



**Fischbach**  
LAND COMPANY

**LITHIA  
PREMIER  
RIVER  
RETREAT**



# Property Overview

This premier river retreat is your rare opportunity to own a slice of rural Florida paradise with 900 feet of winding river frontage and nestled between a wildlife corridor. With 43 acres and land on both sides 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. Two homes 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.



Click to watch video



[FischbachLandCompany.com/LithiaPremierRiverRetreat](https://FischbachLandCompany.com/LithiaPremierRiverRetreat)



## Property Highlights



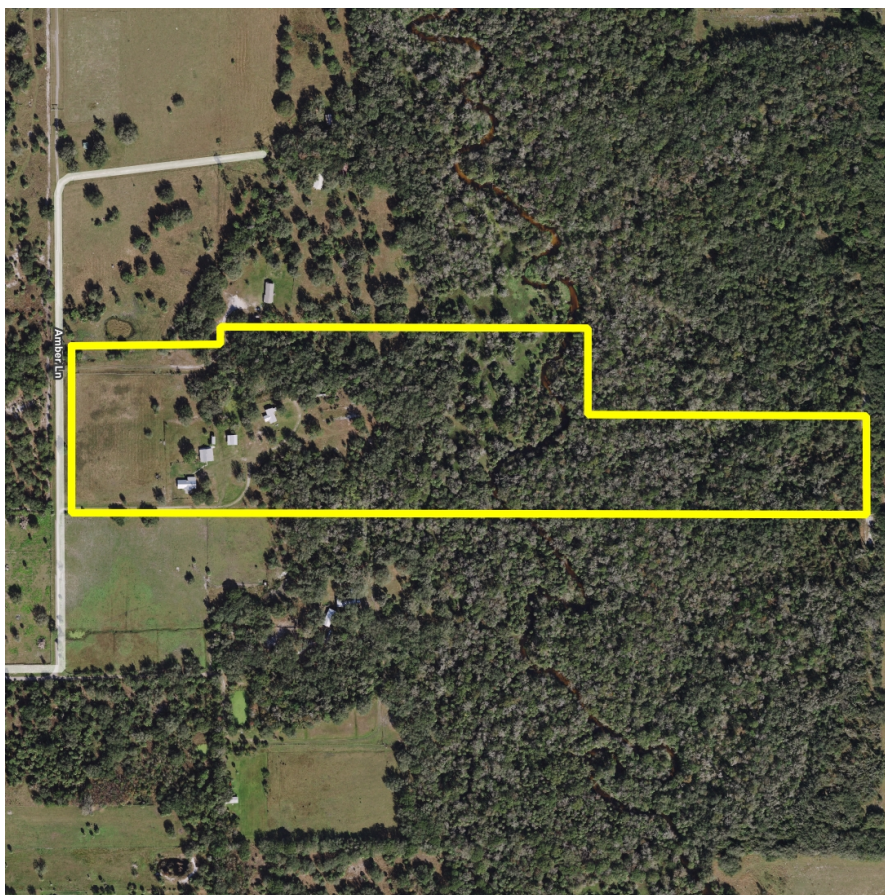
900 feet of  
River Frontage



Hunting, Fishing,  
Canoeing and Hiking!



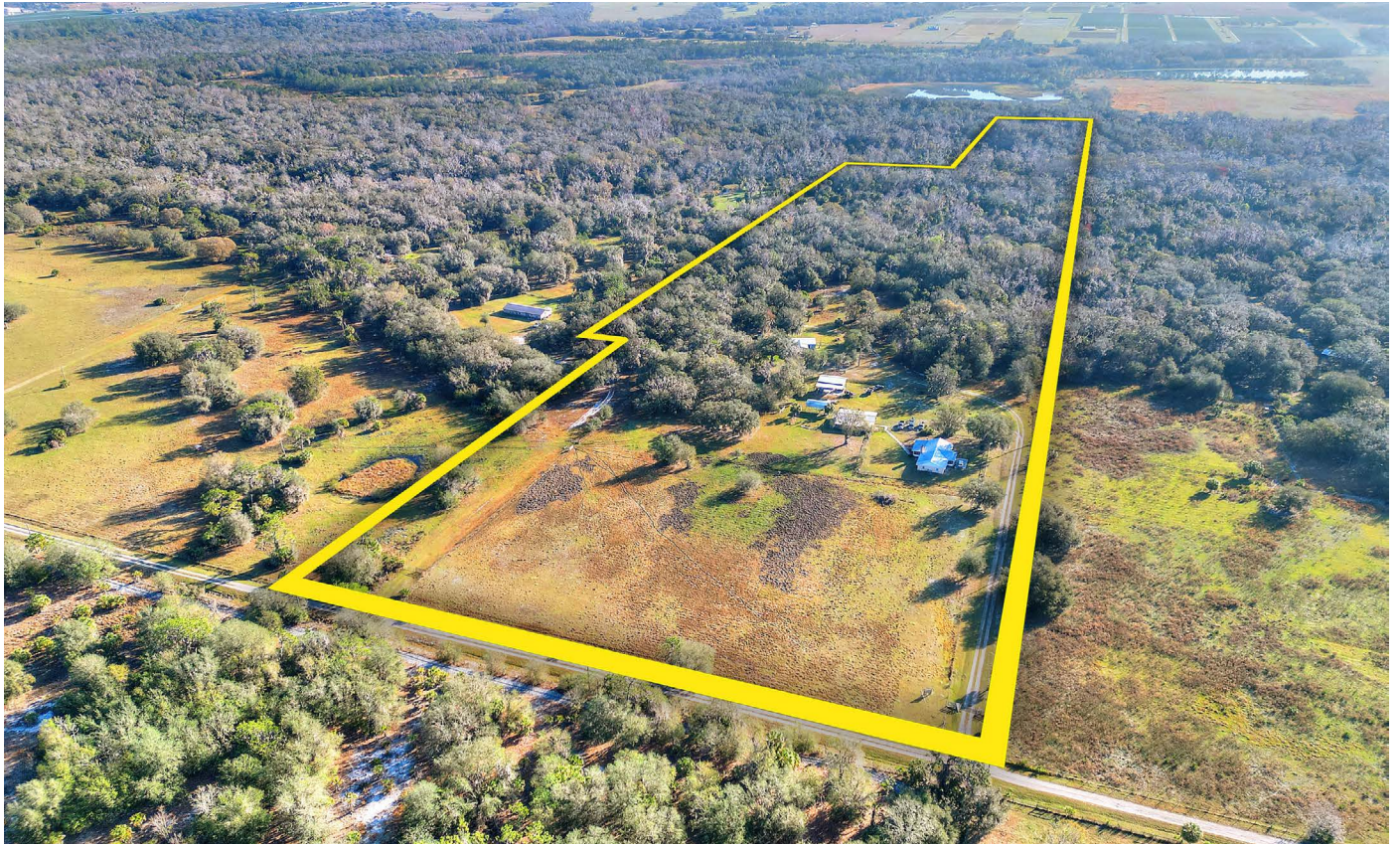
2 Homes on Property



<b>Property Address</b>	12620 Amber Lane, Lithia, FL	<b>County</b>	Hillsborough
<b>Property Type</b>	Homes with Acreage	<b>Folio/Parcel ID</b>	094125-4014 & 094125-2010
<b>Size</b>	43.63± Acres	<b>STR</b>	4-31-22
<b>Zoning</b>	A and AR	<b>Road Frontage</b>	641± feet on Amber Lane
<b>Future Land Use</b>	A and AR	<b>Site Improvements</b>	Single Family Home - 1,996 SF 2005 Mobile Home - 1,512 SF
<b>Price</b>	\$1,500,000.00	<b>Property Taxes</b>	\$1,498.01 (2022)



# Photos









# Photos





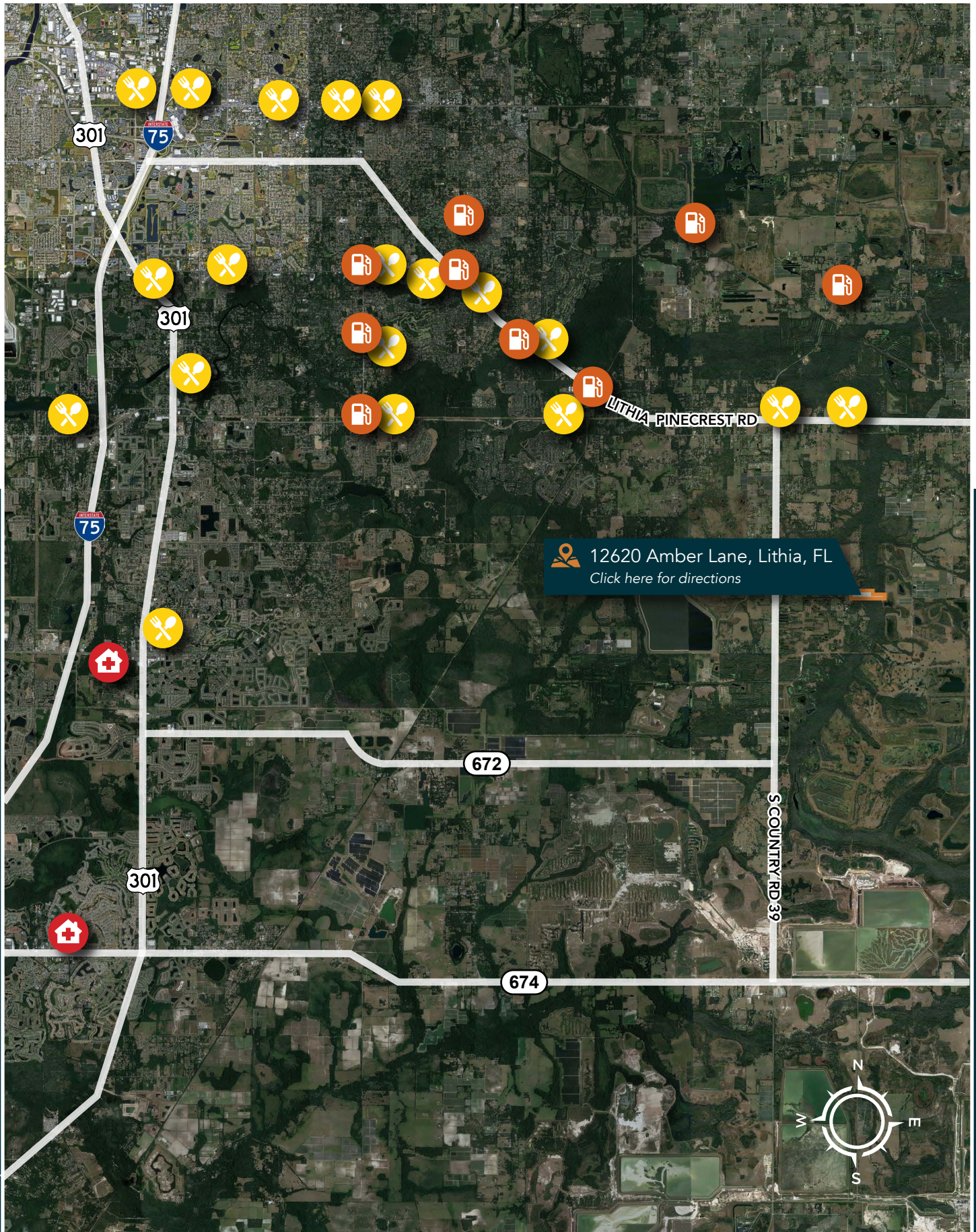




# Single Family Home

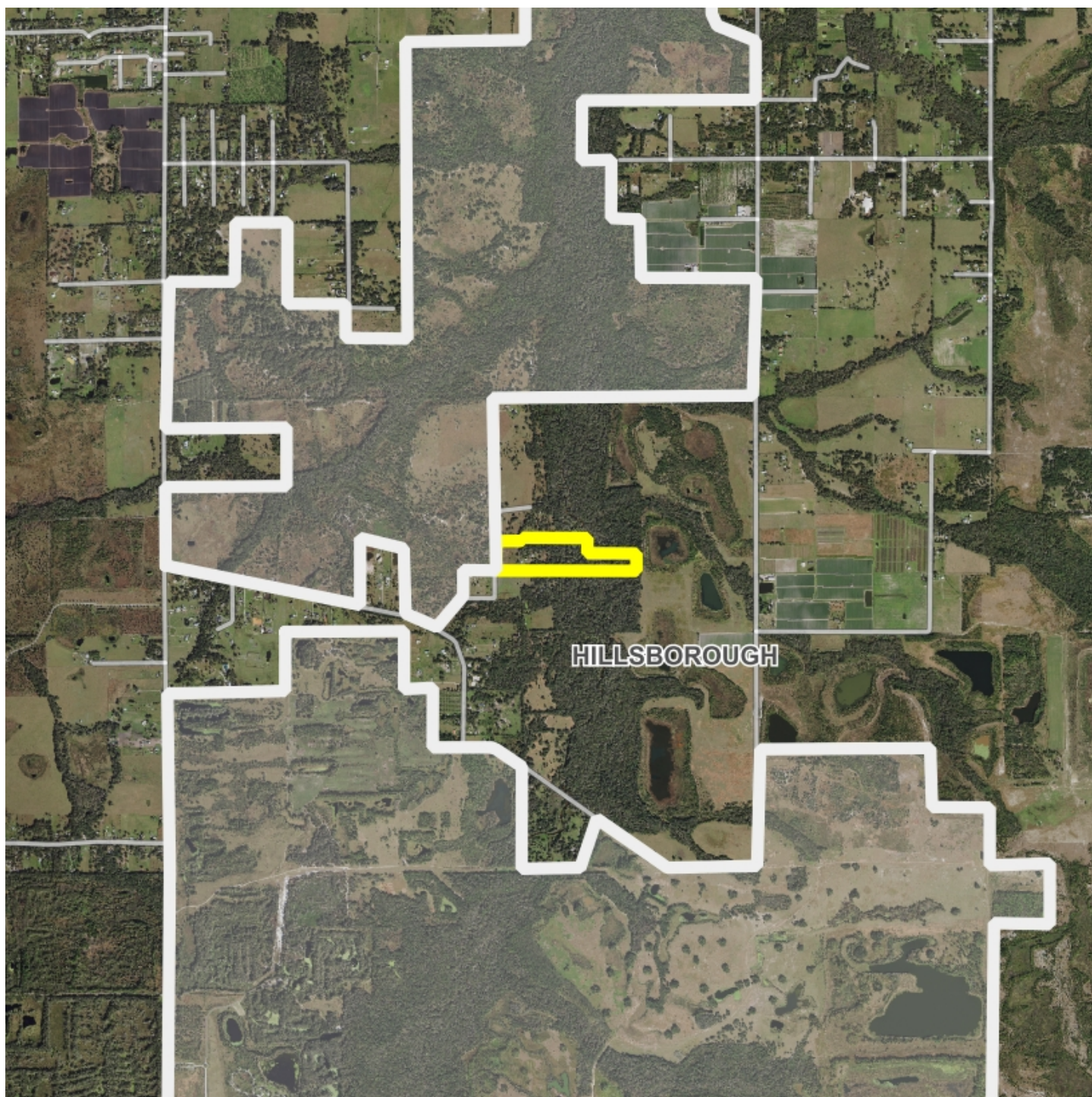






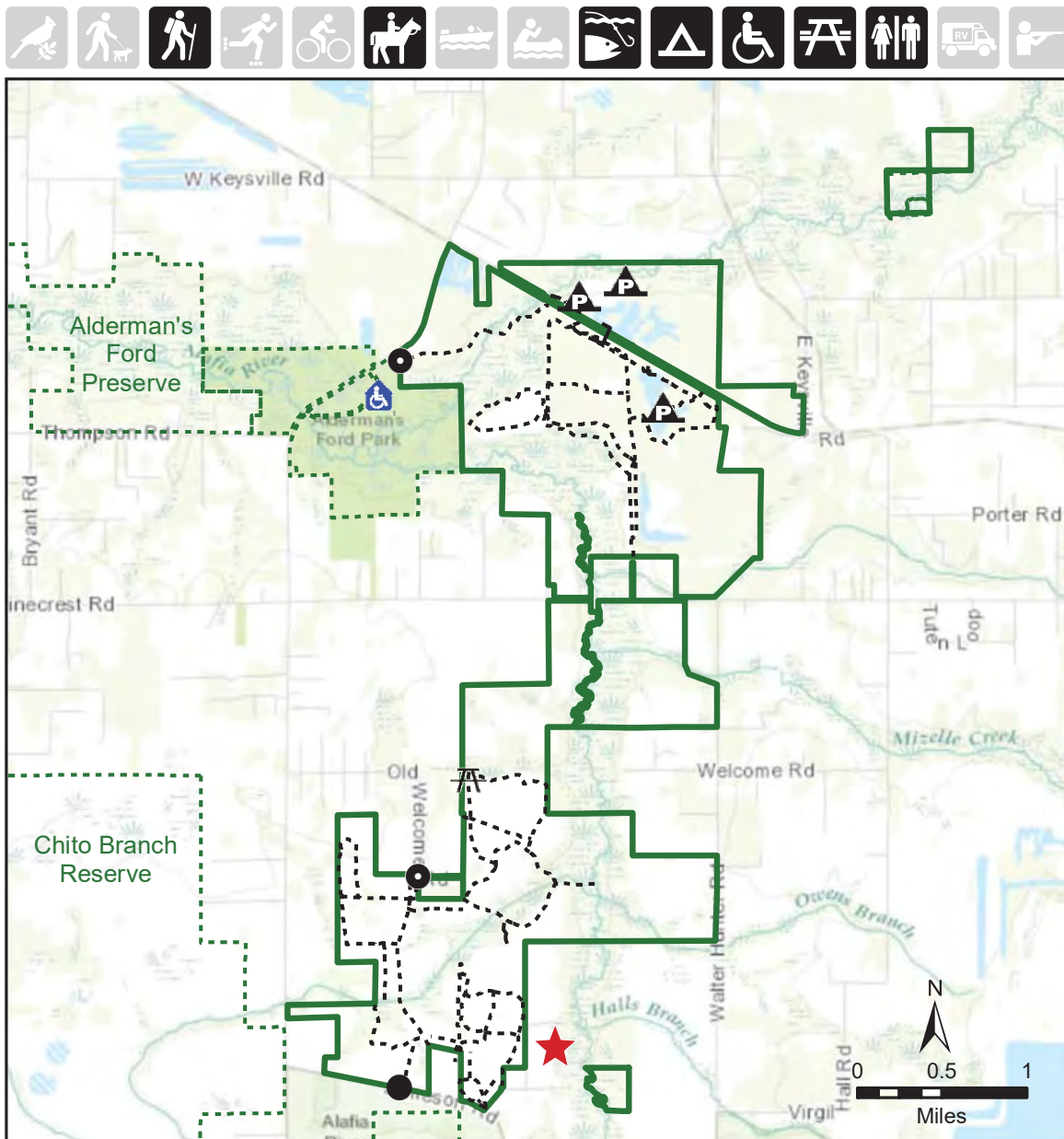


# Conservation Land Aerial





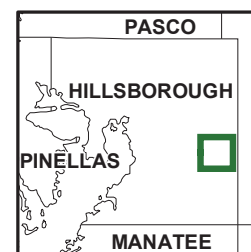
# Alafia River Corridor Map



## 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**

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