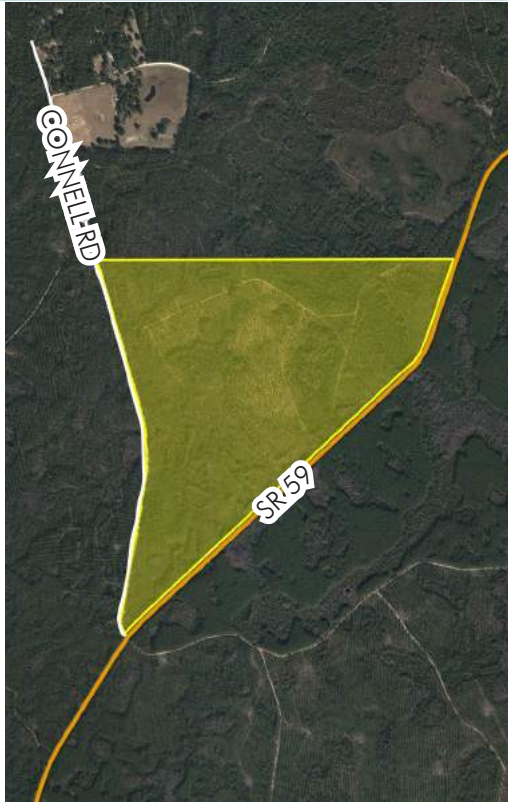


STATE ROAD 59

371 ± acres

Jefferson County, FL



LOCATION

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

SIZE

371 ± acres

PRICE

\$1,500,000 or \$4,043 per acre

ZONING

Agricultural, no more than 1 unit per 20 acres allowed.

ROAD FRONTAGE

1.5 ± miles on State Road 59

1.1 ± miles on Connell Tram Road

UTILITIES

Septic and well.

DESCRIPTION

Zoned Agricultural, no more than 1 unit per 20 acres allowed. Property is on the west side of SR 59 and on the east side of Connell Tram Road. Minutes from Highway 27, I-10 and Tallahassee.

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

LAND FOR SALE

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

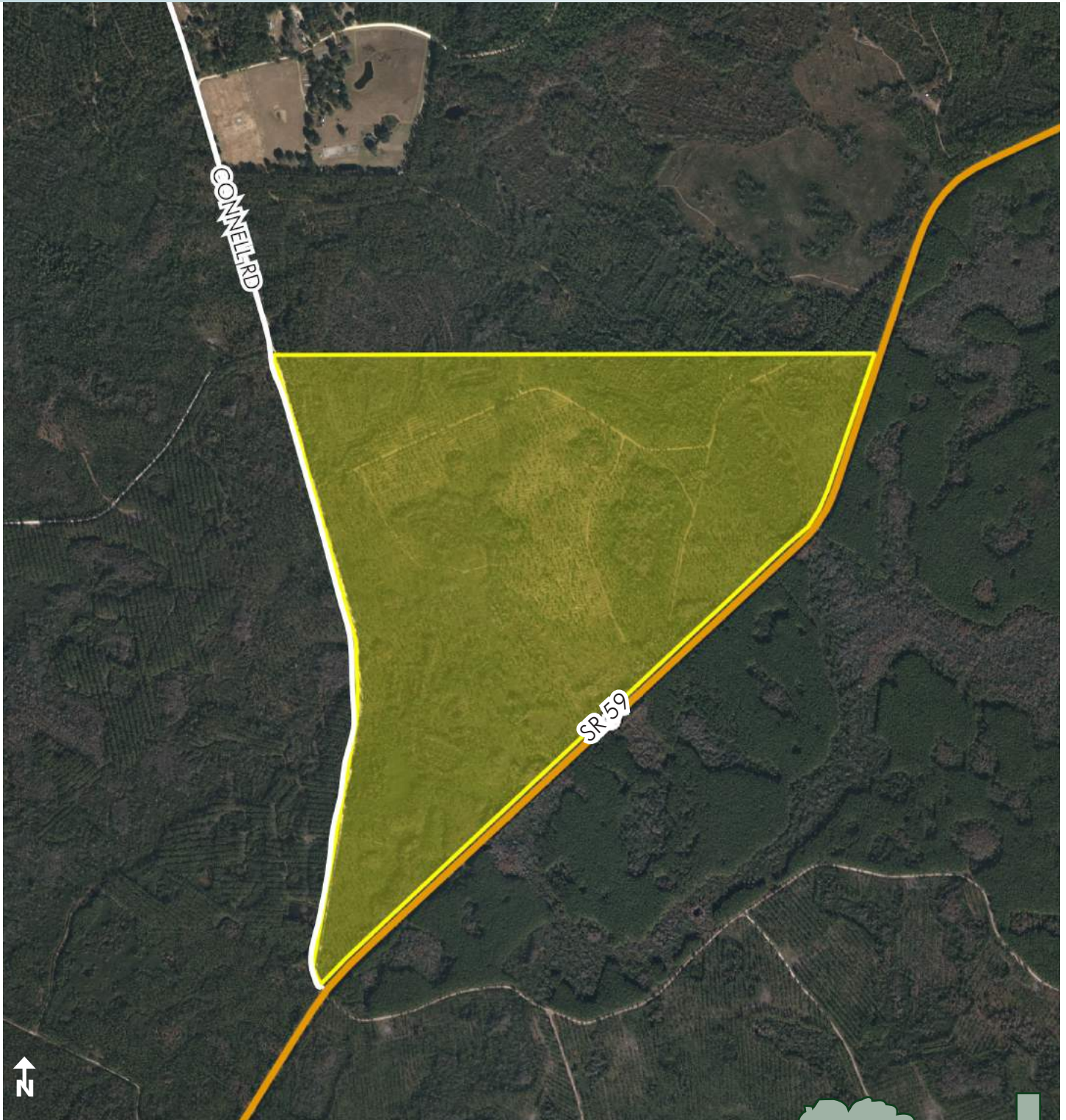
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



STATE ROAD 59

371 ± acres

Jefferson County, FL



PROPERTY MAP

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

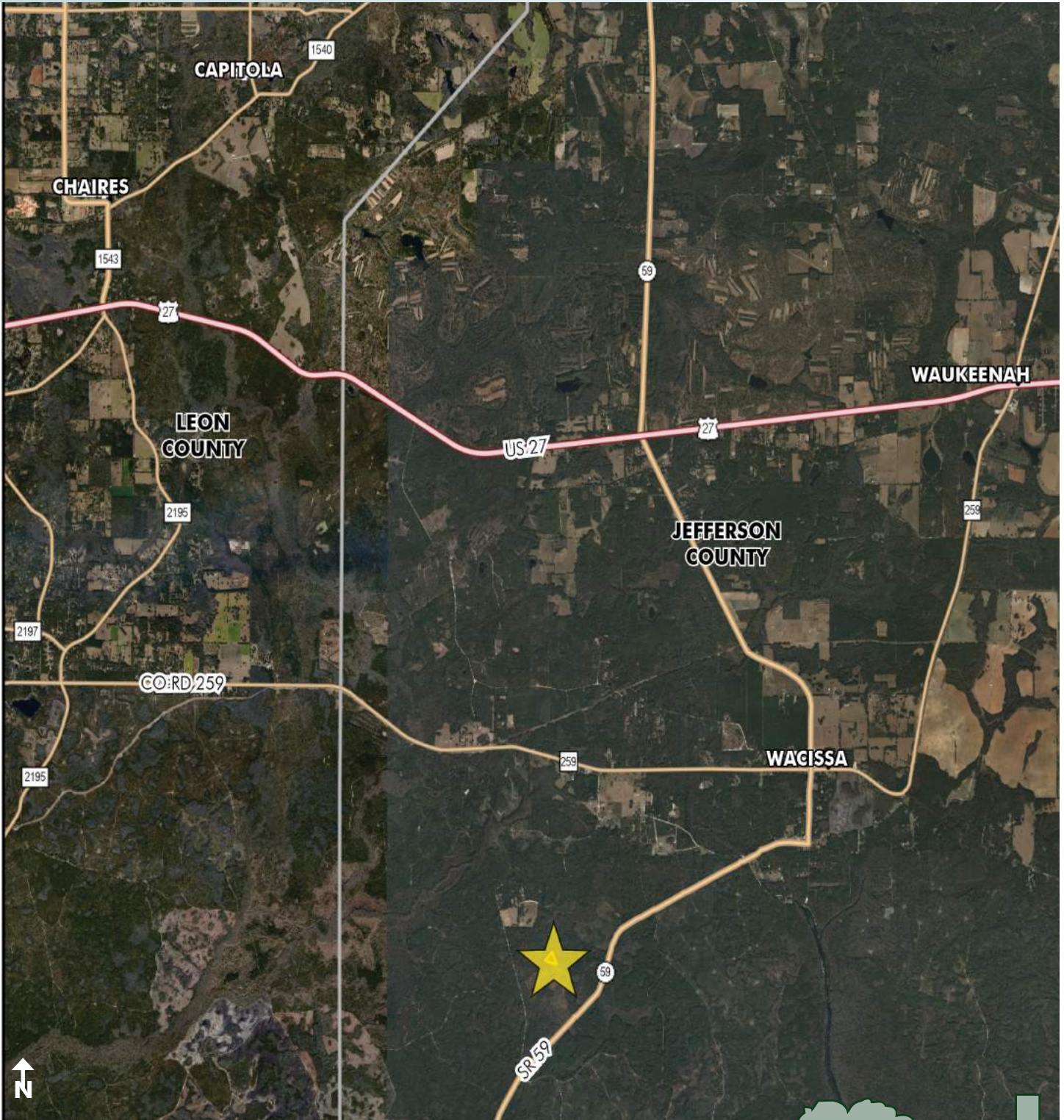
Maury L. Carter & Associates, Inc.
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STATE ROAD 59

371 ± acres

Jefferson County, FL



REGIONAL MAP

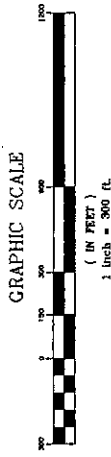
— Commercial Real Estate Investments | Management | Brokerage | Development | Land

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



NOTES:

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 driveways 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.



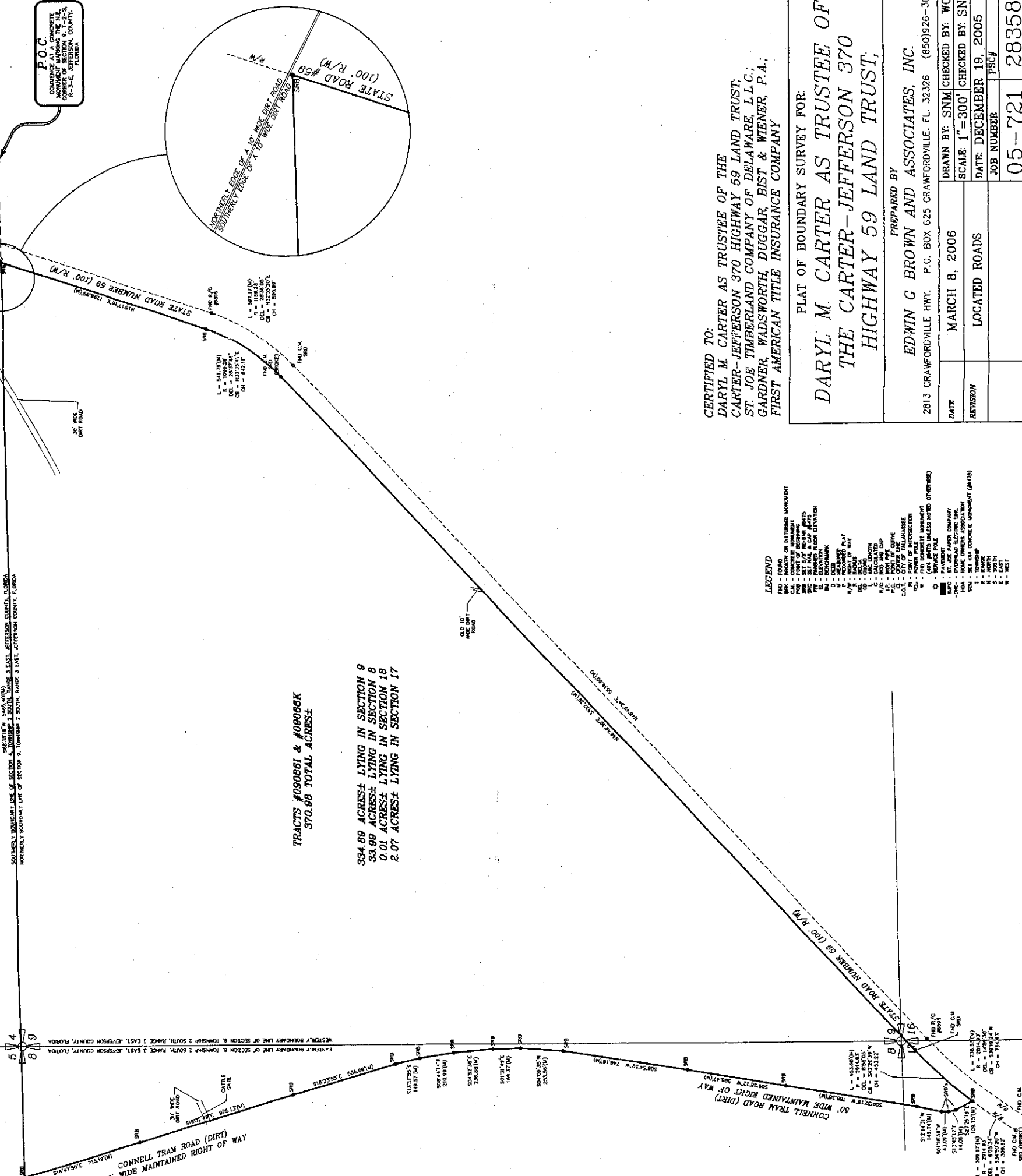
EDWIN BROWN & ASSOCIATES

SURVEYORS * MAPPERS * ENGINEERS
 (850) 928-3016 688-433-4436 FAX (850) 928-8180
 P.O. Box 625 2813 Crawfordville Hwy. Crawfordville, FL 32326

I hereby certify that this is a true and correct representation of the property shown herein and that this survey meets the minimum technical standards for land surveying (Chapter 61G17, Florida Administrative Code.)

WADE G. BROWN
 Surveyor & Mapper
 Florida Certificate No. 5959
 (LB 6475)

AUG 28 2006



CERTIFIED TO:
 DARYL M. CARTER AS TRUSTEE OF THE
 CARTER-JEFFERSON 370 HIGHWAY 59 LAND TRUST.
 ST. JOE TIMBERLAND COMPANY OF DELAWARE, L.L.C.;
 GARDNER, WADSWORTH, DUGGAR, BIST & WIENER, P.A.;
 FIRST AMERICAN TITLE INSURANCE COMPANY

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)928-3016

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	PSC#
		05-721	28358