

753± ACRES
HAMILTON COUNTY, FLORIDA

SIZE: 753± acres

PRICE: ~~\$11,295,000.00 (\$15,000.00 per acre)~~
\$ 9,789,000.00 (\$13,000.00 per acre)

LOCATION: Property is located just east of the I-75 and
CR 143 interchange.

ZONING: Industrial; approved for up to 5,300,000 square feet of
building area.

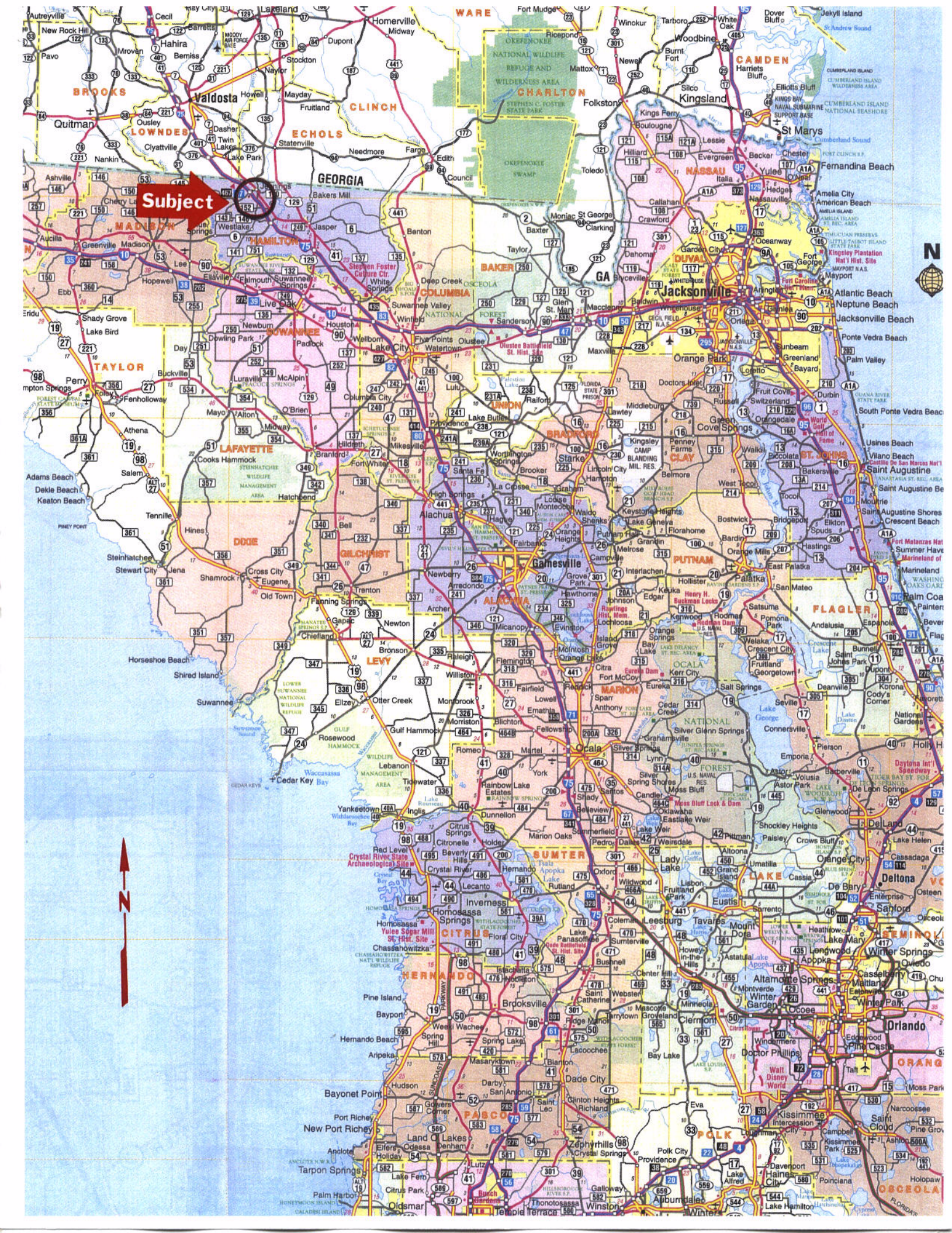
ROAD FRONTAGE: 1.46± miles of frontage on CR 141
0.73± miles of frontage on CR 143
1.52± miles of frontage on I-75

UTILITIES: Waterline and sewer available on
CR 143 at northwest corner of property.

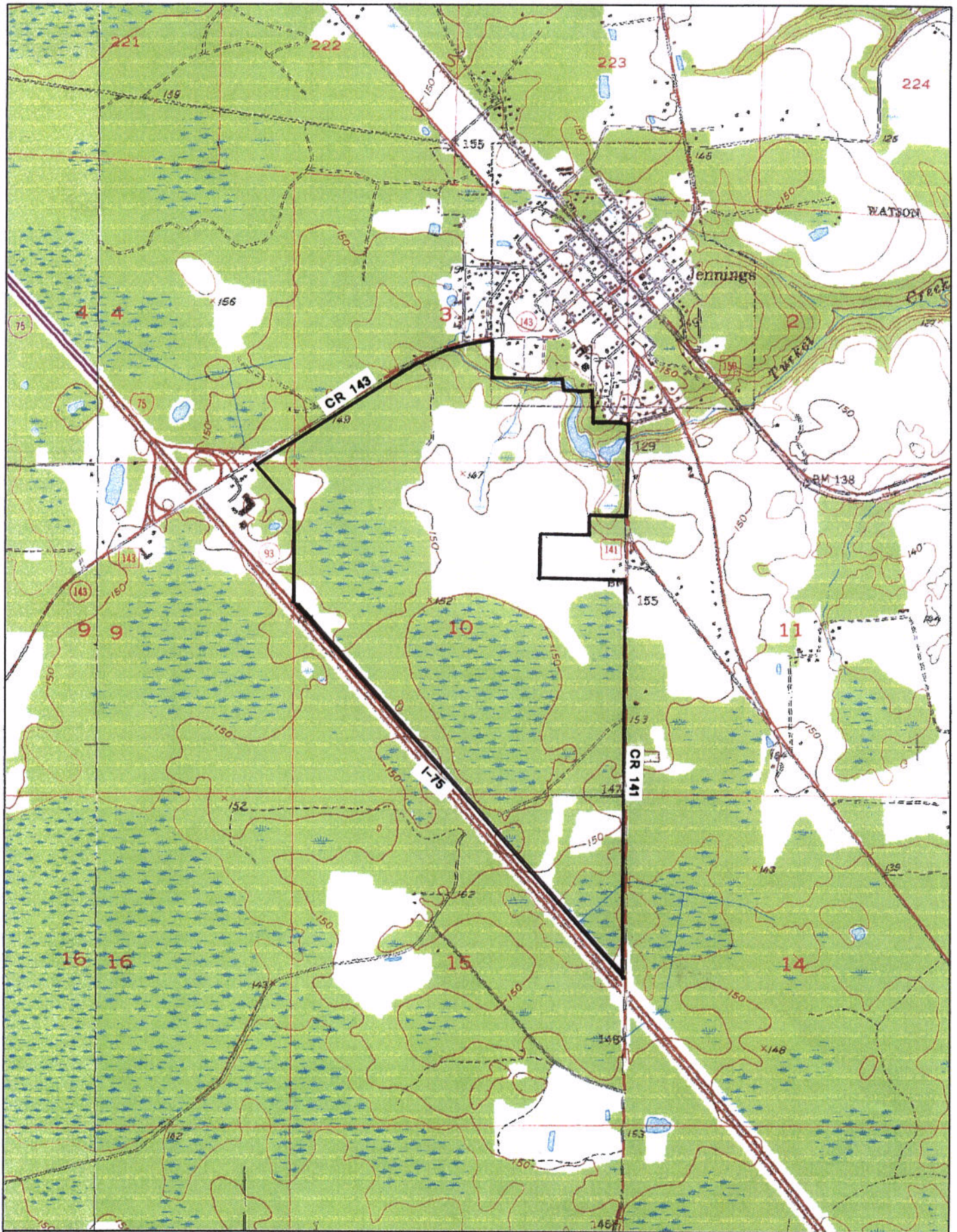
NOTE: Offering subject to errors, omission, prior sale or
withdrawal without notice.

3333 S. Orange Avenue, Suite 200 • Orlando, Florida 32806-8500
Post Office Box 568821 • Orlando, Florida 32856-8821
Telephone (407) 422-3144
Fax (407) 422-3155
www.maurycarter.com



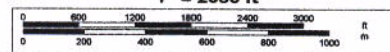


Hamilton County 753± acres

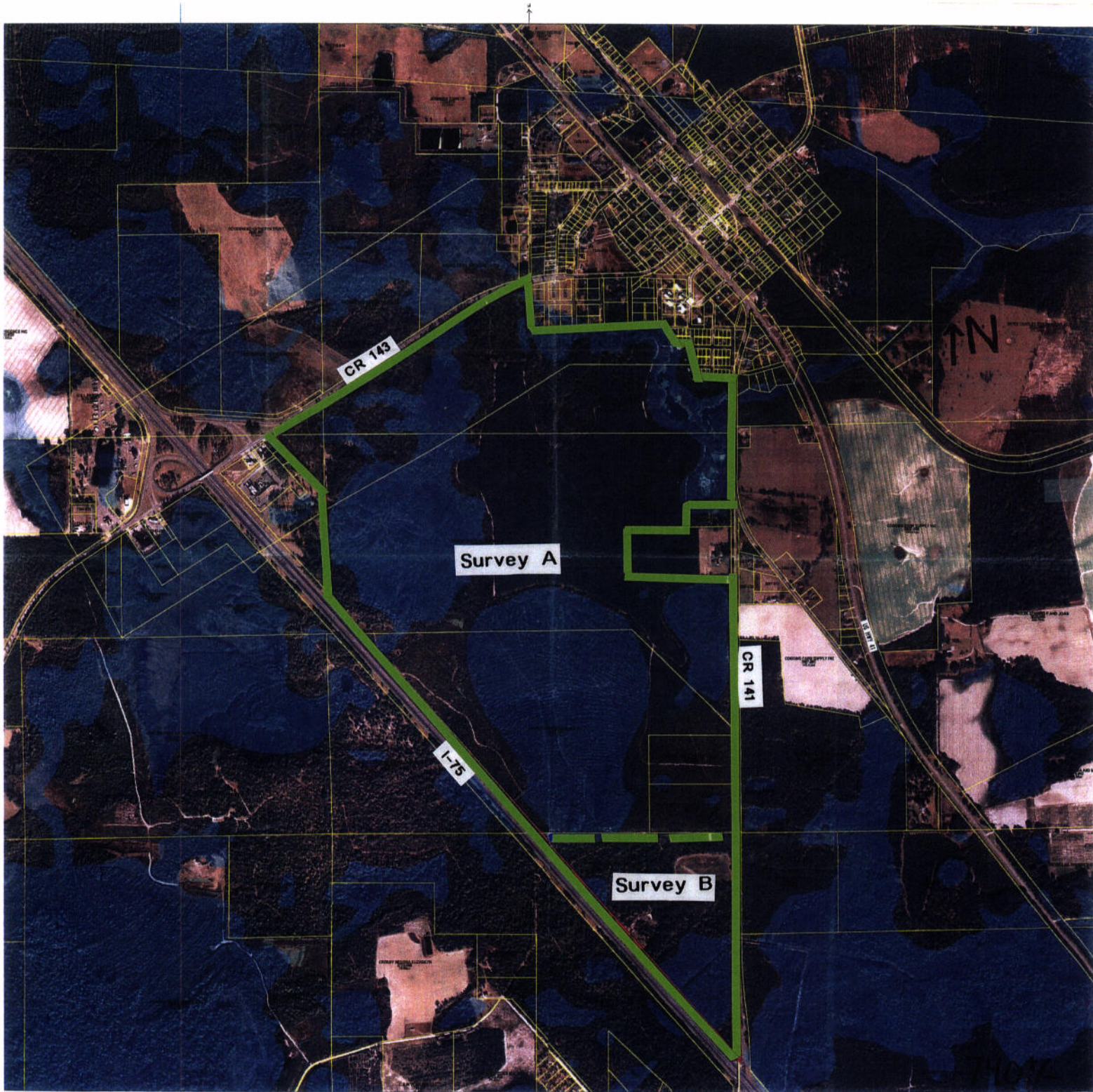


© 2002 DeLorme. 3-D TopoQuads®. Data copyright of content owner.
www.delorme.com

Scale 1 : 25,000
1" = 2080 ft



Hamilton County 753± acres



Scale - 1" = 400' FT.

BOUNDARY SURVEY OF

PAGE 1

Part of the Southeast corner (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 10, Township 2 North, Range 12 East, Hamilton County, Florida, being more particularly described as follows: For Point of Reference, commence at the Southeast corner of said Section 10, then run N 89°25'29" E along the South line of said Section 10, a distance of 55.00 feet to the West right-of-way line of County Road No. 141 and the Point of Beginning; thence continue S 89°28'29" W along said South line, a distance of 101.25 feet; thence run N 00°09'59" E, a distance of 844.80 feet; thence run S 89°26'29" E, a distance of 1061.25 feet to said West right-of-way line; thence run S 00°09'59" W along said West right-of-way line, a distance of 64.00 feet to the Point of Beginning.

ALSO

ALSO
 Part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 10, Township 2 North, Range 12 East, Hamilton County, Florida, being more particularly described as follows: Fish Point of Reference, commence at the Southeast corner of said Section 10, thence run N 89°26'22" W, a distance of 50.00 feet to the West side of the County Road No. 14, thence run N 00°00'59" E along said County Road corner of said Section 10, thence run N 89°26'22" W, a distance of 1081.25 feet; thence run N 00°00'59" E along said West right-of-way line, a distance of 644.60 feet to the Point of Beginning; thence run S 89°26'22" E, a distance of 1081.25 feet; thence run S 00°00'59" E along said West right-of-way line, a distance of 644.60 feet to the Point of Beginning.

Parcel 2

Part of the South Line (S) of Section 10, Township North, Range 12 East, Hamilton County, Florida, being more particularly described as follows: For Point of Reference, commences at the Southeast corner of said Section 10, thence run N 82°26'20" W along the South line of said Section 10, a distance of 1311.25 feet to the Point of Beginning, thence continue on S 82°26'20" W along said South line a distance of 1410.91 feet to the Eastern right-of-way line of Interstate 75, thence run N 40°30'00" W along said Eastern right-of-way line a distance of 3463.30 feet to the North line of said South line (S); thence run N 69°08'33" E along said North line of said South line (S) a distance of 100.00 feet to the Point of Beginning; thence run S 82°26'20" W, a distance of 1081.25 feet; thence run S 00°00'59" W, a distance of 1286.20 feet to the Point of Beginning.

Parcel 3

[illegible]

THIS IS CERTIFIED TO:
DARYL M. CARTER, TRUSTEE AND/OR ASSIGNS
DANIEL CRAPPS, TRUSTEE UNDER THE JENNINGS LAND TRUST
WANDERWEEDE, HAINES, WARD & WOODMAN, P.A.,
ABSTRACT AND TITLE SERVICES, INC.,
COMMONWEALTH LAND TITLE INSURANCE COMPANY.

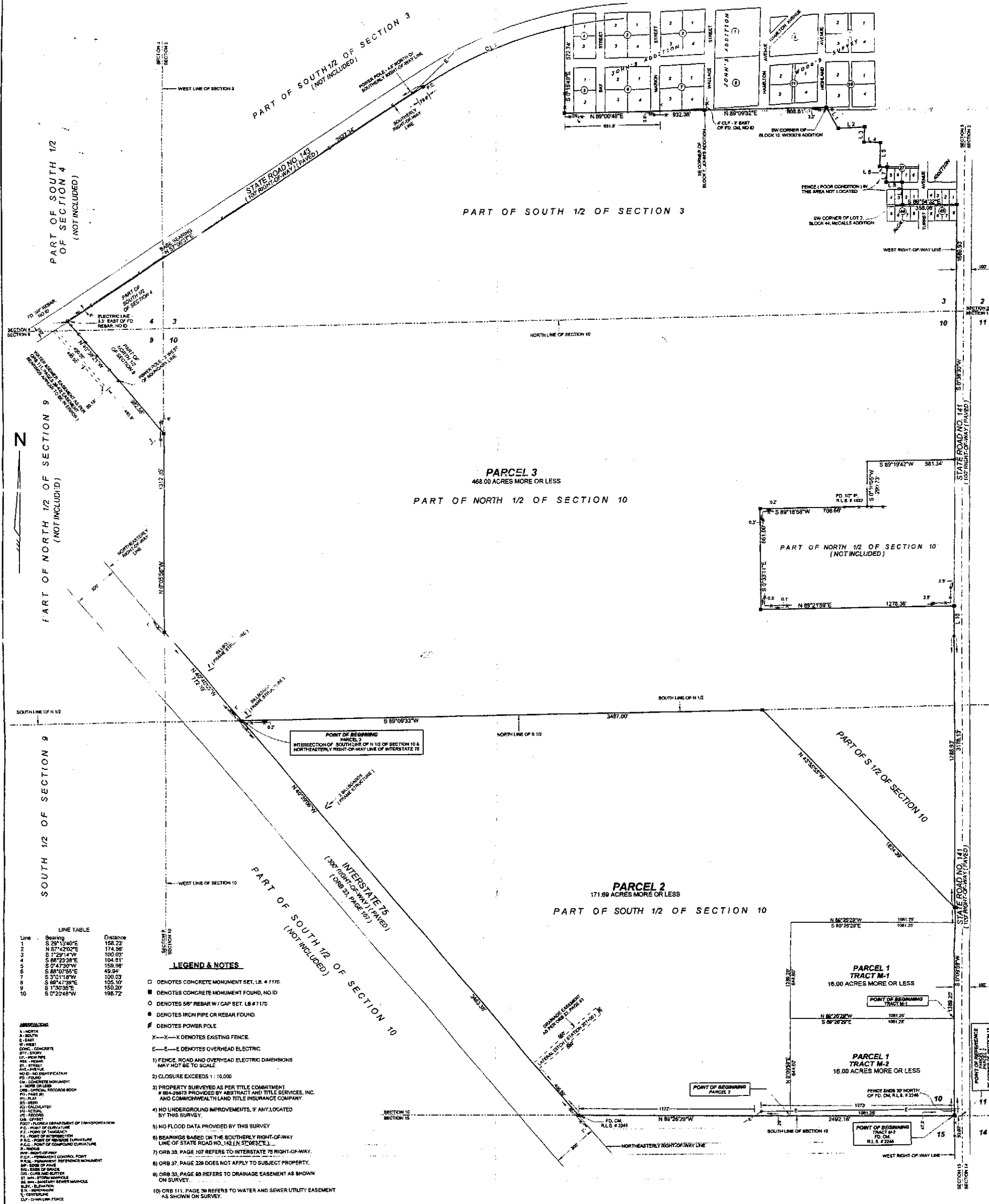
THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS
SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND
SURVEYORS IN CHAPTER 81G17-8 FLORIDA ADMINISTRATIVE CODE.
SUBJECT TO SECTION 475.001, FLORIDA STATUTES.

TIMOTHY B. ALCORN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 6332
DATE: JANUARY 24, 2006

FOR: DARYL M. CARTER, TRUSTEE AND/OR ASSIGNS

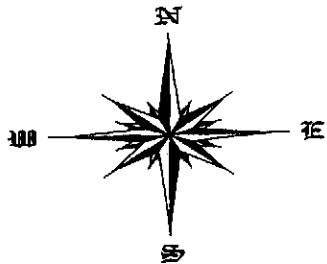
SCALE: 1" = 30'	DATE SURVEYED: 01-10-06	DATE DRAWN: 01-18-06
REVISED: 01-24-06	APPROVED BY:	DRAWN BY: PLUSH
J. SHERMAN FRIER & ASSOCIATES, INC.		

LAND SURVEYORS 130 WEST HOWARD ST., P.O. BOX 560 LIVE OAK, FL 32064 PHONE: 386-362-4629 FAX: 386-362-5270	DRAWING NUMBER 223-87-20015
---	--------------------------------



BOUNDARY SURVEY IN:
SECTION 15, TOWNSHIP 2 NORTH, RANGE 12 EAST
HAMILTON COUNTY, FLORIDA

82.12 ACRES



DESCRIPTION:

ALL THAT PART OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 12 EAST, HAMILTON COUNTY, FLORIDA, LYING NORTH AND EAST OF INTERSTATE 75 AND WEST OF COUNTY ROAD 141, CONTAINING 82.12 ACRES MORE OR LESS.

SUBJECT TO A FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE DITCH.

LEGEND:

O - SET 5/8" REBAR
□ - SET 4" X 4" CM
IP - IRON PIPE
PRM - PERMANENT REFERENCE MARK
CM - CONCRETE MONUMENT
FD - FOUND
SE - SOUTHEAST
NE - NORTHEAST
NW - NORTHWEST
SW - SOUTHWEST
BM - BENCH MARK
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
U - POWER POLE
-E- - OVERHEAD POWER
-X- - FENCE
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
R/W - RIGHT OF WAY
PLS - PROFESSIONAL LAND SURVEYOR
PSM - PROFESSIONAL SURVEYOR AND MAPPER

NOTES:

1. BEARINGS BASED ON A BEARING OF N 41° 20' 46" W ON THE CENTERLINE OF INTERSTATE 75 AS PER FDOT RIGHT OF WAY MAP.
2. SURVEY BASED ON FOUND AND ACCEPTED MONUMENTATION AND WITHOUT BENEFIT OF TITLE SEARCH.
3. THERE MAY BE EASEMENTS RECORDED IN THE OFFICIAL RECORDS OF THIS COUNTY THAT ARE NOT SHOWN ON THIS SURVEY.

CERTIFICATION:

CERTIFIED TO:
MAURY CARTER & ASSOCIATES, INC.
FARM CREDIT OF NORTHWEST FLORIDA

I HEREBY CERTIFY BY MY SIGNATURE BELOW, THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION AND THAT SAID SURVEY COMPLIES WITH THE DEPARTMENT OF PROFESSIONAL REGULATION - BOARD OF LAND SURVEYORS' MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, AS DEFINED IN CHAPTER 61G17-6, F.A.C.
DATED: 9/26/06

N.S. Combass, PSM
Florida Certification # 4093

NOT VALID WITHOUT SIGNATURE AND EMBOSSED SEAL OF SURVEYOR

N.S. COMBASS LAND SURVEYING			
6029 SW 31ST STREET JASPER, FLORIDA 32052			
(386) 838-2280			
DATE	DATE	DATE	DATE
NSC	9/24/06	FOR	MAURY CARTER & ASSOC.
APPROVED	DATE	DATE	FIELD WORK COMPLETE
NSC	9/24/06	DATE	9/19/06
SCALE	1" = 200'	PROJECT NO.	06-082