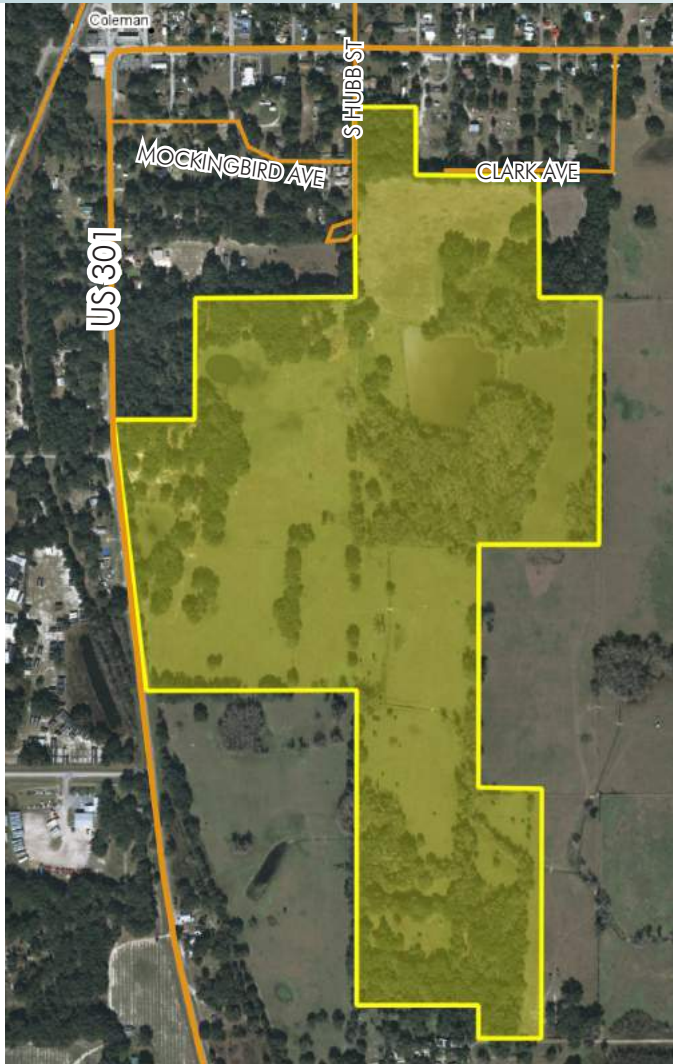


U.S. HIGHWAY 301

158± acres

Sumter County, FL



LOCATION

Property is located between I-75 and the Florida Turnpike on the east side of U.S. Hwy 301 in central Sumter County.

SIZE

158± acres

PRICE

\$2,750,000 or \$17,405/acre

ZONING

35± acres in City of Coleman zoned Low Density Residential with 2 units per acre. 123± acres in Sumter County zoned 1 unit per 5 acres. Property could yield up to 100 residential units.

ROAD FRONTAGE

1,470± feet on east side of U. S. Hwy 301

336± feet on east side of Hubb Street

725± feet on south side of Clark Ave

425± feet on north side of Clark Ave

UTILITIES

Septic and well.

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.

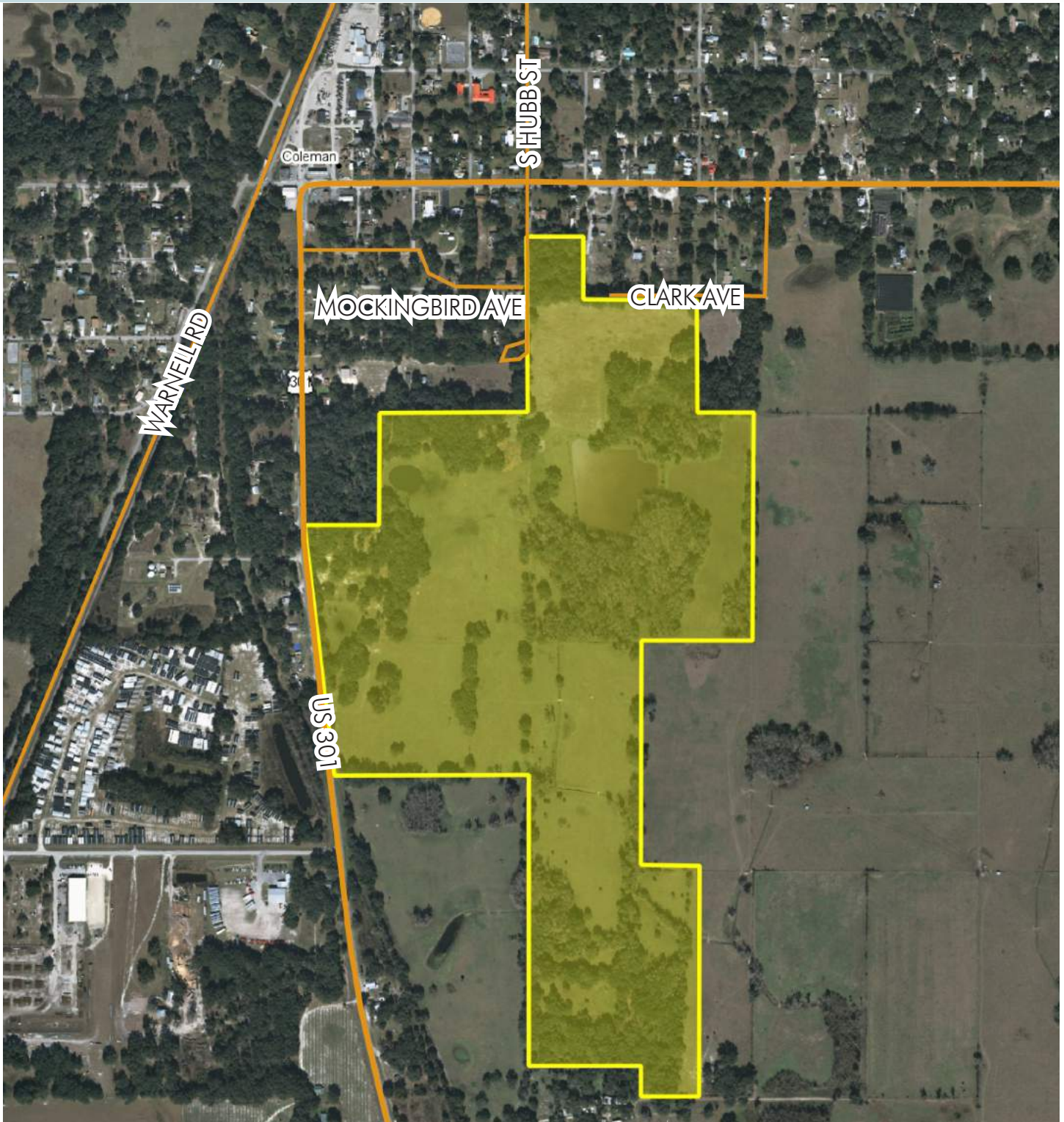
407-422-3144 | www.maurycarter.com



U.S. HIGHWAY 301

158± acres

Sumter County, FL



PROPERTY MAP

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

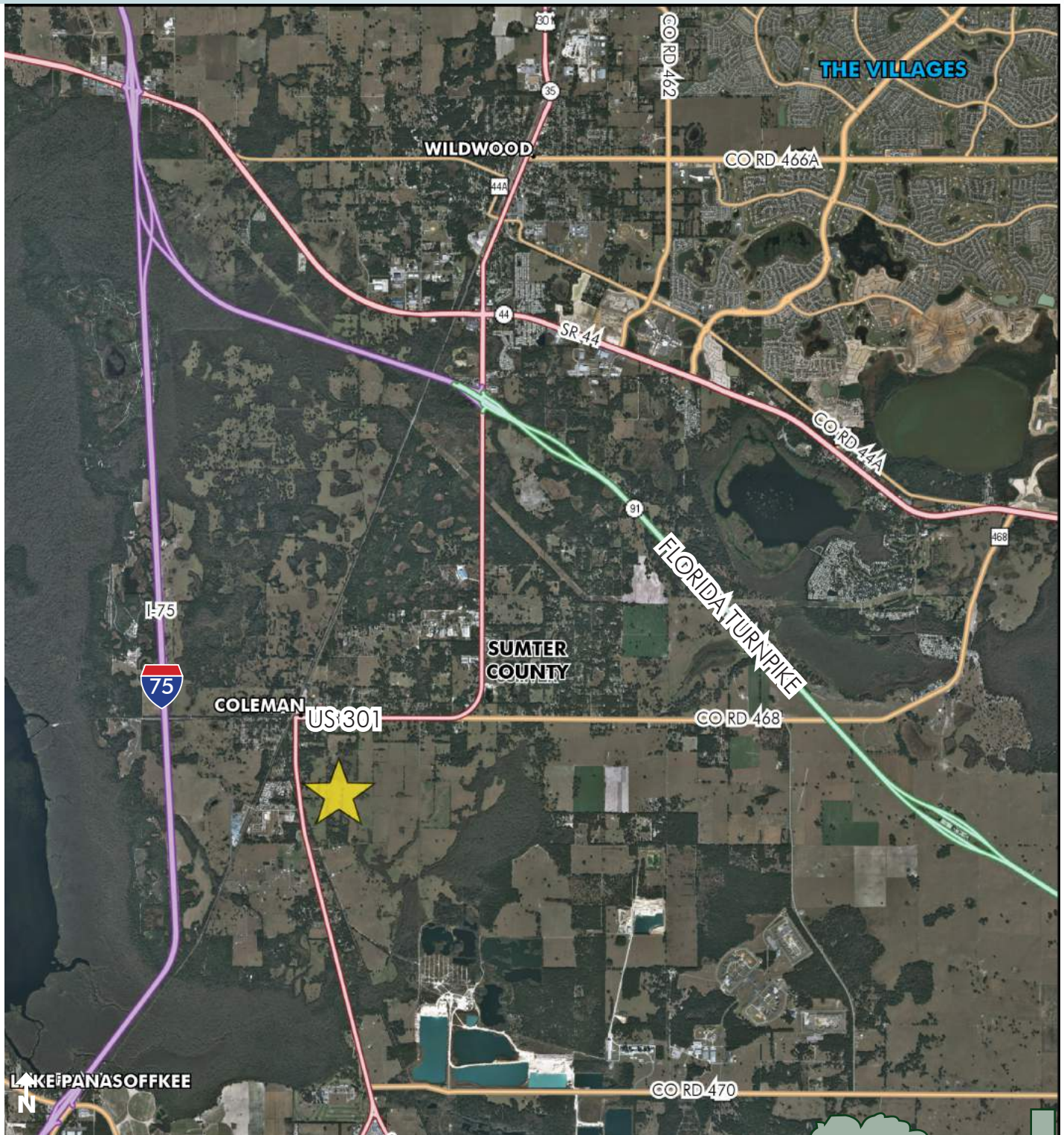
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U.S. HIGHWAY 301

158± acres

Sumter County, FL



LOCATION MAP

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

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



BOUNDARY SURVEY OF LANDS OF ALEXANDER, ACKER & CRENSHAW

LOCATED IN SECTION 36, T19S, R22E
SUMTER COUNTY, FLORIDA



LEGAL DESCRIPTION

THE SW 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 462 FEET OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4, SUBJECT TO RIGHT OF WAY FOR U.S. HIGHWAY 301.

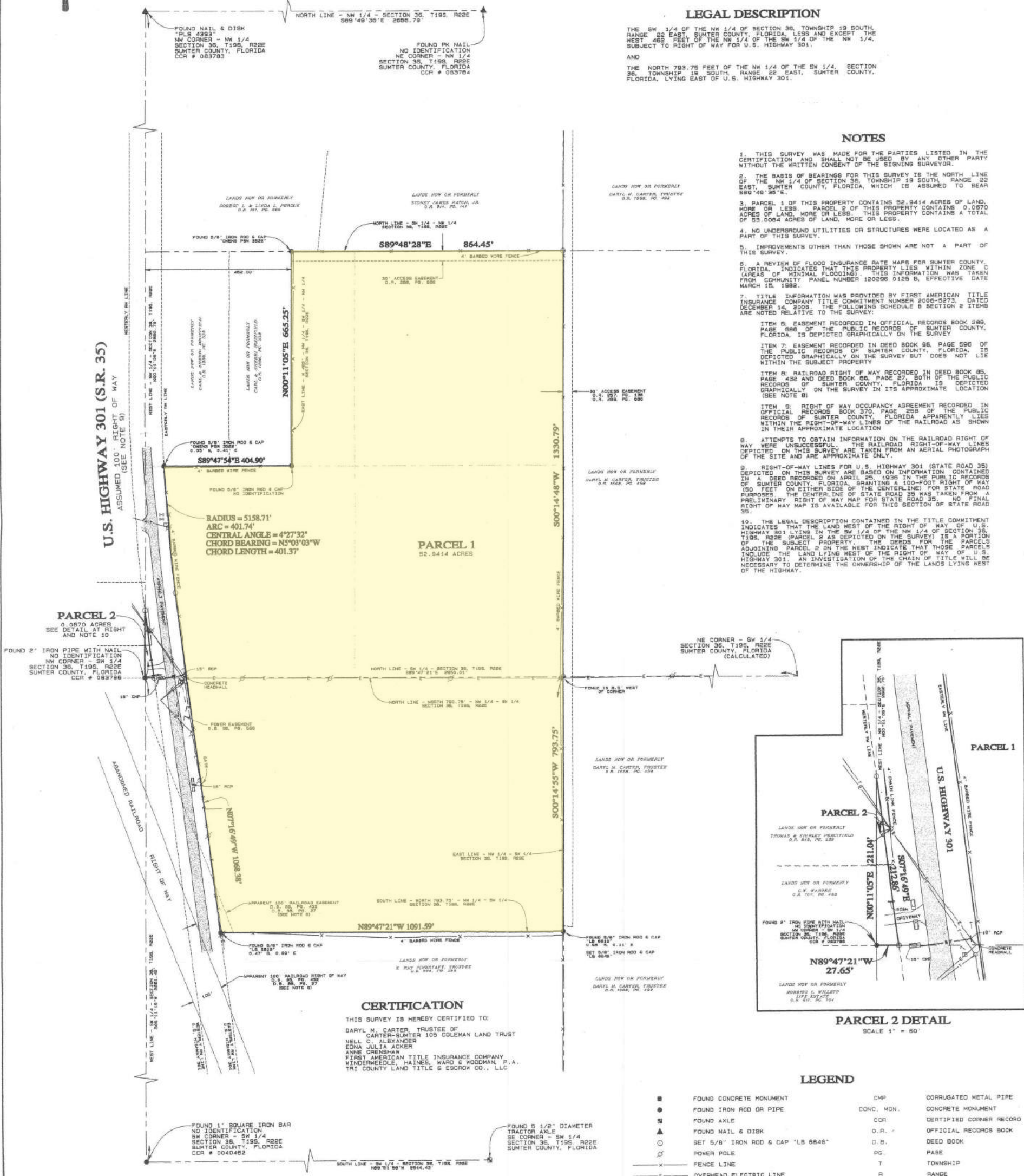
AND

THE NORTH 793.75 FEET OF THE NW 1/4 OF THE SW 1/4, SECTION 36, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF U.S. HIGHWAY 301.

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 SURVEYOR.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NW 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR S89°48'35"E 2055.79'.
3. PARCEL 1 OF THIS PROPERTY CONTAINS 52.9414 ACRES OF LAND, MORE OR LESS. PARCEL 2 OF THIS PROPERTY CONTAINS 0.0870 ACRES OF LAND, MORE OR LESS. THIS PROPERTY CONTAINS A TOTAL OF 53.0284 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 THIS PROPERTY LIES WITHIN ZONE C (AREAS OF MINIMAL FLOODING). THIS INFORMATION WAS TAKEN FROM COMMUNITY PANEL NUMBER 120296 0125 B, EFFECTIVE DATE MARCH 15, 1992.
7. TITLE INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 2006-5273, DATED DECEMBER 14, 2006. THE FOLLOWING SCHEDULE B SECTION 2 ITEMS ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM 6: EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 389, PAGE 596 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 7: EASEMENT RECORDED IN DEED BOOK 86, PAGE 596 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IS DEPICTED GRAPHICALLY ON THE SURVEY BUT DOES NOT LIE WITHIN THE SUBJECT PROPERTY.
 - ITEM 8: RAILROAD RIGHT OF WAY RECORDED IN DEED BOOK 85, PAGE 432 AND DEED BOOK 86, PAGE 27, BOTH OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IS DEPICTED GRAPHICALLY ON THE SURVEY IN ITS APPROXIMATE LOCATION (SEE NOTE 9).
 - ITEM 9: RIGHT OF WAY OCCUPANCY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 370, PAGE 258 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, APPARENTLY LIES WITHIN THE RIGHT-OF-WAY LINES OF THE RAILROAD AS SHOWN IN THEIR APPROXIMATE LOCATION.
8. ATTEMPTS TO OBTAIN INFORMATION ON THE RAILROAD RIGHT OF WAY WERE UNSUCCESSFUL. THE RAILROAD RIGHT-OF-WAY LINES DEPICTED ON THIS SURVEY ARE TAKEN FROM AN AERIAL PHOTOGRAPH OF THE SITE AND ARE APPROXIMATE ONLY.
9. RIGHT-OF-WAY LINES FOR U.S. HIGHWAY 301 (STATE ROAD 35) DEPICTED ON THIS SURVEY ARE BASED ON INFORMATION CONTAINED IN A DEED RECORDED ON APRIL 25, 1938 IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, GRANTING A 100-FOOT RIGHT OF WAY (50 FEET ON EITHER SIDE OF THE CENTERLINE) FOR STATE ROAD PURPOSES. THE CENTERLINE OF STATE ROAD 35 WAS TAKEN FROM A PRELIMINARY RIGHT OF WAY MAP FOR STATE ROAD 35. NO FINAL RIGHT OF WAY MAP IS AVAILABLE FOR THIS SECTION OF STATE ROAD 35.
10. THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT INDICATES THAT THE LAND WEST OF THE RIGHT OF WAY OF U.S. HIGHWAY 301 LYING IN THE SW 1/4 OF THE NW 1/4 OF SECTION 36, T19S, R22E (PARCEL 2 AS DEPICTED ON THE SURVEY) IS A PORTION OF THE SUBJECT PROPERTY. THE DEEDS FOR THE PARCELS ADJOINING PARCEL 2 ON THE WEST INDICATE THAT THOSE PARCELS INCLUDE THE LAND LYING WEST OF THE RIGHT OF WAY OF U.S. HIGHWAY 301. AN INVESTIGATION OF THE CHAIN OF TITLE WILL BE NECESSARY TO DETERMINE THE OWNERSHIP OF THE LANDS LYING WEST OF THE HIGHWAY.

U.S. HIGHWAY 301 (S.R. 35)
ASSUMED 100' RIGHT OF WAY
(SEE NOTE 9)



CERTIFICATION

THIS SURVEY IS HEREBY CERTIFIED TO:
DARYL M. CARTER, TRUSTEE OF
CARTER-SUMTER 105 COLEMAN LAND TRUST
NELL C. ALEXANDER
EDNA JULIA ACKER
ANNE CRENSHAW
FIRST AMERICAN TITLE INSURANCE COMPANY
WINDERNEEDLE, HAINES, WARD & WOODMAN, P.A.
TRI COUNTY LAND TITLE & ESCROW CO., LLC.

PARCEL 2 DETAIL

SCALE 1" = 60'

LEGEND

■	FOUND CONCRETE MONUMENT	CHP	CORRUGATED METAL PIPE
●	FOUND IRON ROD OR PIPE	CONC. MON.	CONCRETE MONUMENT
○	FOUND AXLE	CCR	CERTIFIED CORNER RECORD
▲	FOUND NAIL & DISK	O.R.	OFFICIAL RECORDS BOOK
○	SET 5/8" IRON ROD & CAP 'LB 8846'	D.B.	DEED BOOK
⊗	POWER POLE	PG	PAGE
—	FENCE LINE	T	TOWNSHIP
—	OVERHEAD ELECTRIC LINE	R	RANGE

GRAPHIC SCALE 1"=150'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A LICENSED SURVEYOR AND MAPPER

**LEADING EDGE
LAND SERVICES**
INCORPORATED
6750 FORUM DRIVE
SUITE 310
ORLANDO, FLORIDA 32821
PHONE: (407) 351-6730
FAX: (407) 351-9993
www.leadingedgepls.com
FLORIDA LICENSED BUSINESS NUMBER LB 6646

BOUNDARY SURVEY

OF
LANDS OF ALEXANDER, ACKER & CRENSHAW
LOCATED IN SECTION 36, T19S, R22E
SUMTER COUNTY, FLORIDA

FOR
MAURY L. CARTER & ASSOCIATES, INC.

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER
DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN
COMPLIANCE WITH CHAPTER 81617-8 OF THE FLORIDA
ADMINISTRATIVE CODE (MINIMUM TECHNICAL STANDARDS FOR
SURVEYORS AND MAPPERS)

THOMAS A. KOHN PLS #4640
OR WILLIAM F. MENARD LS #5625
OR CHRISTOPHER J. STELLY LS #5445
OR KEVIN J. INGRAM LS #4157

DATE: 3/15/07

REVISIONS:

05 FEB 2007: ADDED PARCEL 2 IMPROVEMENTS
15 MAR 2007: REVISED LEGAL & CERTIFICATION

DATE OF DRAWING: 31 JAN 2007 LAST FIELD WORK: 04 JAN 2007
MANAGER: TAK CAD: EAC CREW CHIEF(S): CLH
PROJECT NUMBER: 049-06116 COMPUTER FILE: 04911BEN.PRO
FIELD BOOK NUMBER: LE 575 SCALE: 1" = 150' SHEET 1 OF 1

SURVEY A

BOUNDARY SURVEY OF
LANDS OF
ACKER & CRENSHAW

LOCATED IN SECTION 36, T19S, R22E
SUMTER COUNTY, FLORIDA

LEGAL DESCRIPTION

THE SOUTH 120 YARDS OF THE WEST 110 YARDS OF THE NW 1/4 OF THE NE 1/4 OF NW 1/4 AND SW 1/4 OF NE 1/4 OF NW 1/4 AND THE W 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 AND SE 1/4 OF NW 1/4 AND W 1/2 OF NE 1/4 OF SW 1/4 AND W 1/2 OF SE 1/4 OF SW 1/4 LESS THE SOUTH 150 FEET THEREOF AND THE W 1/2 OF THE E 1/2 OF SE 1/4 OF SW 1/4, ALL LYING AND BEING IN SECTION 36, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

CERTIFICATION

THIS SURVEY IS HEREBY CERTIFIED TO:

MAURY L. CARTER & ASSOCIATES, INC.
RUSSELL S. ACKER
EDNA J.C. ACKER
ANNE L. CRENSHAW
WINDERMEEDLE, HAINES, WARD & WOODMAN, P.A.
STEWART TITLE GUARANTY COMPANY
TRI-COUNTY LAND TITLE & ESCROW CO., LLC

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 SIGNING SURVEYOR.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NW 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR S89°49'35"E.
3. THIS PROPERTY CONTAINS 106.6563 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 THIS PROPERTY LIES WITHIN ZONE C (AREAS OF MINIMAL FLOODING). THIS INFORMATION WAS TAKEN FROM COMMUNITY PANEL NUMBER 120296 0125 B, EFFECTIVE DATE MARCH 15, 1982.
7. ABSTRACT INFORMATION WAS PROVIDED BY STEWART TITLE GUARANTY COMPANY, TITLE COMMITMENT NUMBER C-9912-2838628, DATED MARCH 5, 2006. THE FOLLOWING SCHEDULE B SECTION 2 ITEMS ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM 6: RESERVATION OF PETROLEUM AND MINERAL RIGHTS CONTAINED IN DEED BOOK 129, PAGE 639 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 7: EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 257, PAGE 138 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 8: EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 289, PAGE 686 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IS DEPICTED GRAPHICALLY ON THE SURVEY.

LEGEND

- FOUND CONCRETE MONUMENT
- FOUND IRON ROD OR PIPE
- ⊕ FOUND AXLE
- ▲ FOUND NAIL & DISK
- SET 5/8" IRON ROD & CAP "LB 6846"
- ⊗ POWER POLE
- FENCE LINE
- OVERHEAD ELECTRIC LINE
- CMP CORRUGATED METAL PIPE
- CONC. MON. CONCRETE MONUMENT
- CCR CERTIFIED CORNER RECORD
- O.R. OFFICIAL RECORDS BOOK
- P.G. PAGE
- T TOWNSHIP
- R RANGE



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

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FAX: (407) 351-9891
www.leadingedge1.com
FLORIDA LICENSED BUSINESS NUMBER LB 0846

BOUNDARY SURVEY

OF
LANDS OF ACKER & CRENSHAW
LOCATED IN SECTION 36, T19S, R22E
SUMTER COUNTY, FLORIDA

FOR
MAURY L. CARTER & ASSOCIATES, INC.

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN COMPLIANCE WITH FLORIDA MINIMUM TECHNICAL STANDARDS AS DEFINED IN FLORIDA ADMINISTRATIVE CODE

2009.11.10 DATE: 4/13/06
THOMAS A. KOHN PLS #4640
OR CHRISTOPHER J. STELLY LS #6445
OR WILLIAM F. MENARD LS #9625
OR RONALD W. HERR LS #4907

REVISIONS:

DATE OF DRAWING: 03 APR 2006 LAST FIELD WORK: 27 MAR 2005
MANAGER: TAX CAD: EAC CREW CHIEF(S): CLH
PROJECT NUMBER: 049-06111 COMPUTER FILE: 0491111B.DWG
FIELD BOOK NUMBER: LE 514 SCALE: 1" = 200' SHEET 1 OF 1