

# HAMILTON COUNTY

753± acres

Hamilton County, FL



## LOCATION

Property is located just east of the I-75 and CR 143 interchange.

## SIZE

753± acres

## PRICE

\$9,789,000 or \$13,000 per acre

## ZONING

Industrial; approved for up to 5,300,000 square feet of building area.

## ROAD FRONTAGE

1.46± miles of frontage on CR 141

0.73± miles of frontage on CR 143

1.52± miles of frontage on I-75

## UTILITIES

Waterline and sewer available on CR 143 at north-west corner of property.

## DESCRIPTION

Zoned Industrial; Approved for up to 5,300,000 square feet of building area. The I-75 and CR 143 interchange is the first interchange on I-75 when entering Florida.

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

LAND FOR SALE

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

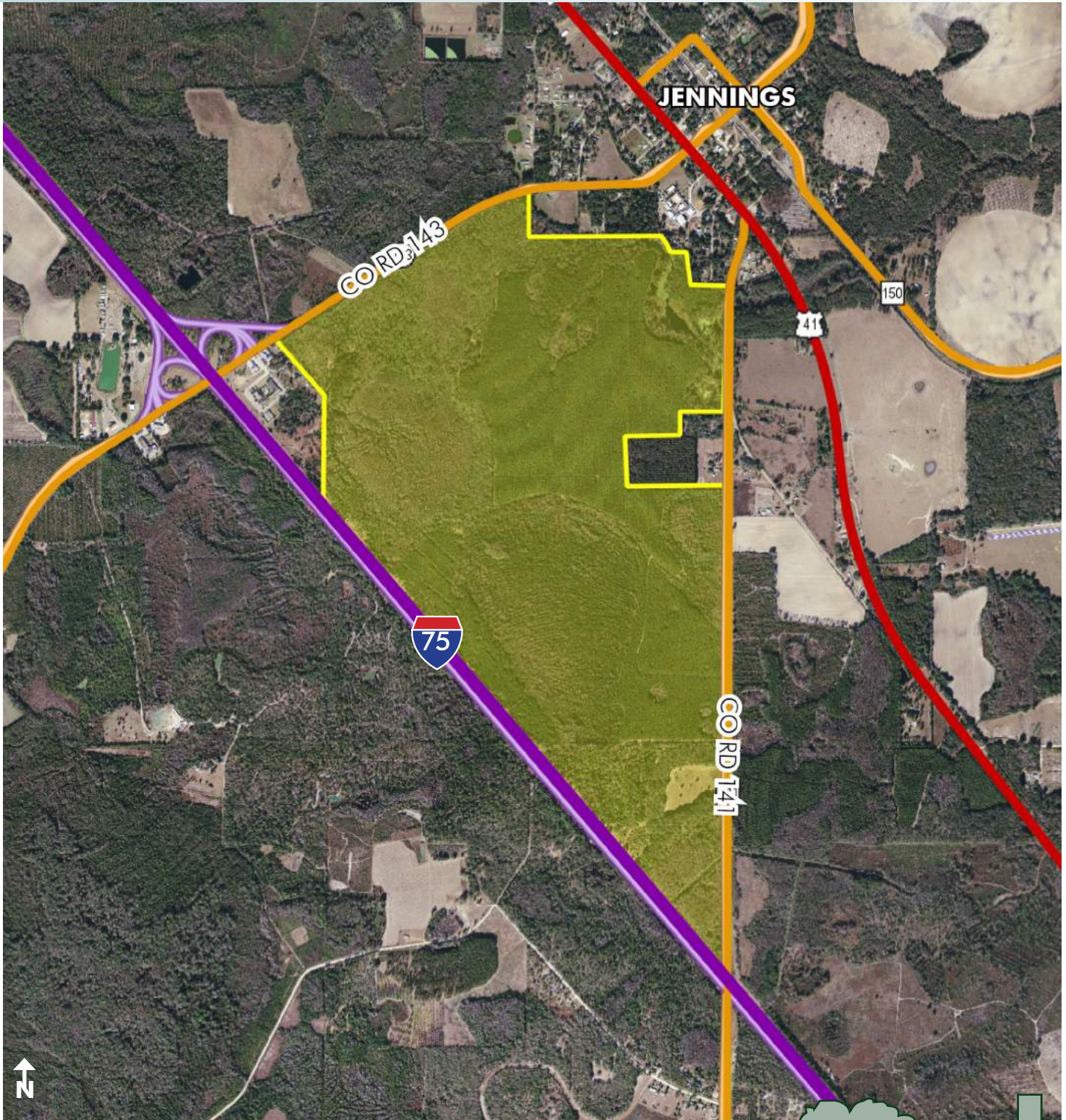
Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



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PROPERTY MAP

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

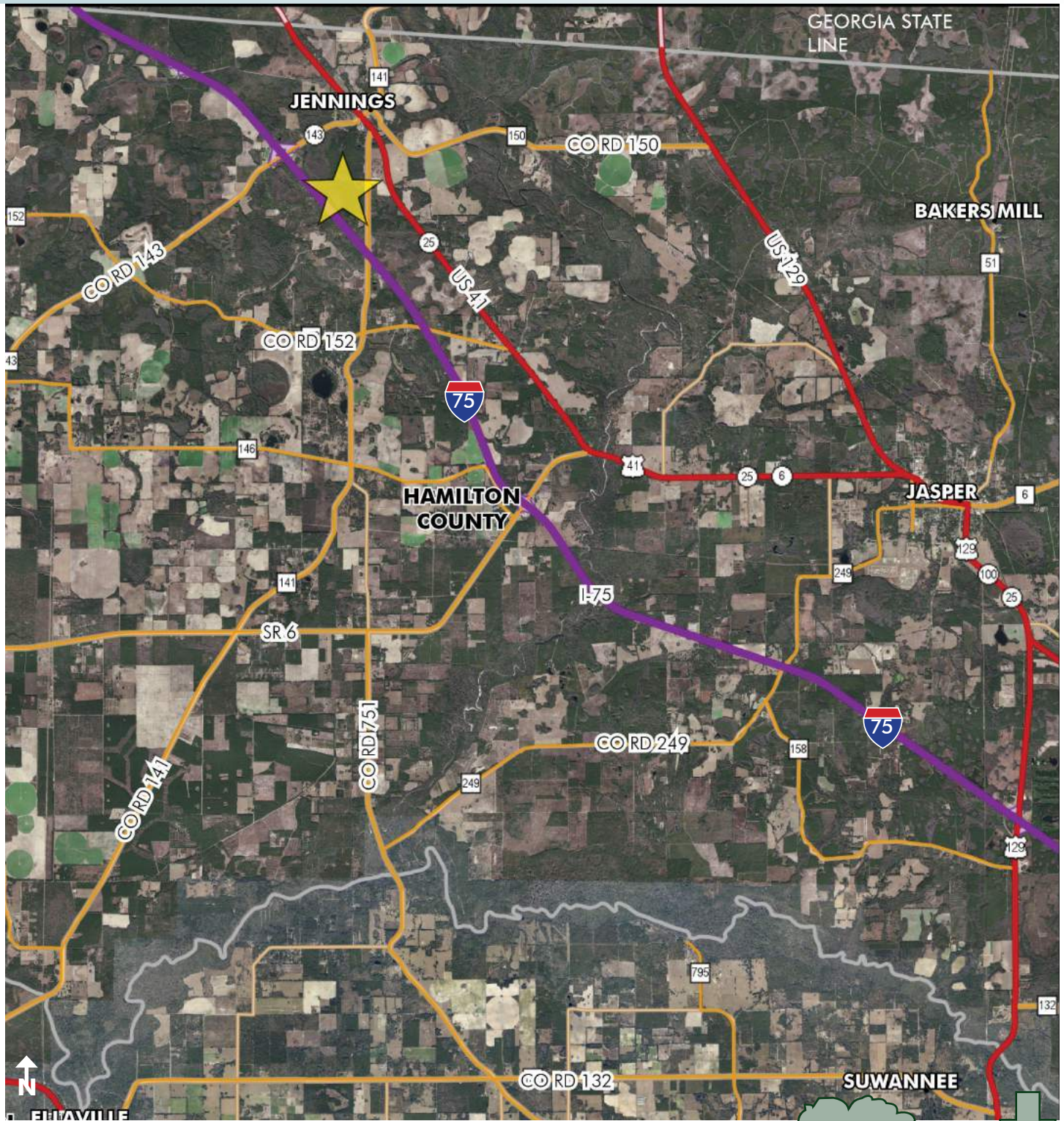
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REGIONAL MAP

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

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# BOUNDARY SURVEY OF

## Parcel 1

Part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 10, Township 2 North, Range 12 East, Hamilton County, Florida, being more particularly described as follows: For Point of Reference, commence at the Southeast corner of said Section 10, thence run N 89°26'29" W along the South line of said Section 10, a distance of 50.00 feet to the West right-of-way line of County Road No. 141 and the Point of Beginning; thence continue S 89°26'29" W along said South line, a distance of 1081.25 feet; thence run N 00°09'59" E, a distance of 644.80 feet; thence run S 89°26'29" E, a distance of 1081.25 feet to said West right-of-way line; thence run S 00°09'59" W along said West right-of-way line, a distance of 644.80 feet to the Point of Beginning.

## Parcel 2

Part of the South Half (S 1/2) of Section 10, Township 2 North, Range 12 East, Hamilton County, Florida, being more particularly described as follows: For Point of Reference, commence at the Southeast corner of said Section 10, thence run N 89°26'29" W along the South line of said Section 10, a distance of 1131.25 feet to the Point of Beginning; thence continue N 89°26'29" W along said South line a distance of 1410.91 feet to the East right-of-way line of Interstate 75; thence run N 40°39'08" W along said East right-of-way line a distance of 3483.36 feet to the North line of said South Half (S 1/2); thence run N 89°09'33" E along said North line a distance of 3487.00 feet to the Point of Beginning; thence run N 89°26'29" W, a distance of 1081.25 feet to the West right-of-way line of County Road No. 141; thence run S 00°09'59" W along said West right-of-way line, a distance of 100.00 feet; thence run N 89°26'29" W, a distance of 1081.25 feet; thence run S 00°09'59" W, a distance of 1289.20 feet to the Point of Beginning.

## Parcel 3

Part of Sections 3, 4, 9 and 10, Township 2 North, Range 12 East, Hamilton County, Florida, being more particularly described as follows: For Point of Beginning, commence at the intersection of the South line of the North Half (N 1/2) of said Section 10 with the Northeast right-of-way line of Interstate 75; thence run N 40°40'05" W along said Northeast right-of-way line a distance of 772.39 feet to the West line of said Section 10; thence run N 00°09'59" W along said West line a distance of 1312.35 feet; thence run N 40°38'21" W a distance of 862.56 feet to the Southern right-of-way line of State Road No. 143; thence run N 57°06'37" E along said Southern right-of-way line a distance of 2822.34 feet to the Point of Curve of a curve concave Southwesterly, having a radius of 2814.79 feet; thence run along and around said curve, a chord bearing and distance of N 87°39'00" E, 1072.75 feet; thence run S 00°15'49" E a distance of 572.74 feet; thence run N 89°10'48" E a distance of 932.36 feet to the Southeast corner of Block 1, said John's Addition; thence run N 89°09'32" E a distance of 508.51 feet to the Southwest corner of Block 10, Wood's Survey; thence run S 29°13'40" E a distance of 158.23 feet; thence run N 87°42'02" E a distance of 174.36 feet; thence run S 01°29'14" W a distance of 100.03 feet; thence run S 88°23'38" E a distance of 104.81 feet; thence run S 00°47'30" W a distance of 159.90 feet; thence run S 88°07'55" E a distance of 48.94 feet; thence run S 03°01'18" W a distance of 100.03 feet; thence run S 89°47'30" E a distance of 105.10 feet; thence run S 01°13'35" E a distance of 150.20 feet to the Southwest corner of Lot 2, Block 44, McCall's Addition; thence run S 89°54'32" E a distance of 358.06 feet to the West right-of-way line of County Road No. 141; thence run S 00°58'30" W along said West right-of-way line a distance of 1889.90 feet; thence run S 89°19'42" W a distance of 581.34 feet; thence run S 00°10'05" W a distance of 298.73 feet; thence run S 89°19'58" W a distance of 708.86 feet; thence run S 00°33'11" E a distance of 681.00 feet; thence run N 89°21'59" E a distance of 1278.36 feet to said West right-of-way line; thence run S 00°20'48" W along said West right-of-way line a distance of 198.72 feet; thence continue along said West right-of-way line S 00°09'59" W a distance of 1786.83 feet; thence run N 43°55'55" W a distance of 1824.39 feet to said South line of the North Half (N 1/2) of Section 10; thence run S 89°09'33" W along said South line a distance of 3487.00 feet to the Point of Beginning.

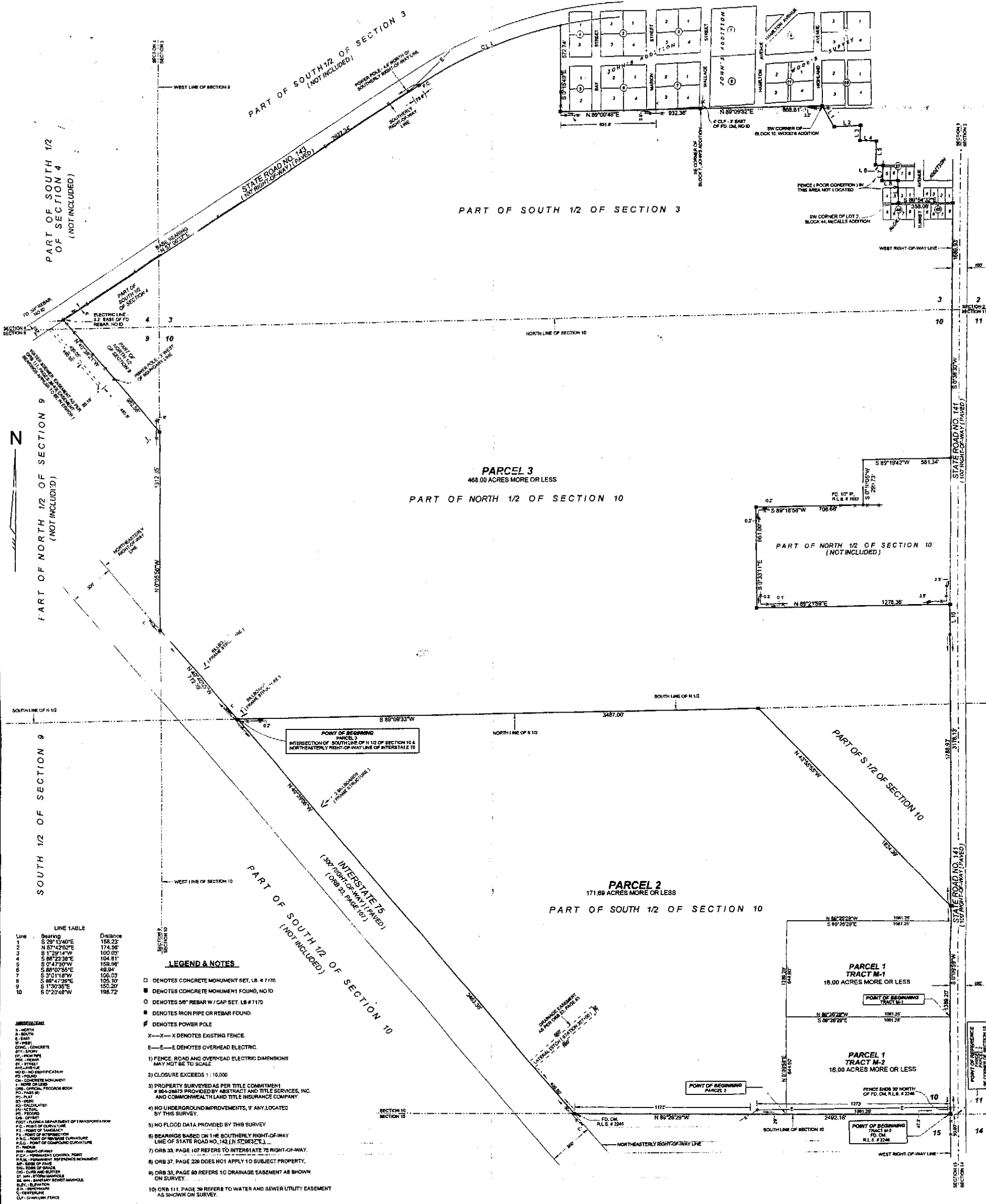
THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 47, PART 1, F.S., AND THE FLORIDA STATUTES PERTAINING TO SECTION 47.207, F.L.A.S. STATUTES.

TIMOTHY B. ALCOORN  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 833  
DATE: 08/14/2018  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL INKED SEAL OF A FLORIDA LICENSED SURVEYOR AND EMPLOYER.

FOR: DARYL M. CARTER, TRUSTEE AND/OR ASSIGNS

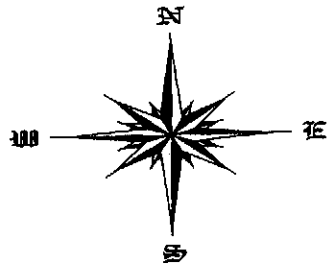
DATE SURVEYED: 01/18/18  
APPROVED BY: [Signature]  
SCALE: 1" = 200'  
INVESTED: 01/18/18

J. SHERMAN FRER & ASSOCIATES, INC.  
LAND SURVEYORS  
CERTIFICATE OF AUTHORIZATION - L.S. 1710  
130 WEST HUNTERSWOOD ST., P.O. BOX 588, LEE DAKE, FL 32084  
PHONE: 386-246-2300 FAX: 386-246-2300 DRAWING NUMBER: 223-87-2015



**BOUNDARY SURVEY IN:  
SECTION 15, TOWNSHIP 2 NORTH, RANGE 12 EAST  
HAMILTON COUNTY, FLORIDA**

82.12 ACRES



**DESCRIPTION:**  
ALL THAT PART OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 12 EAST, HAMILTON COUNTY, FLORIDA, LYING NORTH AND EAST OF INTERSTATE 75 AND WEST OF COUNTY ROAD 141 CONTAINING 82.12 ACRES MORE OR LESS.

SUBJECT TO A FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE DITCH.

**LEGEND:**

- O - SET 5/8" REBAR
- - SET 4" X 4" CM
- IP - IRON PIPE
- PRM - PERMANENT REFERENCE MARK
- CM - CONCRETE MONUMENT
- FD - FOUND
- SE - SOUTHEAST
- NE - NORTHEAST
- NW - NORTHWEST
- SW - SOUTHWEST
- BM - BENCH MARK
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- G - POWER POLE
- E- - OVERHEAD POWER
- X- - FENCE
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- R/W - RIGHT OF WAY
- PLS - PROFESSIONAL LAND SURVEYOR
- FSM - PROFESSIONAL SURVEYOR AND MAPPER

**NOTES:**

1. BEARINGS BASED ON A BEARING OF N 41° 20' 46" W ON THE CENTERLINE OF INTERSTATE 75 AS PER FDOT RIGHT OF WAY MAP.
2. SURVEY BASED ON FOUND AND ACCEPTED MONUMENTATION AND WITHOUT BENEFIT OF TITLE SEARCH.
3. THERE MAY BE EASEMENTS RECORDED IN THE OFFICIAL RECORDS OF THIS COUNTY THAT ARE NOT SHOWN ON THIS SURVEY.

**CERTIFICATION**  
CERTIFIED TO:  
MAURY CARTER & ASSOCIATES, INC.  
FARM CREDIT OF NORTHWEST FLORIDA

I HEREBY CERTIFY BY MY SIGNATURE BELOW, THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION AND THAT SAID SURVEY COMPLIES WITH THE DEPARTMENT OF PROFESSIONAL REGULATION - BOARD OF LAND SURVEYORS' MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, AS DEFINED IN CHAPTER 61G17-6, F.A.C.  
DATED: 9/26/06

N.S. Compass, PSM  
Florida Certification # 4093

NOT VALID WITHOUT SIGNATURE AND EMBOSSED SEAL OF SURVEYOR

N.S. COMPASS LAND SURVEYING 6029 SW 31ST STREET JASPER, FLORIDA 32052 (386) 838-2280			
DATE	DATE	FOR:	
NSC	9/24/06	MAURY CARTER & ASSOC.	
APPROVED	DATE	FIELD WORK COMPLETE	
NSC	9/24/06	9/19/06	
SCALE	SHEET	COMMENTS	PROJECT NO.
1" = 200'			06-082

Survey B