

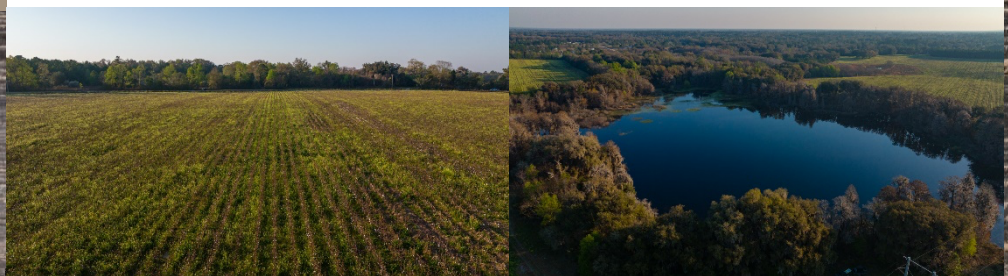
Go Bid
NOW!

Property Information



*129 +/- Acres in
Hamilton County Florida*

***SW 99th Avenue and SW CR 249
Jasper, Florida 32052***



WAG

WEEKS AUCTION GROUP
ACCELERATED REAL ESTATE MARKETING

(229)890-2437

www.WeeksAuctionGroup.com

Introduction

Dear Prospective Buyers,

Weeks Auction Group is pleased to offer this beautiful 129 Acres +/- property located in Hamilton County, Florida.

If you're looking for that perfect country get-a-way that offers it all, then look no further than this 129 +/- Acre tract located in the heart of Hamilton County, Florida. This property features a beautiful 10 +/- acre lake known as Carter Lake that is surrounded by stately live oaks and cypress trees. With 80 +/- Acres of cropland including 32 +/- acres of peanut base this property will also produce an annual revenue stream. Located in north Florida just 7 miles off Interstate 75 and less than three miles to the city center of Jasper, this property has great potential for a beautiful country estate or possibly even subdividing into multiple tracts. North Florida opportunities like this don't come along often so don't miss out!

Please don't hesitate to contact me if you have any question about the property, the auction process, or if you'd like to schedule a private showing of the property.

Sincerely,
Weeks Auction Group, Inc.

Mark Manley, CAI, AARE, MPPA
President



Open House Dates and Times: Drive by at anytime or call for a private showing.

For More Information Contact: Mark Manley, CAI, AARE, MPPA
Weeks Auction Group, Inc.
(229) 890-2437 – Office
(229) 891-1377 – Cell
Mark@BidWeeks.com

Property Information

Property Address: SW 99th Avenue and SW CR 249, Jasper Florida 32052

Property Size: 129 +/- Acres

Assessor's Parcel Numbers: 2793-010
2793-020

Tax Bill Amount: 2021 Parcel 2793-010 - \$202.09
2021 Parcel 2919-020 - \$302.01

Driving Directions: From Interstate 75 Exit 460, travel east on Florida Hwy 6 for 1.2 miles. Turn right onto Florida Hwy 6 / US Hwy 41 South and travel 3.7 miles to SW 99th Avenue on the right. Turn right on SW 99th Ave and travel to the property on the left. ***For Sales Signs are located on the property!***

Important Selling Features:

- 129 +/- Acre Farm in Hamilton County Florida
- 80 +/- Acres Cultivable Land
- 32 +/- Acre Peanut Base
- 10 +/- Acre Carter Lake
- Stately Live Oaks
- Excellent Recreational Tract
- Hunting and Fishing
- Possible Development Potential
- 7 +/- Miles from Interstate 75
- 3 +/- Miles from the City of Jasper

Farm Service Agency Form 156-EZ Page – 1

FLORIDA HAMILTON Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 1810 Prepared: 3/30/22 11:59 AM Crop Year: 2022
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Operator Name	: CARTER LAKE COMPANY LLC
Farms Associated with Operator	: 12-047-1810
CRP Contract Number(s)	: None
Recon ID	: 12-047-2022-3
Transferred From	: None
ARCPLC G/I/F Eligibility	: Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
128.99	73.41	73.41	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	73.41	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	PNUTS

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Peanuts	32.04	0.00	3655	
TOTAL		32.04	0.00	

NOTES

Tract Number	: 1274
Description	: K5
FSA Physical Location	: FLORIDA/HAMILTON
ANSI Physical Location	: FLORIDA/HAMILTON
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: CARTER LAKE COMPANY LLC
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
128.99	73.41	73.41	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	73.41	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Peanuts	32.04	0.00	3655

Farm Service Agency Form 156-EZ Page – 2

FLORIDA HAMILTON Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 1810 Prepared : 3/30/22 11:59 AM Crop Year : 2022
--	--	---

Tract 1274 Continued ...		
TOTAL	32.04	0.00
NOTES		
<p>In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.</p> <p>Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.</p> <p>To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail; U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.</p>		

Farm Service Agency Form 156-EZ Map

USDA Hamilton County, Florida



Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm 1810
Tract 1274

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

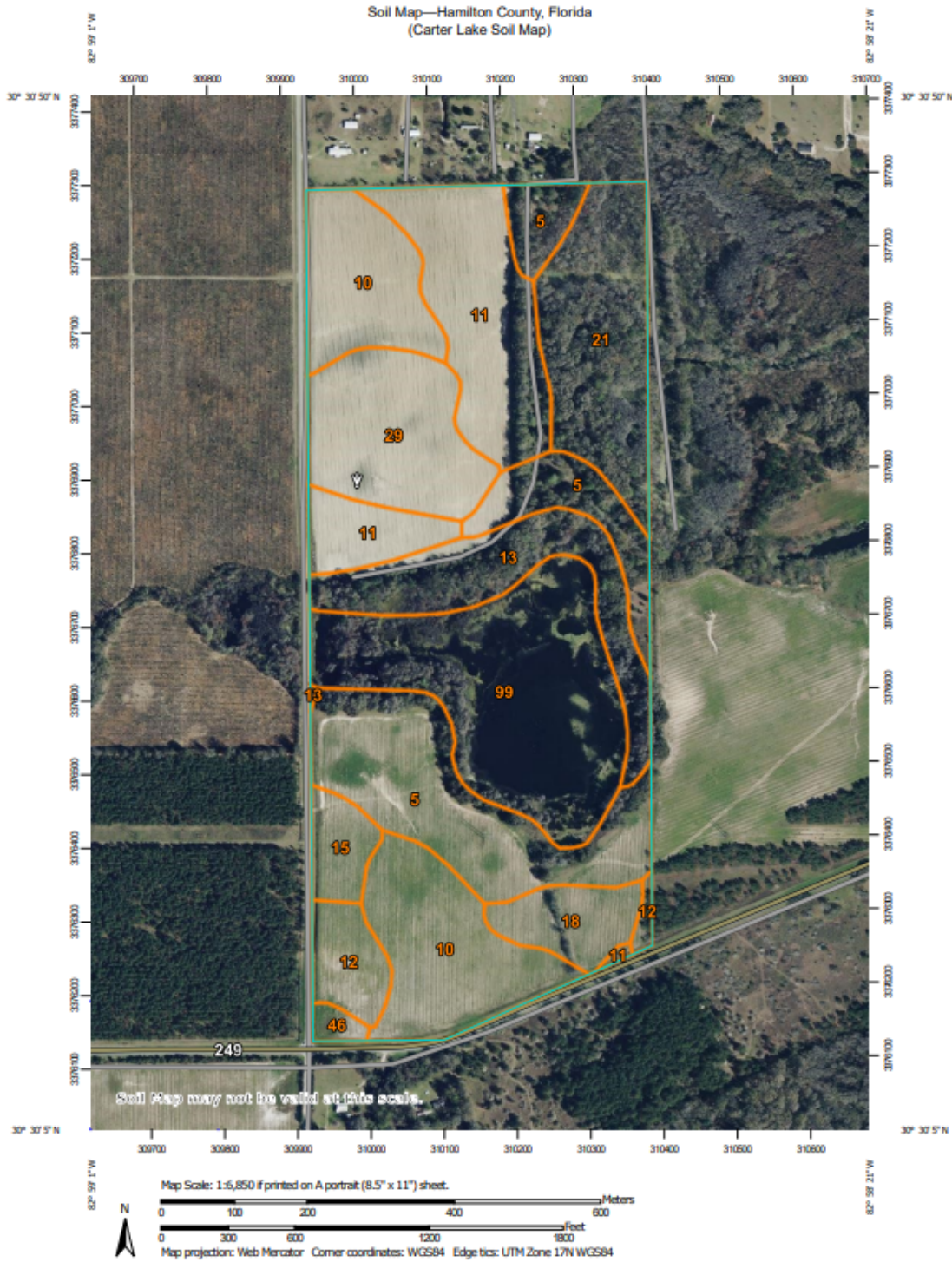
2022 Crop Year



Tract 1 of 1































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Soil Map – Page 1



Soil Map – Page 2

Soil Map—Hamilton County, Florida
(Carter Lake Soil Map)

MAP LEGEND	MAP INFORMATION	
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p>Special Point Features</p> <ul style="list-style-type: none">  Blowout  Borrow Pit  Clay Spot  Closed Depression  Gravel Pit  Gravelly Spot  Landfill  Lava Flow  Marsh or swamp  Mine or Quarry  Miscellaneous Water  Perennial Water  Rock Outcrop  Saline Spot  Sandy Spot  Severely Eroded Spot  Sinkhole  Slide or Slip  Sodic Spot 	<p>Water Features</p> <ul style="list-style-type: none">  Streams and Canals <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <ul style="list-style-type: none">  Aerial Photography 	<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Hamilton County, Florida Survey Area Data: Version 20, Sep 2, 2021</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Feb 20, 2021—Jul 29, 2021</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>

Soil Map – Page 3

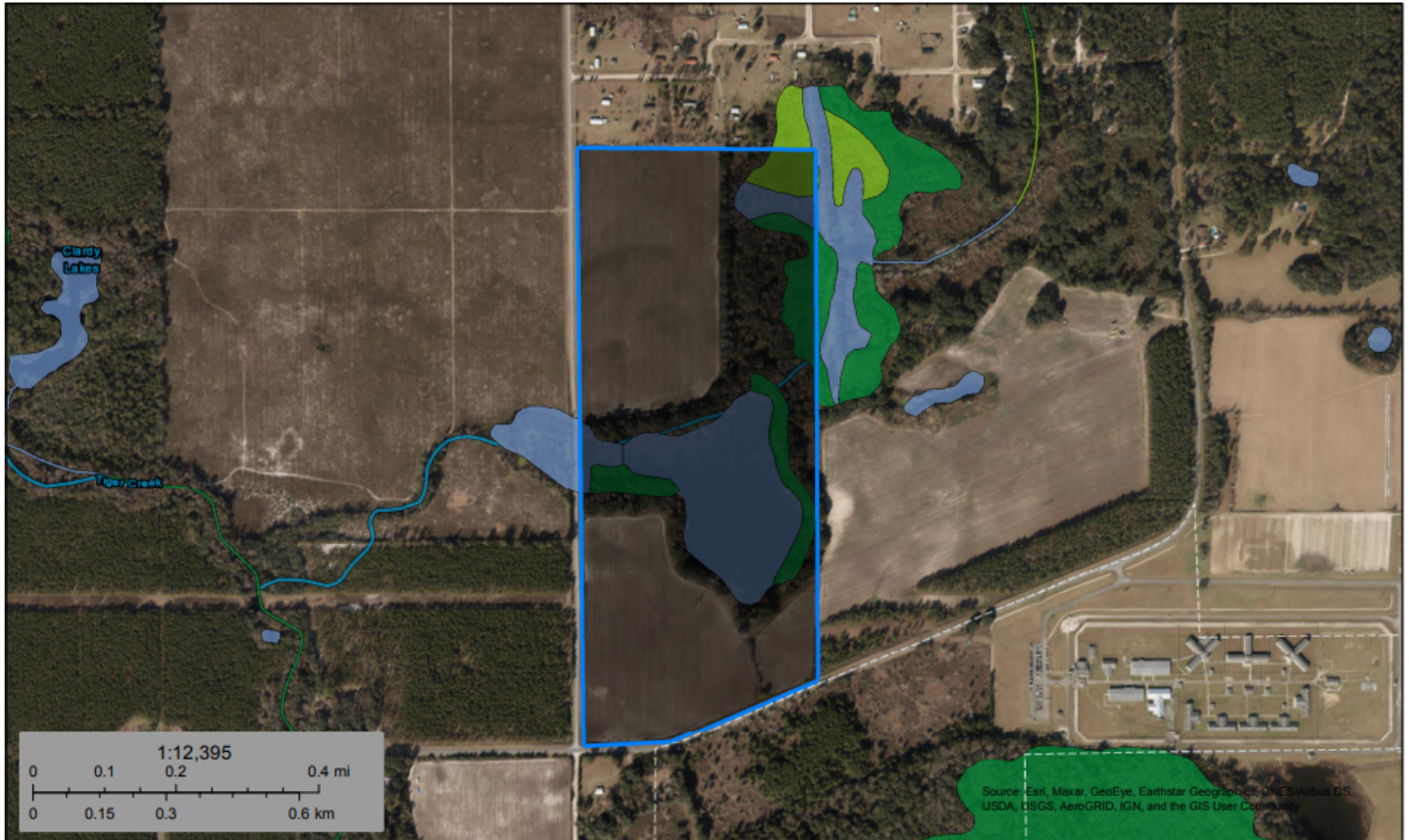
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Blanton sand, 0 to 5 percent slopes	23.3	18.0%
10	Lowndes sand, 0 to 5 percent slopes	19.7	15.2%
11	Lowndes sand, 5 to 8 percent slopes	16.7	12.9%
12	Lowndes and Norfolk soils, 8 to 12 percent slopes	4.0	3.1%
13	Mascotte-Mascotte, wet, sand, 0 to 2 percent slopes	10.5	8.2%
15	Valdosta sand, 0 to 5 percent slopes	2.8	2.2%
18	Wadley sand, 0 to 5 percent slopes	4.3	3.3%
21	Plummer and Surrency soils, depressional	13.2	10.2%
29	Bonneau sand, 0 to 5 percent slopes	11.2	8.7%
46	Stockade fine sandy loam	0.8	0.6%
99	Water	22.7	17.6%
Totals for Area of Interest		129.1	100.0%

Wetlands Map



Carter Lake Wetlands Map



April 5, 2022

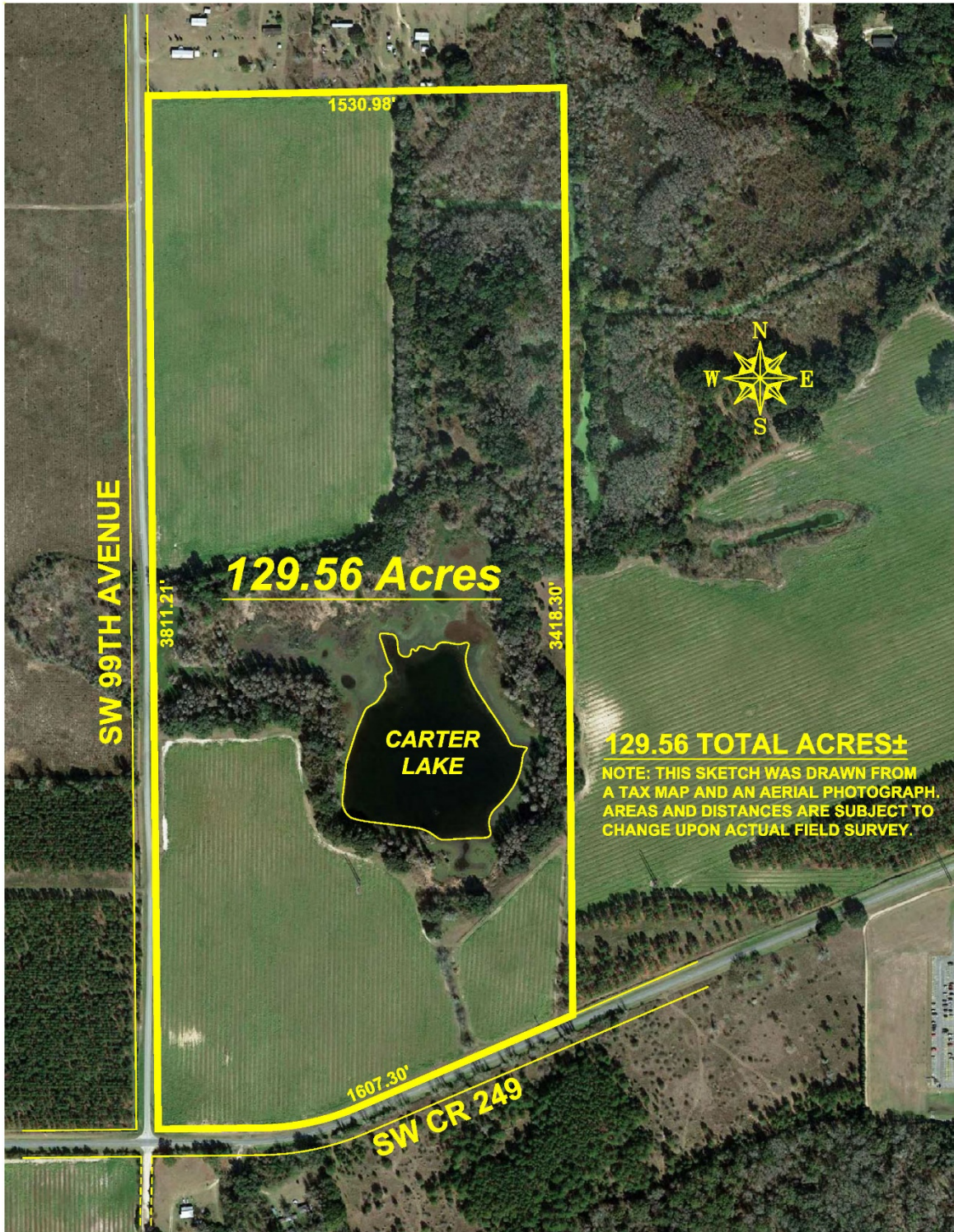
Wetlands

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |


This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
 This page was produced by the NWI mapper

Aerial Map



Tax Card Parcel – Page 1
2793-010

 **Hamilton County, FL**

Parcel Summary

Parcel ID 2793-010
 Location Address
 Brief Tax Description 1 1N 13E 1701A THAT PART OF SW/4 DESC IN ORB 226-99 ORB 831-370 ORB 881-224(C/D)
 (Note: Not to be used on legal documents.)
 Property Use Code CROPLAND CLS2 (5200)
 Sec/Twp/Rng 1-1N-13E
 Tax District Hamilton County (4)
 Millage Rate 16.3825
 Acreage 42.3
 Homestead N

[View Map](#)

Map



Owner Information

Primary Owner
[CARTER LAKE COMPANY LLC](#)
 6379 HWY 41 NW
 JASPER, FL 32052

Property Record Cards

[2021 \(PDF\)](#)

TRIM Notices

[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
005201 - CROPLAND 2	14.7	AC	0	0
005301 - CROPLAND 3	11.3	AC	0	0
005615 - TIMB3/NATURAL	7.3	AC	0	0
005901 - PRO.WTLNDS	9	AC	0	0
009910 - MKTVALAG	42.3	UT	0	0

Tax Card Parcel – Page 2 2793-010

Valuation

	2021 Certified	2020 Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$12,397	\$12,397	\$12,100	\$11,838	\$11,823
Land Agricultural Value	\$12,397	\$12,397	\$12,100	\$11,838	\$11,823
Agricultural (Market) Value	\$71,910	\$71,910	\$67,680	\$59,220	\$59,220
Just (Market) Value	\$71,910	\$71,910	\$67,680	\$59,220	\$59,220
Assessed Value	\$12,397	\$12,397	\$12,100	\$11,838	\$11,823
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$12,397	\$12,397	\$12,100	\$11,838	\$11,823
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	10/9/2021	\$0	CD	881/224	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	ESTATE OF DOROTHY C HILL	CARTER LAKE COMPANY LLC
N	3/27/2019	\$200,000	PR	831/370	Unqualified	UNABLE TO PROCESS/DEED ERROR	Vacant	ESTATE OF DOROTHY CARTER HILL	CARTER LAKE COMPANY LLC

Tax Collector

[Click here to view the Tax Collector website.](#)

No data available for the following modules: Building Information, Extra Features, Photos, Sketches, Sketches (APEX).

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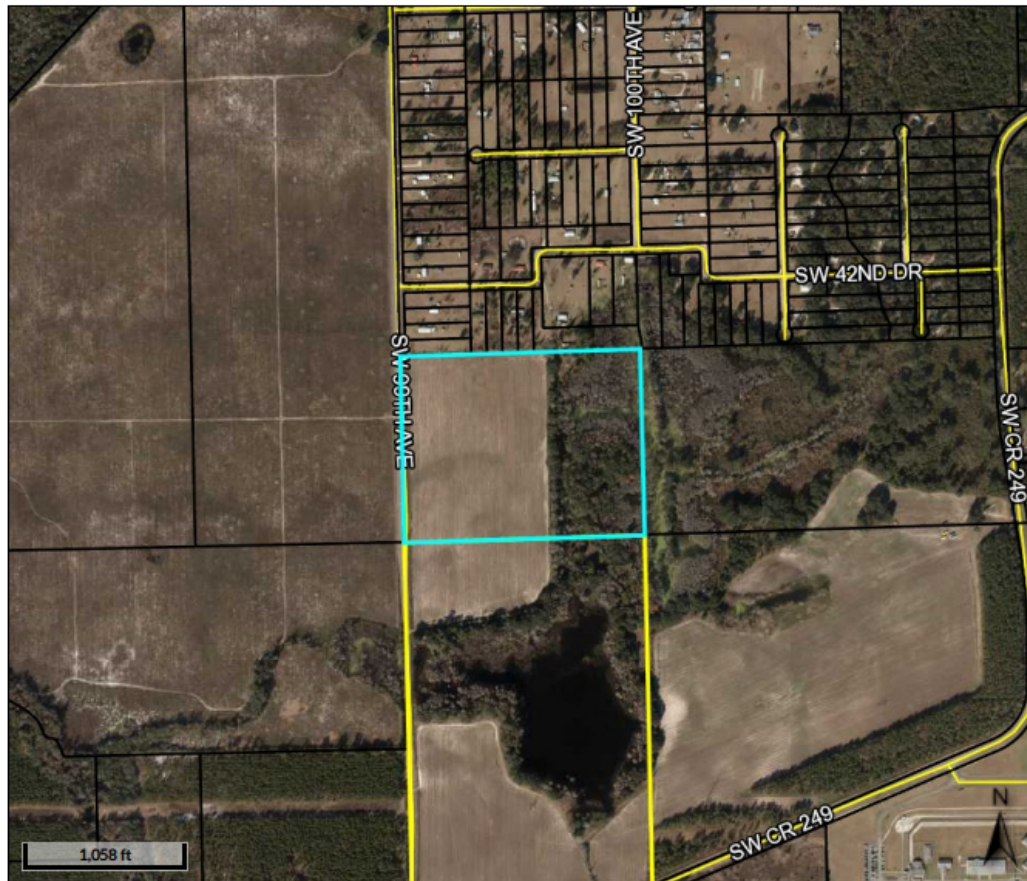
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Version INFO [02/04/22 11

Tax Map Parcel
2793-010

 **Public.net**™ Hamilton County, FL



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	2793-010	Alternate ID	2793010	Owner Address	CARTER LAKE COMPANY LLC
Sec/Twp/Rng	1-1N-13E	Class	CROPLAND CLS2		6379 HWY 41 NW
Property Address		Acreage	42.3		JASPER, FL 32052
District	4				
Brief Tax Description	11N 13E 1701A				
	(Note: Not to be used on legal documents)				

Date created: 2/4/2022
 Last Data Uploaded: 2/4/2022 4:50:30 AM

Developed by  **Schneider**
 GEOSPATIAL

Property Tax Bill 2021 Parcel 2793-010

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 351900 2021

R 2793-010

REAL ESTATE TAX/NOTICE RECEIPT FOR HAMILTON COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
COUNTY	.01000000	\$123.97
SCHOOL-RLE	.00352300	\$43.67
SCHOOL-DISC	.00249800	\$30.97
SUWAN RIV WATER	.00036150	\$4.48
TOTAL AD-VALOREM:		\$203.09

**CARTER LAKE COMPANY LLC
6379 HWY 41 NW
JASPER , FL 32052**

42.300 ACRES
1 1N 13E 1701A THAT PART OF
SW/4 DESC IN ORB 226-99 O
RB 831-370

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	\$0.00
COMBINED TAXES & ASMTS:	\$203.09
DISCOUNT:	\$0.00
UNPAID BALANCE:	\$0.00

FAIR MKT VALUE	\$71,910.00	DIST	4
ASSESS	\$12,397.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$12,397.00		

**** PAID ****

Exemptions:


Property Address:

Last Payment:	12/27/2021	Receipt Number:	7755
Amount Collected:	\$197.00	Discount Amount:	\$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
2793010	R	2021	\$203.09	\$0.00	12/27/2021	\$197.00	\$0.00
2793010	R	2020	\$204.56	\$0.00	11/30/2020	\$196.38	\$0.00
2793010	R	2019	\$201.11	\$0.00	12/30/2019	\$195.08	\$0.00
2793010	R	2018	\$199.21	\$0.00	3/29/2019	\$199.21	\$0.00
2793010	R	2017	\$203.51	\$0.00	3/27/2018	\$203.51	\$0.00
2793010	R	2016	\$204.93	\$0.00	3/31/2017	\$204.93	\$0.00
2793010	R	2015	\$182.86	\$0.00	4/29/2016	\$188.35	\$0.00
2793010	R	2014	\$183.24	\$0.00	4/30/2015	\$188.74	\$0.00

Tax Card Parcel – Page 1
2919-020

 Hamilton County, FL

Parcel Summary

Parcel ID 2919-020
 Location Address
 Brief Tax Description 12 1N 13E 1820B THAT PART OF NW/4 DESC IN ORB 226-99 LESS R/W IN ORB 531-418 ORB 831-370 ORB 881-224(C/D)
 (Note: Not to be used on legal documents.)
 Property Use Code TIMBERLAND UNCLASS (5900)
 Sec/Twp/Rng 12-1N-13E
 Tax District Hamilton County (4)
 Millage Rate 16.3825
 Acreage 86.8
 Homestead N

[View Map](#)

Map



Owner Information

Primary Owner
[CARTER LAKE COMPANY LLC](#)
 6379 HWY 41 NW
 JASPER, FL 32052

Property Record Cards

[2021 \(PDF\)](#)

TRIM Notices

[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
005201 - CROPLAND 2	16	AC	0	0
005301 - CROPLAND 3	25.2	AC	0	0
005310 - CROPLAND 4	5.5	AC	0	0
005910 - NP WETLANDS	40.1	AC	0	0
009910 - MKT/VALAG	86.8	UT	0	0

Tax Card Parcel – Page 2 2919-020

Valuation

	2021 Certified	2020 Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$18,435	\$18,435	\$17,968	\$17,682	\$17,682
Land Agricultural Value	\$18,435	\$18,435	\$17,968	\$17,682	\$17,682
Agricultural (Market) Value	\$147,560	\$147,560	\$138,880	\$121,520	\$121,520
Just (Market) Value	\$147,560	\$147,560	\$138,880	\$121,520	\$121,520
Assessed Value	\$18,435	\$18,435	\$17,968	\$17,682	\$17,682
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$18,435	\$18,435	\$17,968	\$17,682	\$17,682
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

*Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	10/9/2021	\$0	CD	881/224	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	ESTATE OF DOROTHY C HILL	CARTER LAKE CO LLC
N	3/27/2019	\$200,000	PR	831/370	Unqualified	UNABLE TO PROCESS/DEED ERROR	Vacant	ESTATE OF DOROTHY CARTER HILL	CARTER LAKE COMPANY LLC

Tax Collector

[Click here to view the Tax Collector website.](#)

No data available for the following modules: Building Information, Extra Features, Photos, Sketches, Sketches (APEX).

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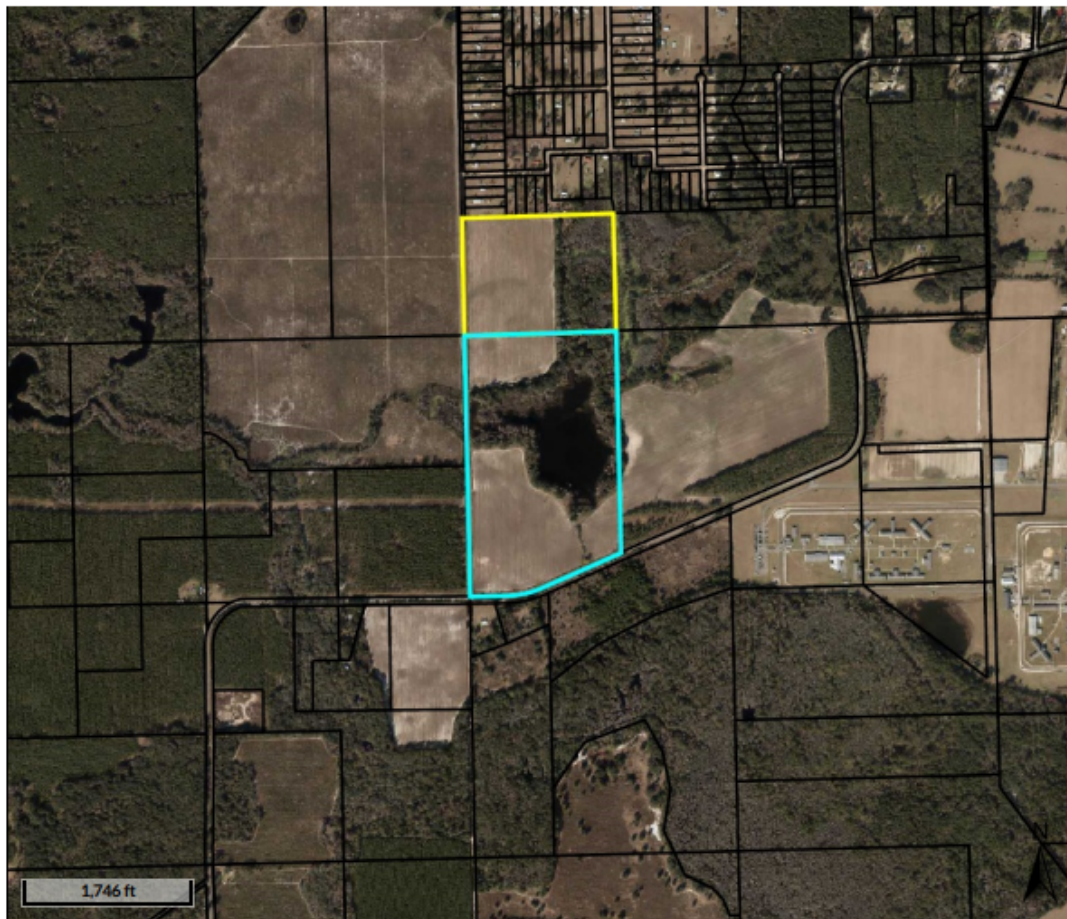
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Version INFO [02/04/22 11

**Tax Map Parcel
 2919-020**


qPublic.net™ Hamilton County, FL



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	2919-020	Alternate ID	2919020	Owner Address	CARTER LAKE COMPANY LLC
Sec/Twp/Rng	12-1N-13E	Class	TIMBERLAND UNCLASS		6379 HWY 41 NW
Property Address		Acreage	86.8		JASPER, FL 32052
District	4				
Brief Tax Description	12 1N 13E 1820B				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 2/4/2022
 Last Data Uploaded: 2/4/2022 4:50:30 AM

Developed by  **Schneider**
GEOSPATIAL

Property Tax Bill 2021 Parcel 2919-020

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 372600 2021

R 2919-020

REAL ESTATE TAX/NOTICE RECEIPT FOR HAMILTON COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
COUNTY	.01000000	\$184.35
SCHOOL-RLE	.00352300	\$64.95
SCHOOL-DISC	.00249800	\$46.05
SUWAN RIV WATER	.00036150	\$6.66
TOTAL AD-VALOREM:		\$302.01

CARTER LAKE COMPANY LLC
6379 HWY 41 NW
JASPER , FL 32052

86.800 ACRES
 12 1N 13E 1820B THAT PART OF
 NW/4 DESC IN ORB 226-99 LESS
 R/W IN ORB 531-418 ORB 831-370

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	\$0.00

FAIR MKT VALUE	\$147,560.00	DIST	4
ASSESS	\$18,435.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$18,435.00		

COMBINED TAXES & ASMTS: \$302.01
DISCOUNT: \$0.00
UNPAID BALANCE: \$0.00

**** PAID ****

Exemptions:

Last Payment: 12/27/2021 **Receipt Number:** 7756

Property Address:

Amount Collected: \$292.95 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
2919020	R	2021	\$302.01	\$0.00	12/27/2021	\$292.95	\$0.00
2919020	R	2020	\$304.18	\$0.00	11/30/2020	\$292.01	\$0.00
2919020	R	2019	\$298.62	\$0.00	12/30/2019	\$289.66	\$0.00
2919020	R	2018	\$297.57	\$0.00	3/29/2019	\$297.57	\$0.00
2919020	R	2017	\$304.37	\$0.00	3/27/2018	\$304.37	\$0.00
2919020	R	2016	\$309.36	\$0.00	3/31/2017	\$309.36	\$0.00
2919020	R	2015	\$283.74	\$0.00	4/29/2016	\$292.25	\$0.00
2919020	R	2014	\$284.33	\$0.00	4/30/2015	\$292.86	\$0.00

Legal Description

Begin at the Southwest corner of Section 1, Township 1 North, Range 13 East, Hamilton County, Florida and run N.00°25'56"W. along the West line of said Section 1, a distance of 1184.66 feet; thence N.89°00'46"E. parallel to the South line of said Section 1, a distance of 1530.98 feet; thence S.00°25'56"E. parallel to the West line of said Section 1 a distance of 1184.66 feet to a point on said South line of Section 1 (being also the North line of Section 12); thence continue S.00°25'56"E. parallel to the West line of Section 12, a distance of 2233.64 feet to a point on the Northerly Right-of-Way line of County Road No. 249; thence S.66°55'40"W., along said Northerly Right-of-Way line, 870.21 feet to the Point of Curve of a curve concave to the North, having a radius of 914.93 feet and a central angle of 22°17'52", said curve also having a Chord bearing of S.78°04'36"W. and a Chord distance of 353.82 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of County Road No. 249, a distance of 356.06 feet to the Point of Tangency of said curve; thence S.89°13'32"W., still along said Northerly Right-of-Way line, 381.03 feet to a point on the West line of said Section 12; thence N.00°25'56"W., along said West line 2626.55 feet to the Point of Beginning. Containing 129.56 acres, more or less.

LESS AND EXCEPT that portion conveyed to Hamilton County, Florida by deed recorded in Official Records Book 531, Page 418; and **LESS AND EXCEPT** any portion lying within a public road right of way.

SUBJECT TO: A 20 foot Easement for buried telephone cables to A.T.&T., a 100 foot Powerline Easement to Florida Power Corporation, a 40 foot Gas line Easement to South Georgia Natural Gas and 10 feet Powerline Easements to Suwanee Valley Electric Cooperative, outside and adjacent to the Northerly Right-of-Way line of County Road No. 249 and the Easterly Right-of-Way line of a County Graded Road.

The foregoing property is further identified as Hamilton County Tax Parcel Nos. 2793-010 and 2919-0

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