

**371± ACRES
STATE ROAD 59
JEFFERSON COUNTY, FLORIDA**

SIZE: 371± acres

PRICE: \$1,600,000.00 ——— (\$4,313.00 per acre)
\$1,500,000.00 (\$4,043.00 per acre)

LOCATION: Property is located on west side of SR 59 and on
east side of Connell Tram Road

ZONING/FUTURE: Agricultural
No more than 1 unit per 20 acres allowed

UTILITIES: Septic and well

ROAD FRONTAGE: 1.5± miles on State Road 59
1.1± miles on Connell Tram Road

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

3333 S. Orange Avenue, Suite 200 • Orlando, Florida 32806-8500
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Fax (407) 422-3155
www.maurycarter.com



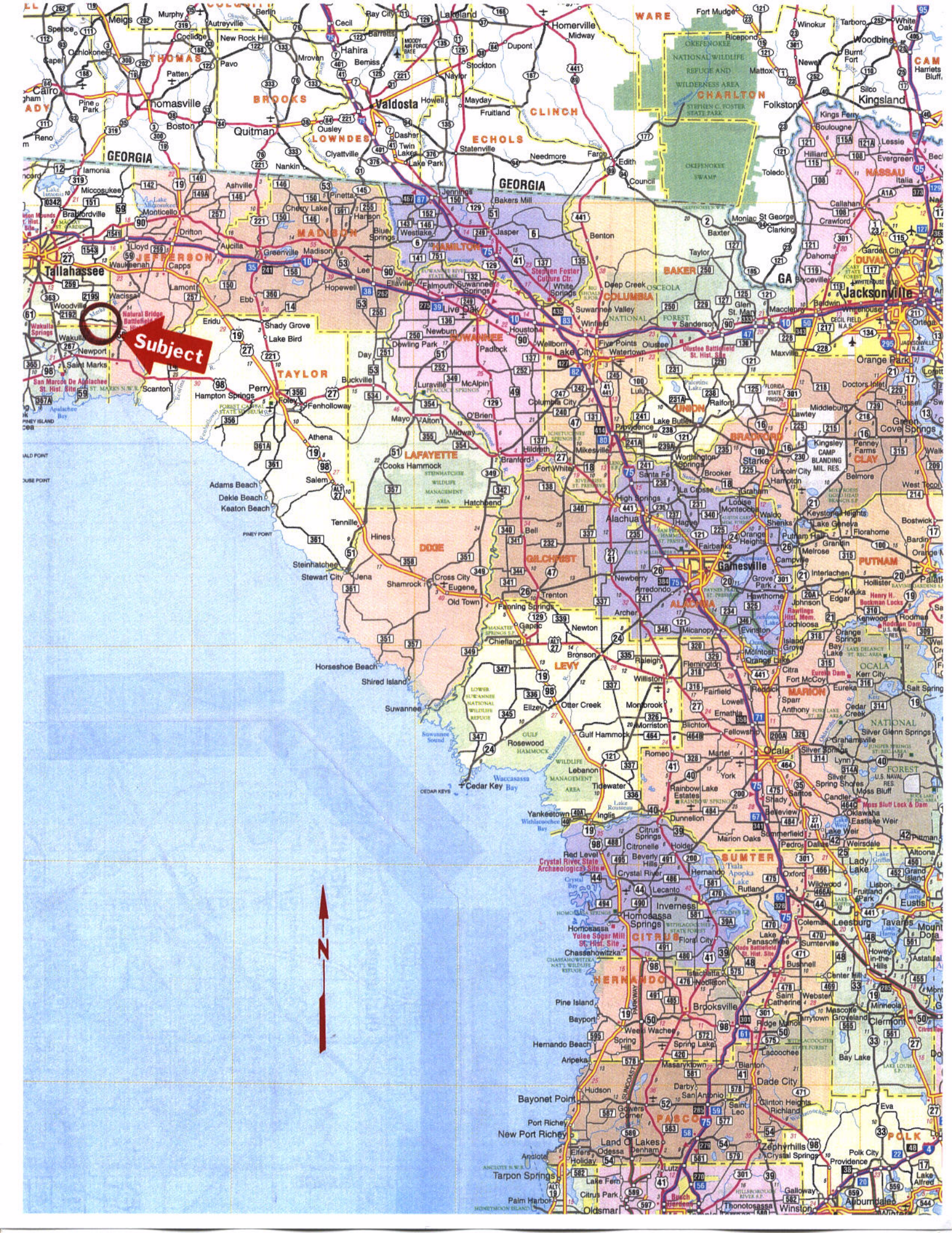
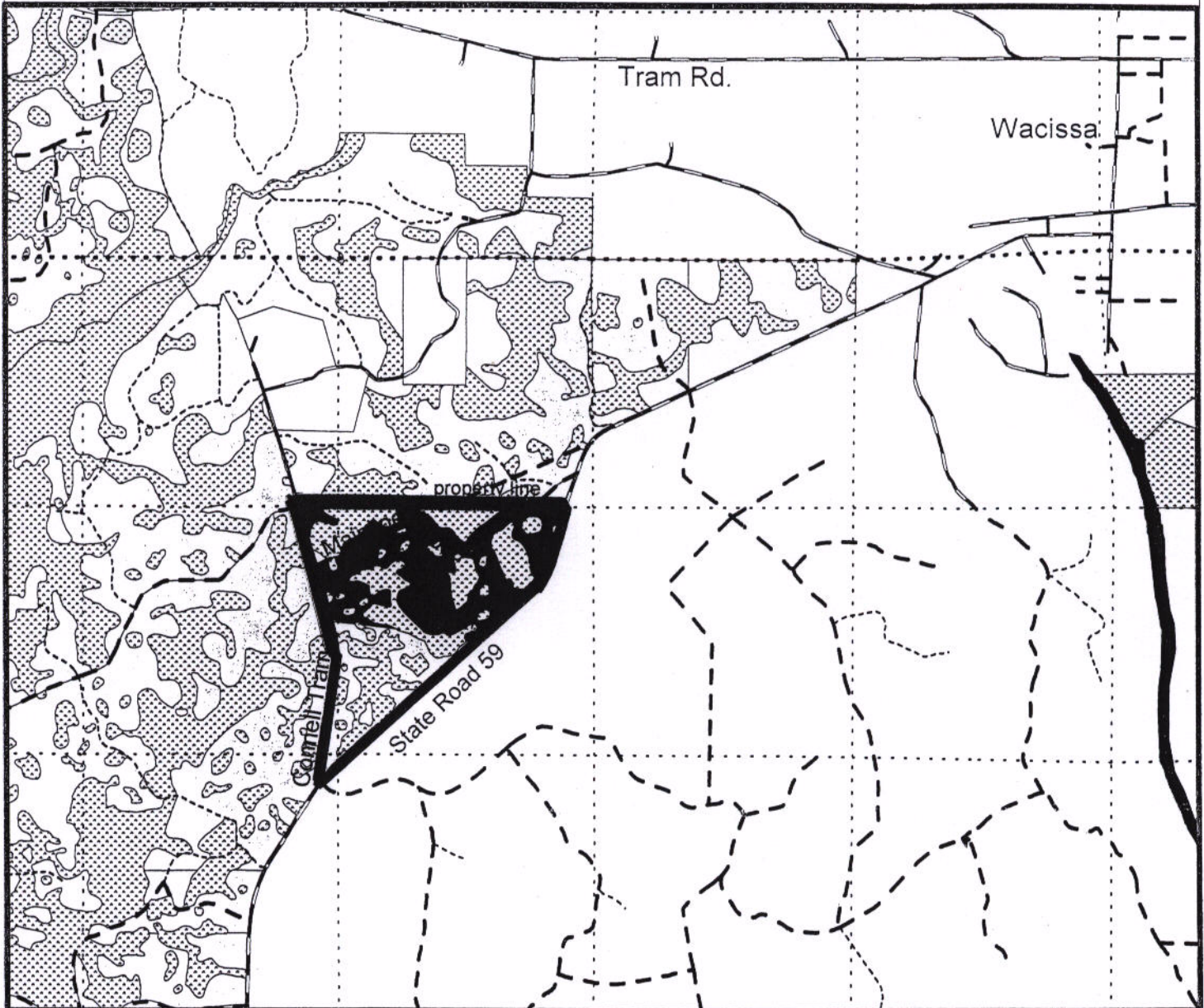


EXHIBIT "A"
PROPERTY



Symbol Legend

- Section Line
- Township or Range Line
- - - - - Graded Road
- Paved Road
- State or U.S. Highway
- Interstate Highway
- Railroad

0 1 2 Miles

Carter Tract

Carter - Jefferson 370 Hwy. 59 Tract
28 year old Planted Slash Pine
169 acres to thin in 090661

Cypress/Hardwood swamps
harvested in 2004-2005

North Boundary

West
Boundary
Connell
Tram

Tract 090661

Tract 09066K

Pine plantation
to rethin

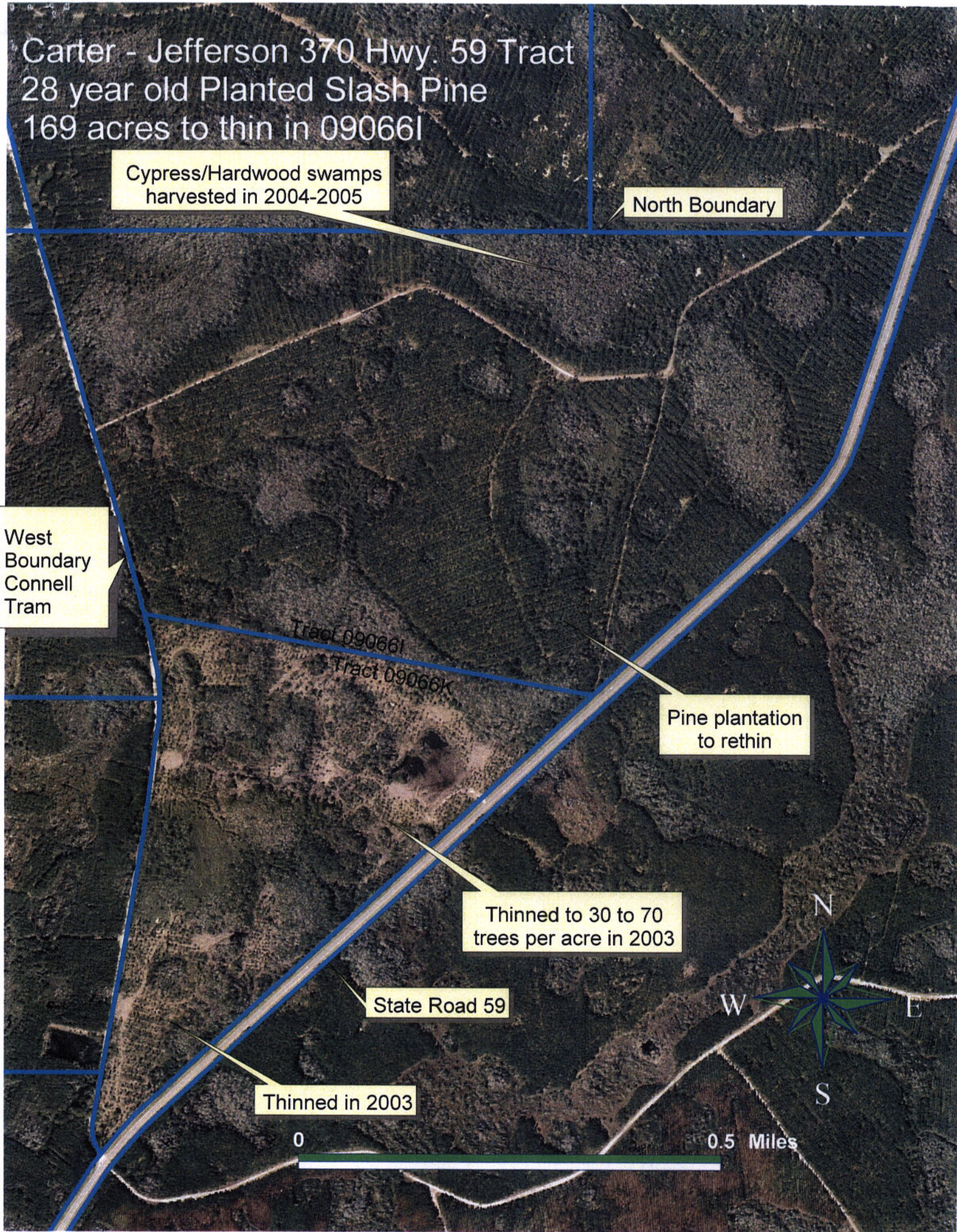
Thinned to 30 to 70
trees per acre in 2003

State Road 59

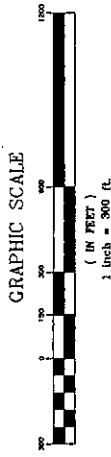
Thinned in 2003



0 0.5 Miles



1. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No interior improvements were located in this survey. Any visible cross boundary encroachments or encroachments, and any road, trails, or alleyways crossing the boundary are shown.
3. No underground encroachments were located in this survey.
4. Bearings based on Florida State Plane Coordinates, North Zone.
5. See attached sheet for legal description



I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 61017, Florida Administrative Code.)

AUG 28 2006

PLAT OF BOUNDARY SURVEY FOR:
DARYL M. CARTER AS TRUSTEE OF
THE CARTER-JEFFERSON 370
HIGHWAY 59 LAND TRUST.

PREPARED BY

EDWIN G BROWN AND ASSOCIATES, INC.

2813 CRAWFORDVILLE HWY. P.O. BOX 625 CRAWFORDVILLE, FL. 32326 (850)926-3016

DATE	MARCH 8, 2006	DRAWN BY: SNM	CHECKED BY: WGB
REVISION	LOCATED ROADS	SCALE: 1"=300'	CHECKED BY: SNM
		DATE: DECEMBER 19, 2005	
		JOB NUMBER	PSG#
		05-721	28358

[illegible]