

SUWANNEE RIVER

241± acres

Hamilton County, FL



LOCATION

Property is located on the west bank of the Suwannee River and on the east side of SW 182nd Boulevard, approximately one mile east of CR 135.

SIZE

241± acres

PRICE

\$2,000,000 or \$8,299 per acre

ZONING

Agricultural – 1 unit per 5 acres.

ROAD FRONTAGE

Road: 145± feet of frontage on SW 182nd Blvd,
River: 1.29± miles of frontage on the Suwannee River

UTILITIES

Septic and Well.

DESCRIPTION

Zoned Agricultural – 1 unit per 5 acres. Property has 6,811± feet of frontage on the Suwannee River. The Suwannee River is a major river in southern Georgia and northern Florida and is 266± miles long.

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

LAND FOR SALE

— Commercial Real Estate Investments | Management | Brokerage | Development | Land —

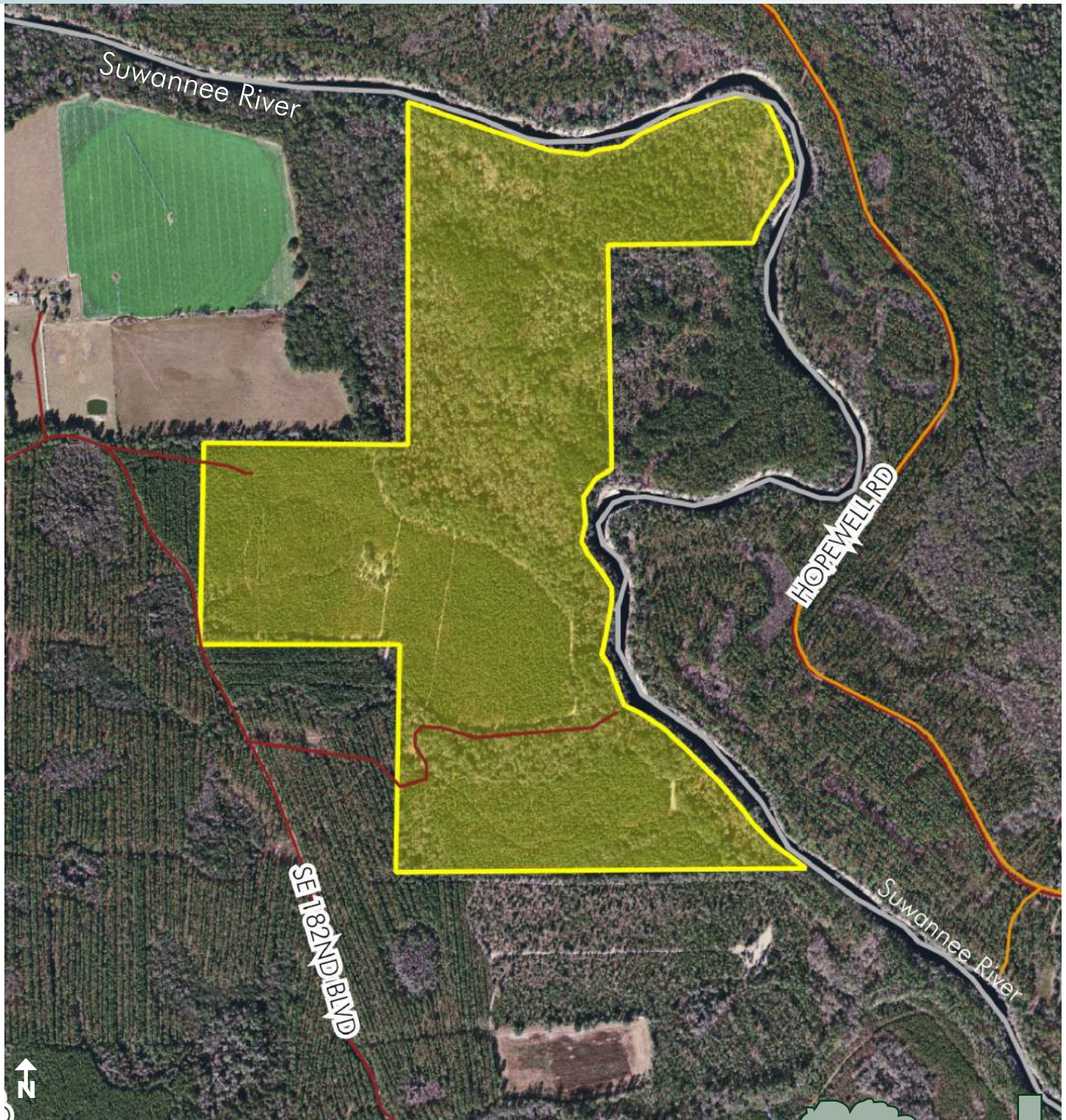
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



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PROPERTY MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

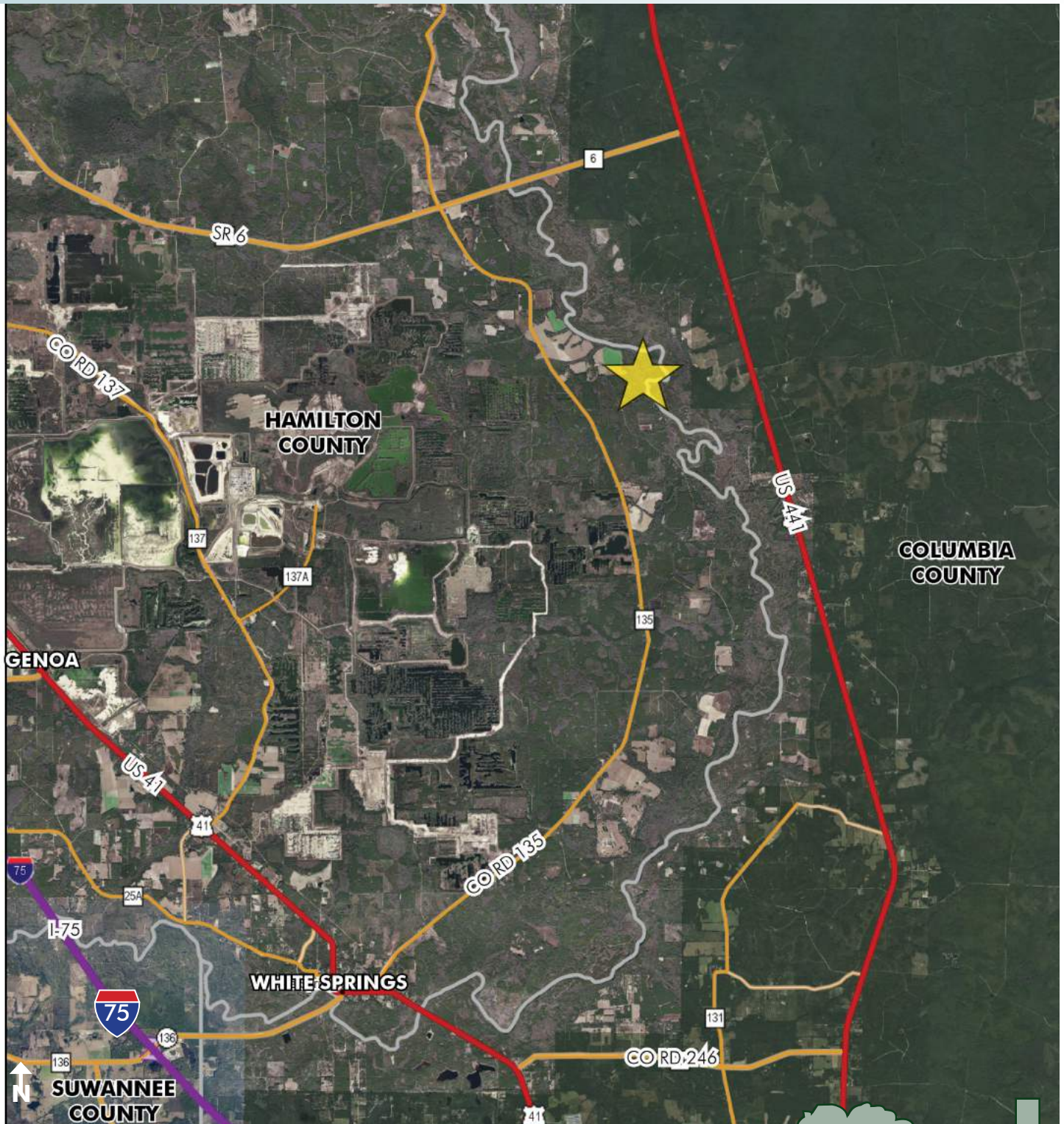
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REGIONAL MAP

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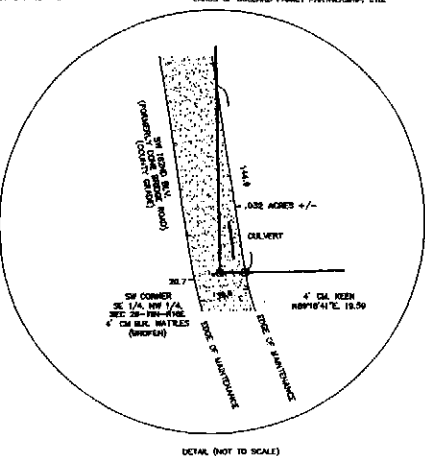


MAP OF BOUNDARY SURVEY

IN SECTIONS 23 AND 26, TOWNSHIP 1 NORTH, RANGE 16 EAST.

DESCRIPTION:
THAT CERTAIN PARCELS OF LAND LYING AND BEING IN THE COUNTY OF HAMILTON AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TOWNSHIP 1 NORTH - RANGE 16 EAST
SECTION 23, LOT 5.
ALSO:
TOWNSHIP 1 NORTH - RANGE 16 EAST
SECTION 26, LOT 2, (AND KNOWN AS THE W 1/2 OF THE NW 1/4) LOTS 3 & 4 THAT LIES NORTH OF A RIVER FENCE RUNNING EAST AND WEST TO SUWANNEE RIVER ACCORDING TO A PLAN MADE BY L.W. CHERRY, SURVEYOR, AUGUST 28, 1919, AND W 1/4 OF NW 1/4.
CONTAINING EXACTLY MORE OR LESS, LESS AND EXCEPT THE PRESCRIBED RIGHT OF WAY OF SW 1/2RD RAILROAD (A COUNTY MAINTAINED GRADE).

- ABBREVIATIONS:
- N - NORTH
 - S - SOUTH
 - E - EAST
 - W - WEST
 - (P) - PLAT
 - (R) - RECORD
 - (C) - CALCULATED
 - (B) - BORN PIPE
 - (M) - MEASURED
 - (O) - OVERHEAD
 - (L) - ARC LENGTH
 - (D) - DEPARTURE
 - (M) - CONCRETE MONUMENT
 - (C) - CONCRETE
 - (S) - SECTION
 - (O) - OFFICIAL RECORDS BOOK
 - (P) - PROFESSIONAL LICENSED SURVEYOR
 - (P) - PROFESSIONAL SURVEYOR AND MAPPER
 - (P) - POINT OF CURVATURE
 - (P) - POINT OF TANGENCY
 - (F) - FLORIDA DEPARTMENT OF TRANSPORTATION
 - (R/W) - RIGHT-OF-WAY



SURVEYOR'S NOTES:
ACCURACY EXCEEDS 1 IN 10,000.
A CURRENT TITLE OPENS UP A CHAIN OF MATTERS AFFECTING TITLE OR BOUNDARY OF THE SUBJECT PROPERTY AND NOT HERE PROVIDED, IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
BOUNDARY BASED ON MONUMENTATION FORMED AND PREVIOUS SURVEYS BY B.W. BATTLES AND LOYD REEDER IN SECTIONS 23, 24, 25, AND 26, TOWNSHIP 1 NORTH, RANGE 16 EAST.
DESCRIPTION REFERS TO A PLAN BY L.W. CHERRY, SURVEYOR, AUGUST 28, 1919. NO COPY OF SAID PLAN WAS MADE AVAILABLE AT THE TIME OF THIS SURVEY.
BASE BEARING DERIVED FROM UPS SURVEY, STATE PLANE (NAD 83/1984, FLORIDA ZONE NORTH-10 SURVEY FEET).
ALL BEARINGS AND DISTANCES SHOWN ARE FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
FLOOD INFORMATION FROM FLOOD INSURANCE RATE MAP 1304700200 S, EFFECTIVE DATE 8-1-1987, AND IS APPROXIMATE DUE TO MAP SCALE.
THIS PARCEL CONTAINS 240.85 ACRES MORE OR LESS, LESS AND EXCEPT THE PRESCRIBED R/W OF SW 1/2RD RAILROAD.
UNDERGROUND IMPROVEMENTS, EMBODIMENTS, IF EXISTING WERE NOT LOCATED AS PART OF THIS SURVEY.
CERTIFIED TO:
DAVID M. CARTER, TRUSTEE OF CARTER-HAMILTON SUWANNEE RIVER LAND TRUST
THE W. INVESTMENTS, LLC
ATTORNEY: TITLE INSURANCE FUND, INC.
MEMPHIS, TENNESSEE 38103 & WOODMAN, P.A.
TERRY MADWELL, ESQ.

Wesley M. Rabon 11-03-06
Wesley M. Rabon, P.S.M., FL. REG. # 6127

PROJECT No. R0223		WESLEY M. RABON ~ PROFESSIONAL SURVEYOR AND MAPPER P.O. Box 235 (398 NW Nulff Rd.), White Springs Florida 32096 Phone No. (386) 397-1198	CLIENT CARTER-HAMILTON SUWANNEE RIVER LAND TRUST	DATE OF SURVEY 11-03-06	DATE	REVISION DESCRIPTION	LEGEND
				FIELD BOOK # PAPER A-1011 SCALE 1"=400' DRAWN BY WMR SCALE 1"=400'			