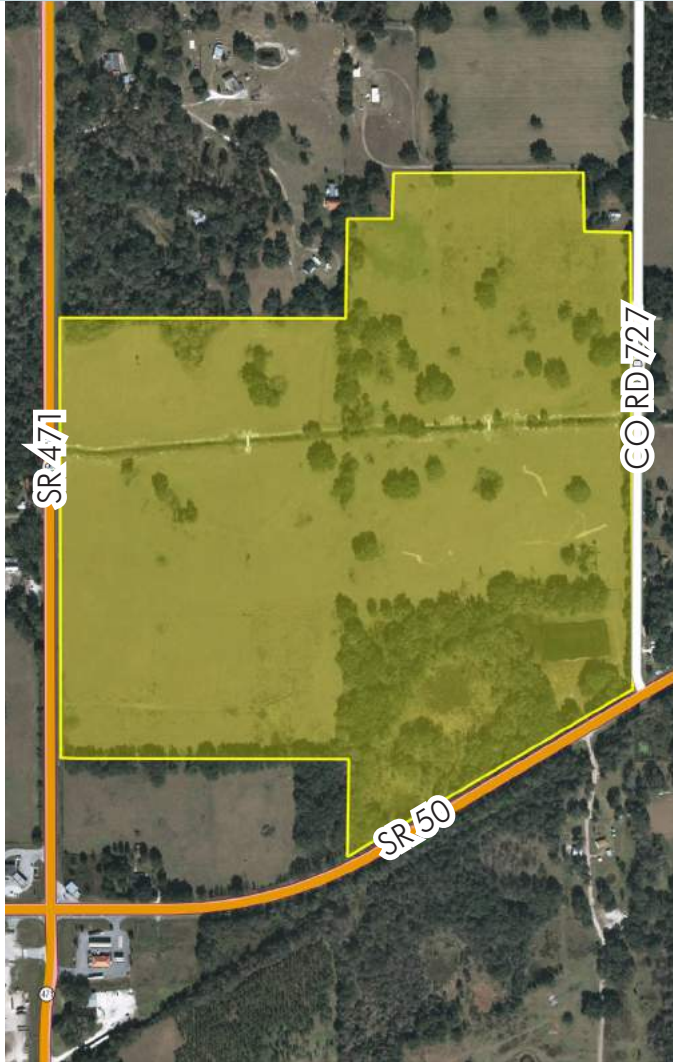


# SUMTER COUNTY LAND

138± acres

Sumter County, FL



## LOCATION

The property is located on the NE corner of SR 50 and SR 471.

## SIZE

138± acres

## PRICE

\$1,380,000 or \$10,000/acre

## ZONING

Agricultural.

## ROAD FRONTAGE

1,500'± on State Road 50

2,000'± on State Road 471

2,000'± on County Road 727

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.

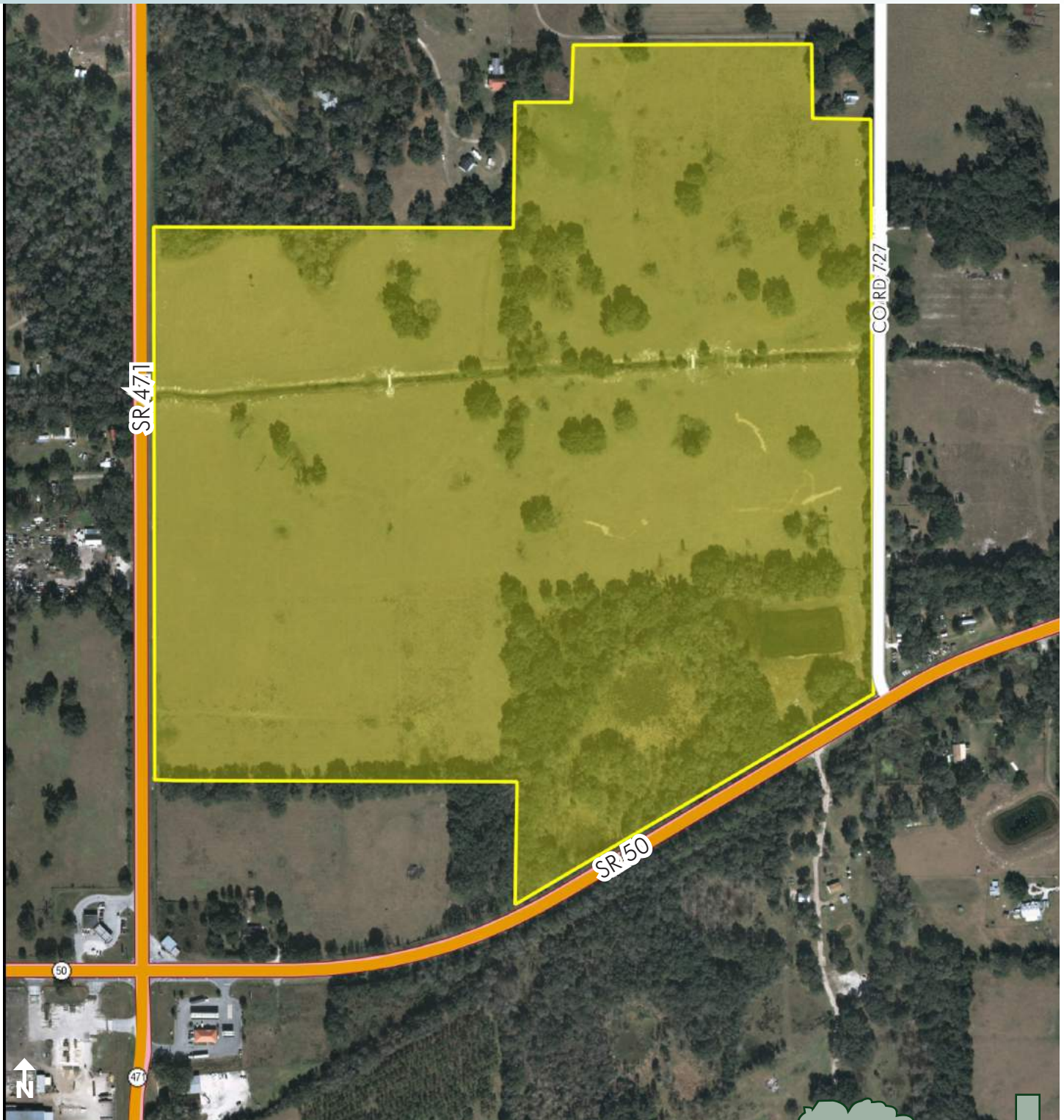
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



# SUMTER COUNTY LAND

138± acres

Sumter County, FL



PROPERTY MAP

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

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407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)

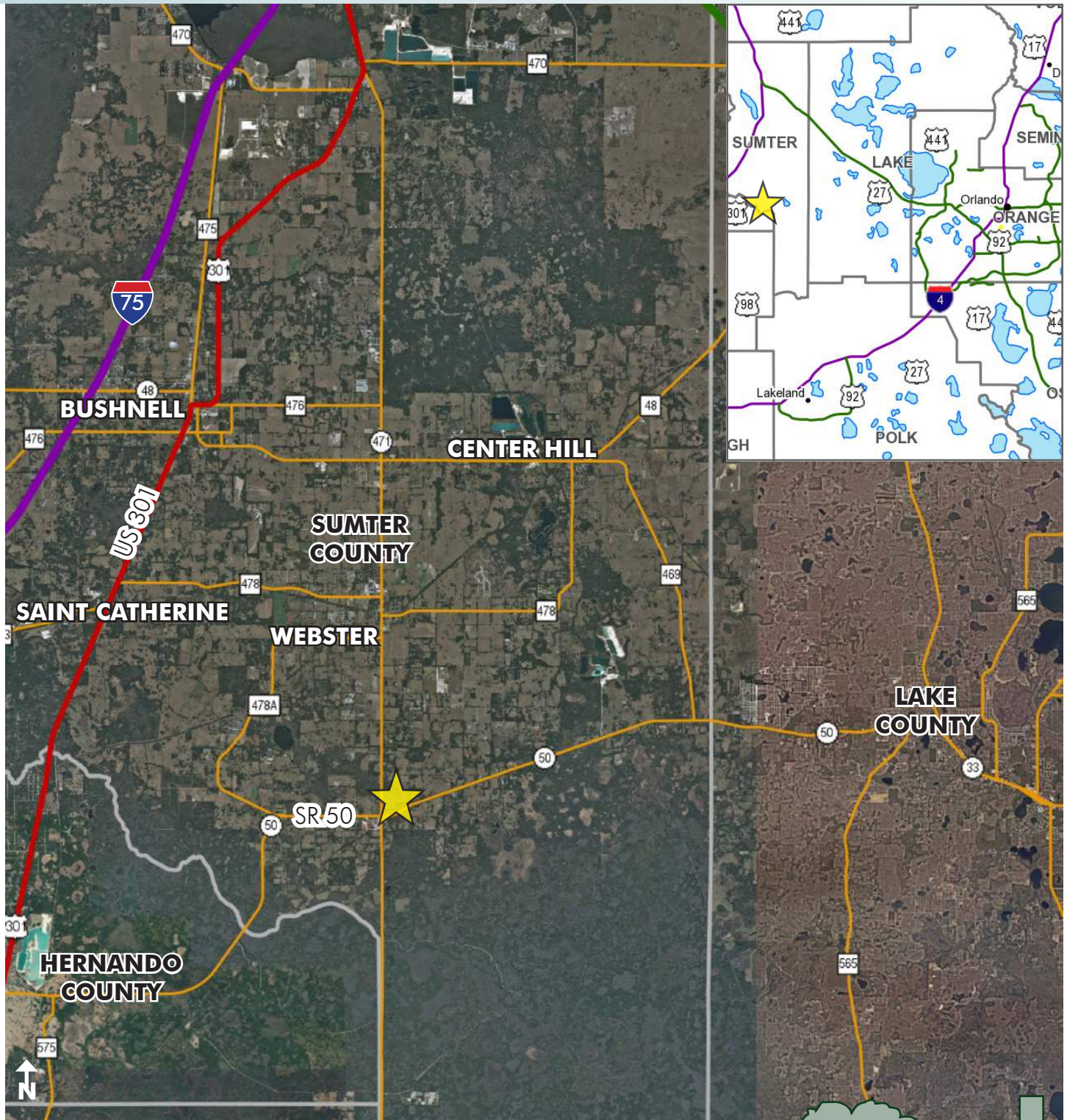




# SUMTER COUNTY LAND

138± acres

Sumter County, FL



LOCATION MAP

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

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DATE OF DRAWING: 17. MAY 2004	LAST FIELD WORK: 12 MAY 2004
OWNER: CHIEF (S): CH MC HS	CDM NUMBER: 048-04037
MANAGER: RMH	CODE: RMH
PROJECT NUMBER: 048-04037	COMPUTER FILE: 048087RMH.PPO
SCALE: 1" = 200'	SHEET 1 OF 1

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SCALE: 1" = 200'	SHEET 1 OF 1

[illegible]

## CERTIFICATION

THIS SURVEY IS HEREBY CERTIFIED TO:

MCCLIN & BURNSED P.A.  
WINDERMEEDE, HAINES, WARD & WOODMAN, P.A.  
DARYL M. CARTER TRUSTEE, BUYER  
MARJORIE ROWELL, SELLER  
LAWYERS TITLE INSURANCE CORPORATION

## LEGEND

- |     |  |
|-----|--|
| ○   | SET 5/8" IRON ROD<br>AND CAP - LEIST - LB 8846 |
| ■   | FOUND CONCRETE MONUMENT                        |
| ●   | FOUND IRON ROD & CAP                           |
| ▲   | FOUND NAIL & DISC                              |
| (C) | CALCULATED                                     |
| (M) | MEASURED                                       |
| (D) | DESCRIBED                                      |
| CM  | CONCRETE MONUMENT                              |
| ID  | IDENTIFICATION                                 |

## NOTES

1. THIS SURVEY WAS MADE FOR THE PARTIES LISTED IN THE TITLE BLOCK AND SHALL NOT BE USED BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR LISTED BELOW.
2. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF-RECORD, BOTH WRITTEN AND UNWRITTEN.
3. THE BASTS OF BEARINGS IS FROM THE NORTH-SOUTH 1/4 SECTION LINE OF SECTION 10, TOWNSHIP 22 N, RANGE 30 E, COUNTY OF FLORIDA, WHICH IS ASSURED TO BEAR ANS OF 70° 47' N.
4. THE PROPERTY CONTAINS 136.23 ACRES OF LAND MORE OR LESS.
5. THE RIGHT-OF-WAY MAP SECTION NO. 1902-201 FOR STATE ROAD 50, PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION WAS USED IN THE PREPARATION OF THIS SURVEY.
6. THE RIGHT-OF-WAY MAP SECTION NO. 1803-109 FOR STATE ROAD 441, PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION WAS USED IN THE PREPARATION OF THIS SURVEY.
7. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR SUMTER COUNTY, FLORIDA, SHOWS FLOODING IN 100-YEAR AREAS OF 100-YEAR FLOOD INSURANCE RATING AND 2006 FLOOD HAZARD FACTORS NOT DETERMINED. THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAP COMMUNITY PAMEL NO. 120596 0225 8, EFFECTIVE DATE JANUARY 10, 1982.
8. NO UNDERGROUND UTILITIES, IMPROVEMENTS, INSTALLATIONS OR INFORMATION LOCATED. ALL UNDERGROUND UTILITY LOCATIONS SHOWN ON THE MAP ARE APPROXIMATE AND WERE DETERMINED FROM SUCH AS: MANHOLES, VALVES, CATCH BASINS, WATER METERS, ETC.
9. NO ATTEMPT TO LOCATE JURISDICTIONAL WETLANDS OR STATE CONVEYANCE LANDS, IF ANY, HAS BEEN MADE THIS DATE.
10. ALL BOUNDARY LINE BEARINGS, DISTANCES AND CURVE DATA ARE CALCULATED AND MEASURED UNLESS SHOWN AS (C) = CALCULATED ANY/OR (M) = MEASURED.
11. MONUMENT OFFSET DIRECTIONS AND DISTANCES ARE COMPUTED IN CARDINAL BASIS (I.E., N 0.25° = NORTH 0.25°).

## BOUNDARY SURVEY

SITUATED IN SEC 19, T22S, R23E  
SUMTER COUNTY, FLORIDA

MAURY L. CARTER &amp; ASSOCIATES, INC.

**LEADING EDGE LAND SERVICES**  
INFORMATION  
6750 FORUM DRIVE  
SUITE 310  
ORLANDO, FLORIDA 32821  
PHONE: (407) 351-6730  
FAX: (407) 351-6693  
SURVEY@LEADINGEDGES.COM  
FLORIDA LICENSED BUSINESS NUMBER 7



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

