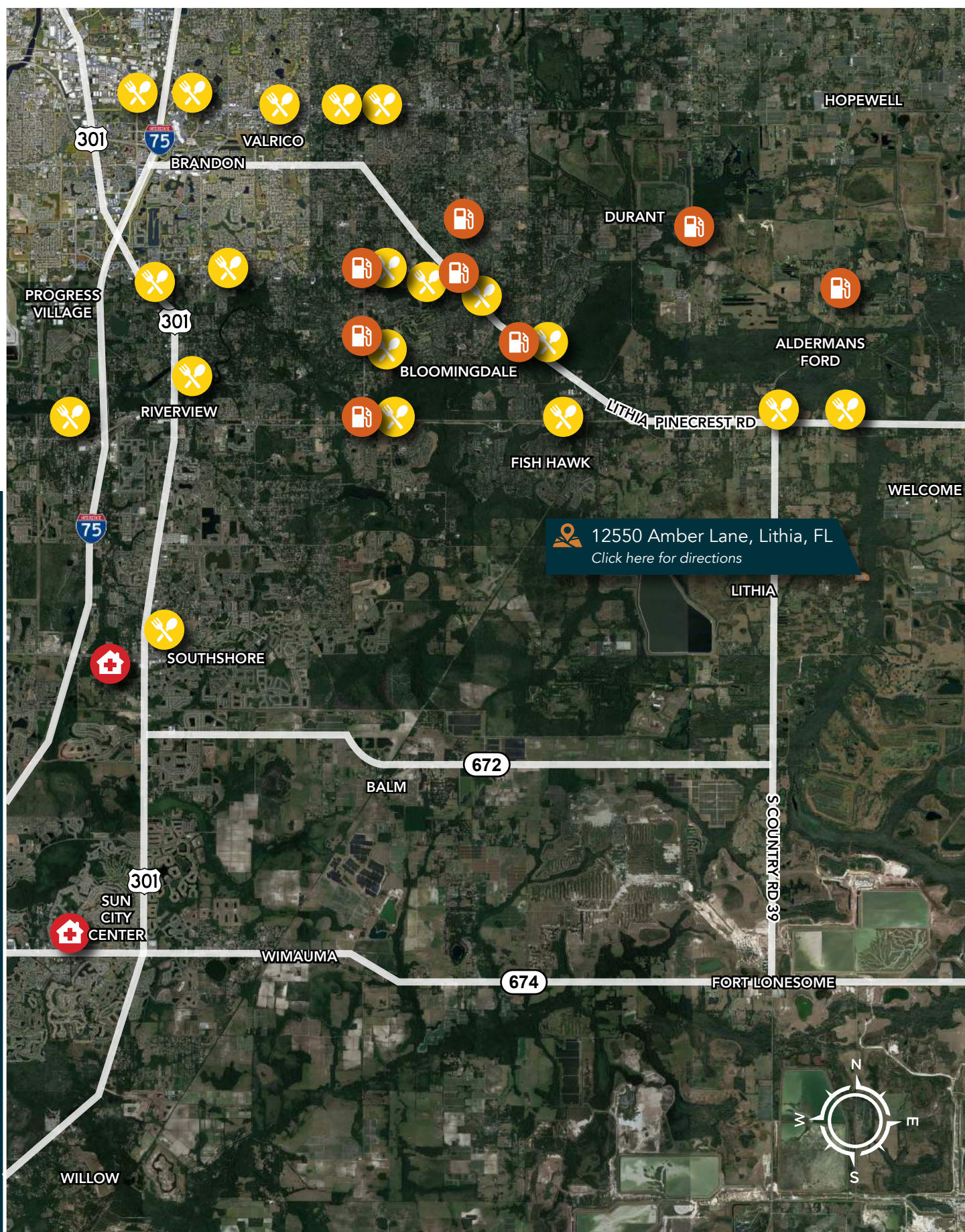
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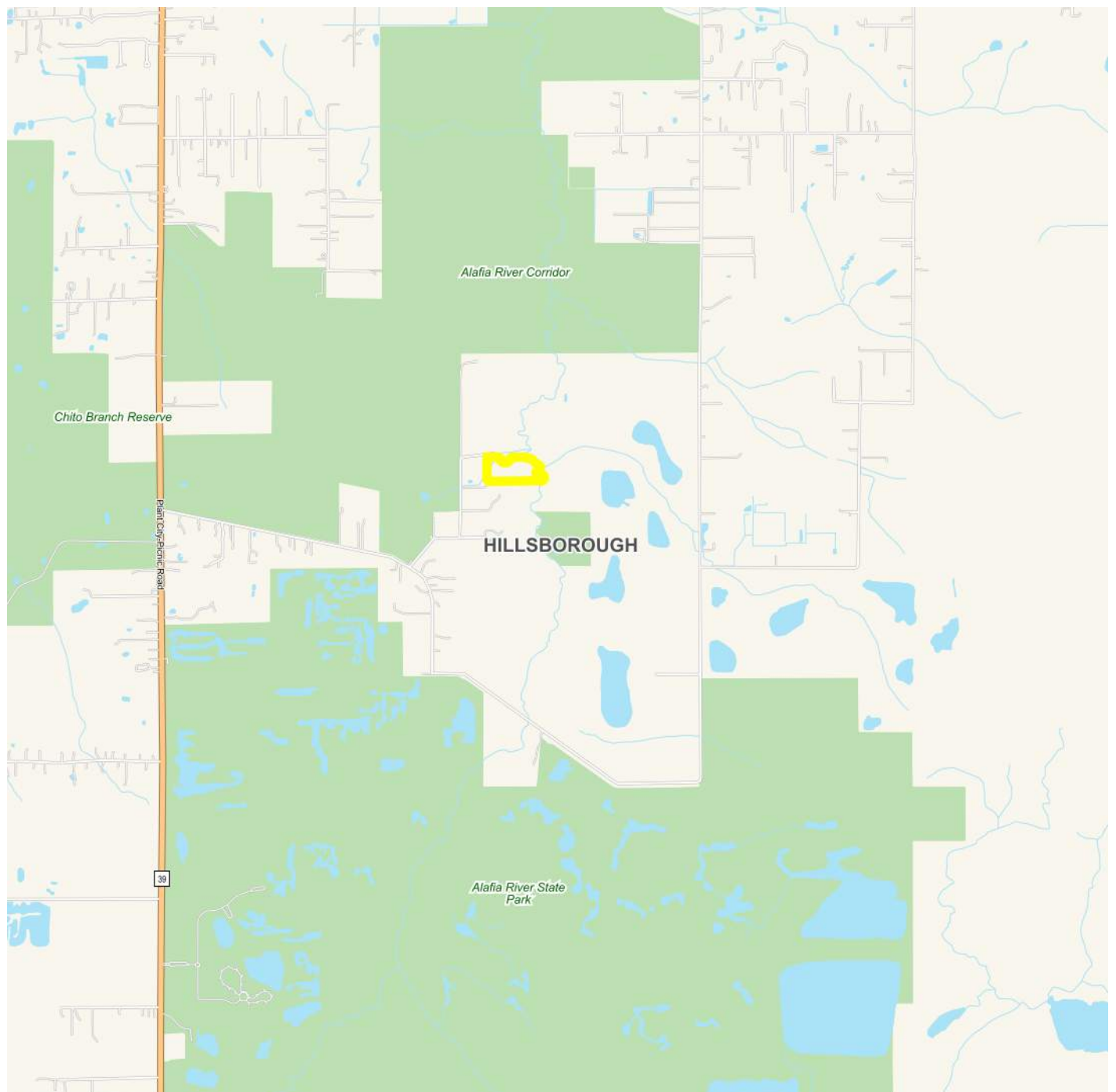


Single Family Home

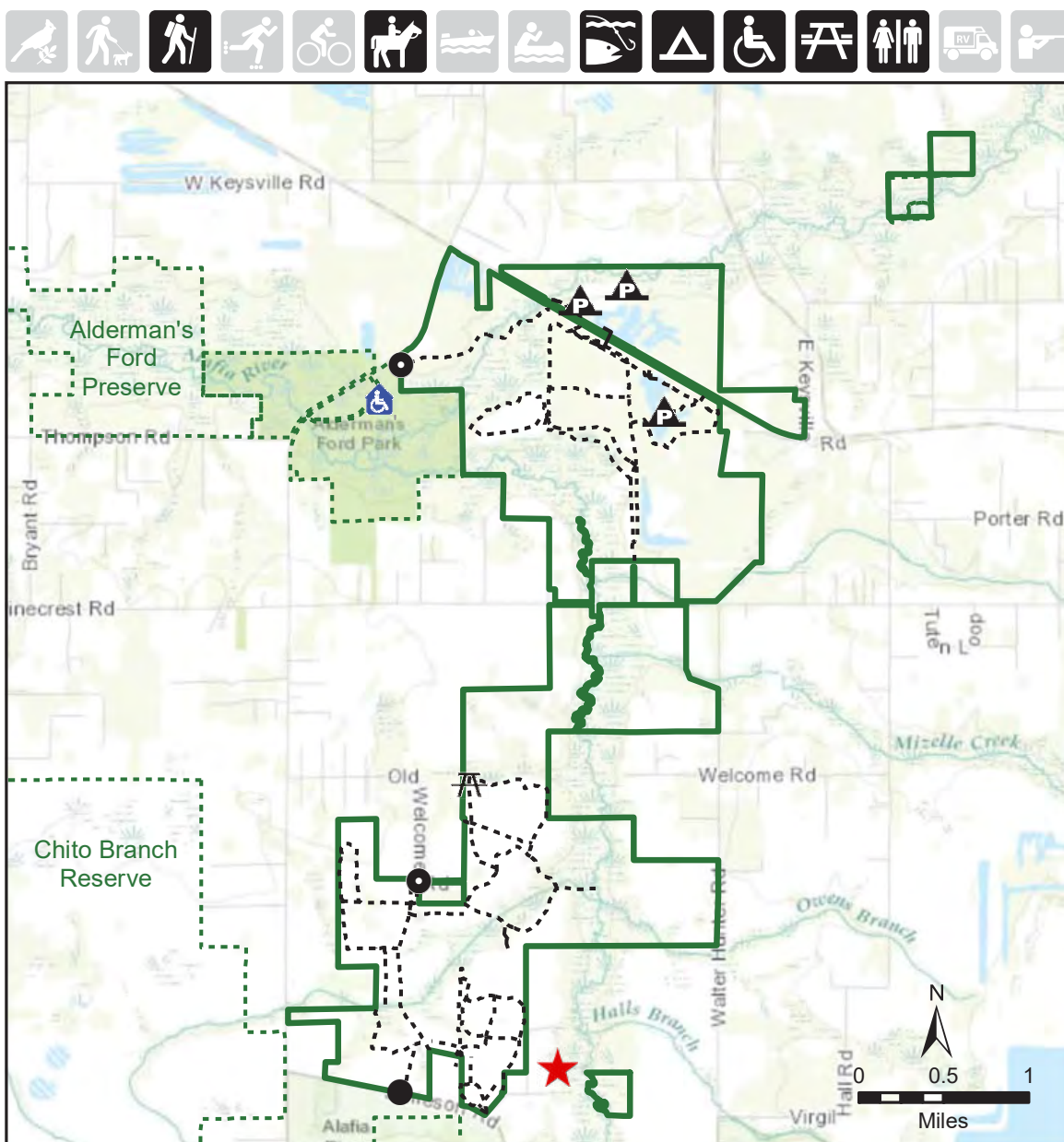




Conservation Land Aerial



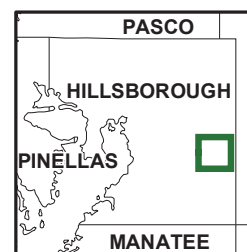
Alafia River Corridor Map



Alafia River Corridor

- highway/major road
- minor road
- - - designated trail
- ... other public lands
- property boundary
- - - county line
- ~ river/stream
- lake/pond
- forest
- wetland/swamp

- equestrian walk-through
- access point & parking
- ♿ ADA accessible toilet
- ⛺ picnic area
- ⛺ primitive camping



General Location

Fischbach **LAND COMPANY**

FISCHBACH LAND COMPANY

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