

**514± ACRES
INTERSTATE 75
SUMTER COUNTY, FLORIDA**

SIZE: 514± acres

PRICE: \$18,000,000.00 ——— (~~\$35,020.00 per acre~~)

\$12,825,000.00 (\$25,000.00 per acre)

46.5± acre Commercial parcel can be cut out of 514± acre tract and is available separately for \$2,325,000 (\$50,000 per acre).

LOCATION: Property is located approximately 1/4 mile north of County Road 466 in north Sumter County and is bisected by Interstate 75 and County Road 475.

ZONING / FUTURE LAND USE: Agricultural – 1 unit per 5 acres /
46.5± acres Commercial fronting County Road 475 and NW 122nd Avenue

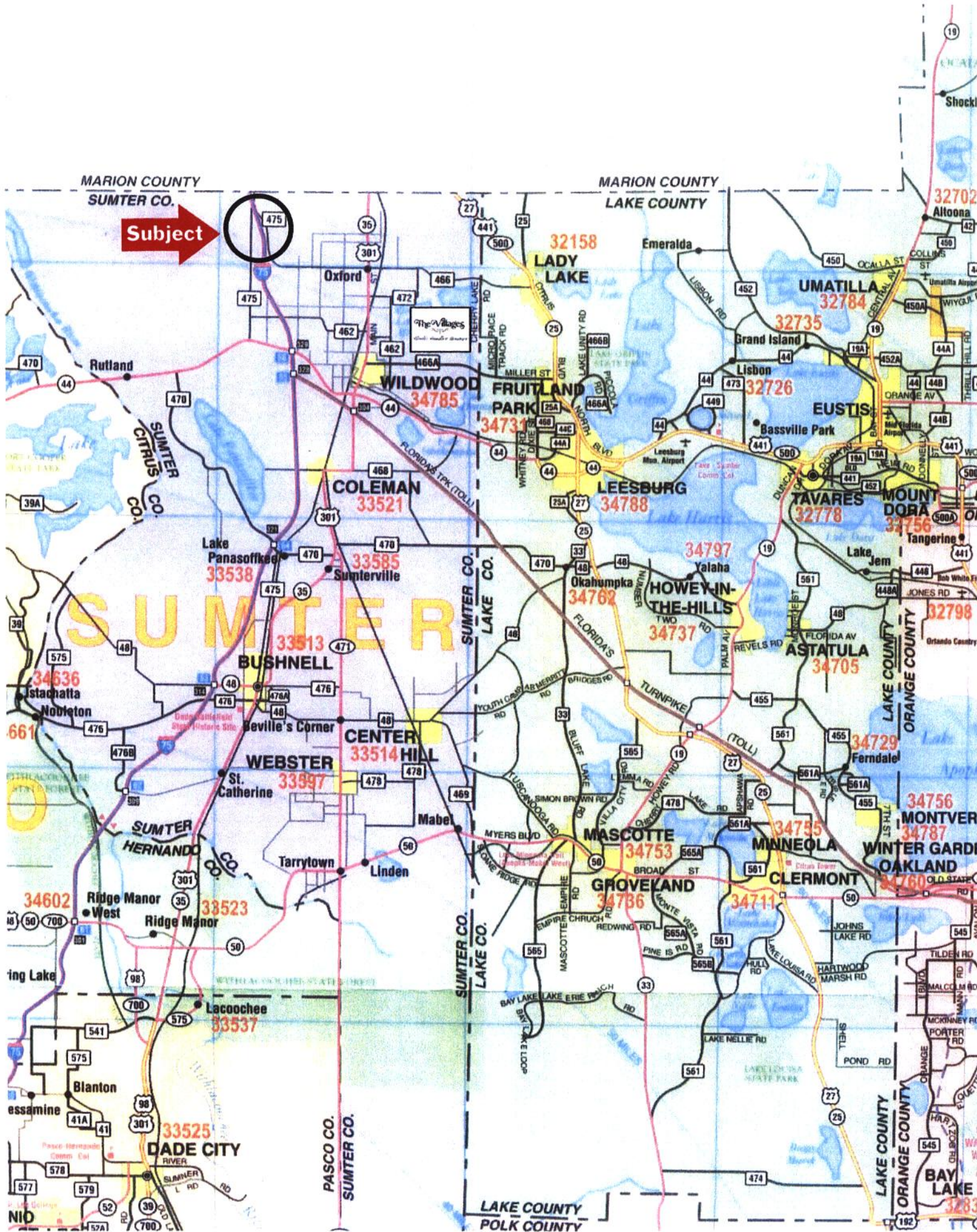
UTILITIES: Septic and well

ROAD FRONTAGE: 4,277± frontage feet on east side of County Road 475
2,652± frontage feet on west side of Interstate 75
1,330± frontage feet on east side of County Road 245
306± frontage feet on north side of NW 122nd Avenue

NOTE: Offering subject to errors, omissions, 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





MARION COUNTY
SUMTER CO.

Subject →

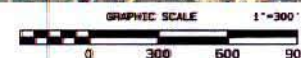
MARION COUNTY
LAKE COUNTY

SUMTER

LAKE COUNTY
POLK COUNTY

LAKE COUNTY
ORANGE COUNTY

BAY LAKE



6789 FORUM DRIVE
SUITE 310
ORLANDO, FLORIDA 32831
PHONE: (407) 251-6730
FAX: (407) 251-5931
www.leadingedgeinfo.com

OF
FORE PROPERTY LOCATED IN SECTIONS 9 & 10, T18S, R88E,
SUMNER COUNTY, FLORIDA

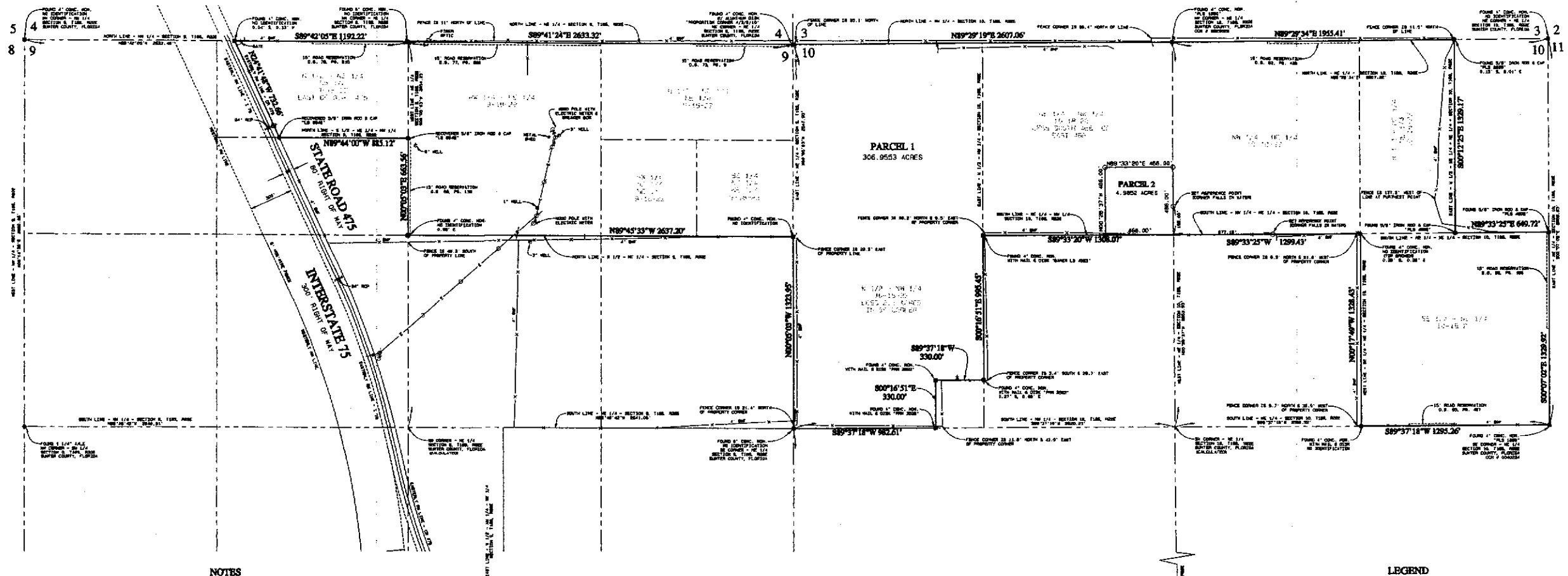
FOR
MAURY L. CARTER & ASSOCIATES, INC.

REVISIONS:

DATE OF DRAWING	06 DEC 2008	LAST FIELD WORK
MANAGER	EAC	CIRN CHIEF (B);
PROJECT NUMBER	949-08118	COMPUTER FILE: COMBINED.MXD
FIELD BOOK NUMBER:		SCALE: 1" = 300'

BOUNDARY SURVEY OF FORE PROPERTY

LOCATED IN SECTIONS 9 & 10, TOWNSHIP 18 SOUTH, RANGE 22 EAST
SUMTER COUNTY, FLORIDA



NOTES

1. THIS SURVEY WAS MADE FOR THE PARTIES LISTED IN THE CERTIFICATION AND SHALL NOT BE USED BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SURVEYING FIRM.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NE 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, WHICH IS ASSUMED TO BE AN 89°41'24" E.
3. PARCEL 1 OF THIS PROPERTY CONTAINS 306.9553 ACRES OF LAND, MORE OR LESS. PARCEL 2 OF THIS PROPERTY CONTAINS 4.9802 ACRES OF LAND, MORE OR LESS.
4. NO UNDERGROUND UTILITIES OR STRUCTURES WERE LOCATED AS A PART OF THIS SURVEY.
5. IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.
6. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR SUMTER COUNTY, FLORIDA, INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE A (AREAS OF LOW FLOOD RISK) AND THAT THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE C (AREAS OF MODERATE FLOODING). THIS INFORMATION WAS TAKEN FROM COMMUNITY PANEL NUMBER 320006 0000 B, EFFECTIVE DATE MARCH 15, 1982.
7. ABSTRACT INFORMATION FOR PARCEL 1 WAS PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 23301869CA, DATED JANUARY 17, 2006. THE FOLLOWING SCHEDULE 8 SECTION 2 ITEMS ARE NOTED RELATIVE TO THE SURVEY:
ITEM 6. ROAD RESERVATIONS CONTAINED IN DEED BOOK 82, PAGE 136; DEED BOOK 85, PAGE 857; DEED BOOK 86, PAGE 136; DEED BOOK 79, PAGE 9; DEED BOOK 77, PAGE 296; AND DEED BOOK 76, PAGE 215, ALL OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ARE DEPICTED GRAPHICALLY ON THE SURVEY.
ITEM 7. SUMTER ELECTRIC COOPERATIVE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 105, PAGE 288 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IS A BLANKET EASEMENT OVER THAT PART OF PARCEL 1 LYING WITHIN SECTION 9, TOWNSHIP 18 SOUTH, RANGE 22 EAST.
ITEM 8. AMERICAN TELEPHONE AND TELEGRAPH EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 79, PAGE 201 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IS A BLANKET EASEMENT OVER THAT PART OF PARCEL 2 LYING WITHIN THE NE 1/4 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 22 EAST.
ITEM 9. SUMTER ELECTRIC COOPERATIVE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 111, PAGE 148 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IS A BLANKET EASEMENT OVER THAT PART OF PARCEL 1 LYING WITHIN SECTION 9, TOWNSHIP 18 SOUTH, RANGE 22 EAST.
ITEM 10. RIGHT OF WAY OF STATE ROAD 475 AS DEPICTED GRAPHICALLY ON THE SURVEY IS TAKEN FROM A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR INTERSTATE 75, STATE ROAD 475, SECTION NUMBER 18130-18402, DATED JANUARY 1987.
8. ABSTRACT INFORMATION FOR PARCEL 2 WAS PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 23301870CA, DATED JANUARY 17, 2006. THERE ARE NO SCHEDULE 8 SECTION 2 ITEMS TO NOTE RELATIVE TO THE SURVEY.
9. PARCELS 1 AND 2 OF THIS PROPERTY ARE CONTIGUOUS ALONG THEIR EAST, NORTH AND WEST LINES. THERE ARE NO BARS OR GUMS BETWEEN THESE PARCELS.

LEGAL DESCRIPTION (PROVIDED BY CLIENT)

PARCEL 1
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LYING EAST OF S.R. 475, ALL IN SECTION 9, TOWNSHIP 18 SOUTH, RANGE 22 EAST, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 9, TOWNSHIP 18 SOUTH, RANGE 22 EAST, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, EXCEPT 2 1/2 ACRES IN THE SOUTHEAST CORNER, ALL IN SECTION 10, TOWNSHIP 18 SOUTH, RANGE 22 EAST, ALL LYING IN SUMTER COUNTY, FLORIDA.

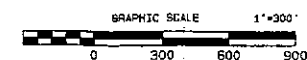
TOGETHER WITH
PARCEL 2
THE SOUTH 400 FEET OF THE EAST 400 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

CERTIFICATION

THIS SURVEY IS HEREBY CERTIFIED TO:
DARYL W. CARTER, TRUSTEE OF CARTER-SUMTER 311 HIGHWAY 202 LAND TRUST
SERVING AS: FORE, OR
MARY ELLEN FORE
SERVING AS: FORE, JR.
ROBERT DONALD FORE
CURRALL RANDOLPH FORE
TROY PHILLIP FORE
PAUL WILSON FORE
COMMONWEALTH LAND TITLE INSURANCE COMPANY
VINCE WHEELER, HALLMARK, WARD & WOODMAN, P.A.
ROBERT J. JENSEN & SONS, P.A.

LEGEND

- FOUND CONCRETE MONUMENT
- FOUND IRON ROD OR PIPE
- SET 5/8" IRON ROD & CAP "LB 8848"
- UTILITY MARKER
- POWER POLE
- BAY ANCHOR
- WELL
- FENCE LINE
- OVERHEAD ELECTRIC LINE
- STORM SEWER PIPE
- CONC. MON. CONCRETE MONUMENT
- CEA CERTIFIED CORNER RECORD
- BM BARRIED WIRE FENCE
- DB DEED BOOK
- OR OFFICIAL RECORDS BOOK
- PA PAGE
- RM RIGHT OF WAY
- RSP REINFORCED CONCRETE PIPE
- T TOWNSHIP
- R RANGE



SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA SURVEYING STATUTES AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE.

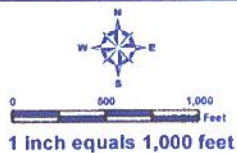
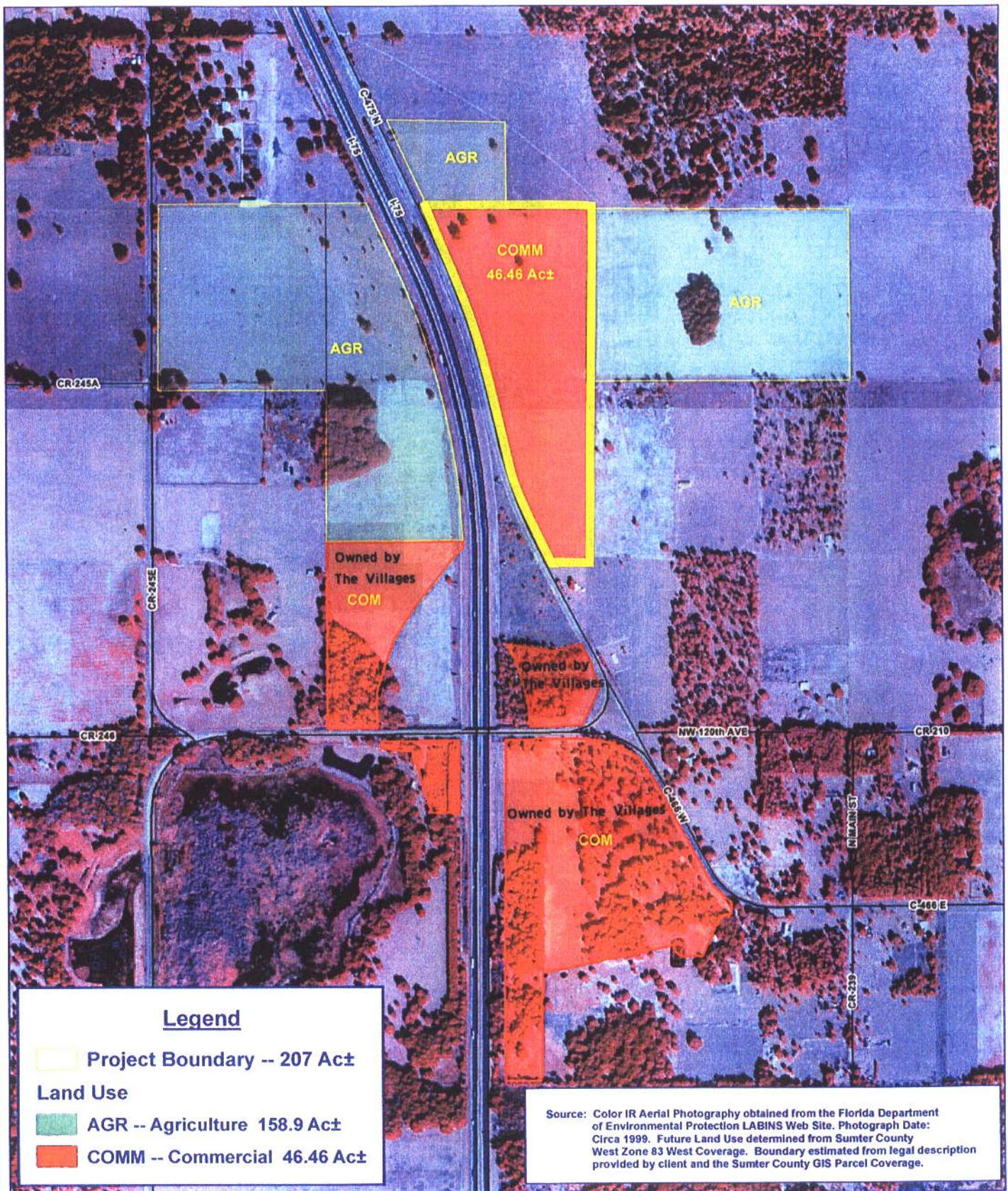
DATE: 3/16/06
THOMAS A. COON, PLS. REG.
OR CHRISTOPHER J. STELLY, L.S. 46445
OR WILLIAM F. HENARD, L.S. 46809
OR RONALD W. KERN, L.S. 46807

BOUNDARY SURVEY

OF
FORE PROPERTY LOCATED IN SECTIONS 9 & 10, T18S, R22E
SUMTER COUNTY, FLORIDA

FOR
MAURY L. CARTER & ASSOCIATES, INC.

LOADING DOCK
LAND SERVICES
2001 S. GULF AVENUE
SUITE 300
PENSACOLA, FL 32504
PHONE: (904) 351-8200
FAX: (904) 351-8201
WWW.LANDSERVICESFLA.COM
FLORIDA LICENSE NUMBER: 181846



Fore Property
Sumter County, Florida
Urban Area Boundary
Approved FLUM

Project No.: 1289/1
 File Name: Fore Prop_
 UABApproved_090905.mxd
 Project Name: Urban Area Boundary
 Project Manager: Greg Belliveau
 Creation Date: September 9, 2005
 Revision Date: November 11, 2005
 Created By: D. DeVoe



