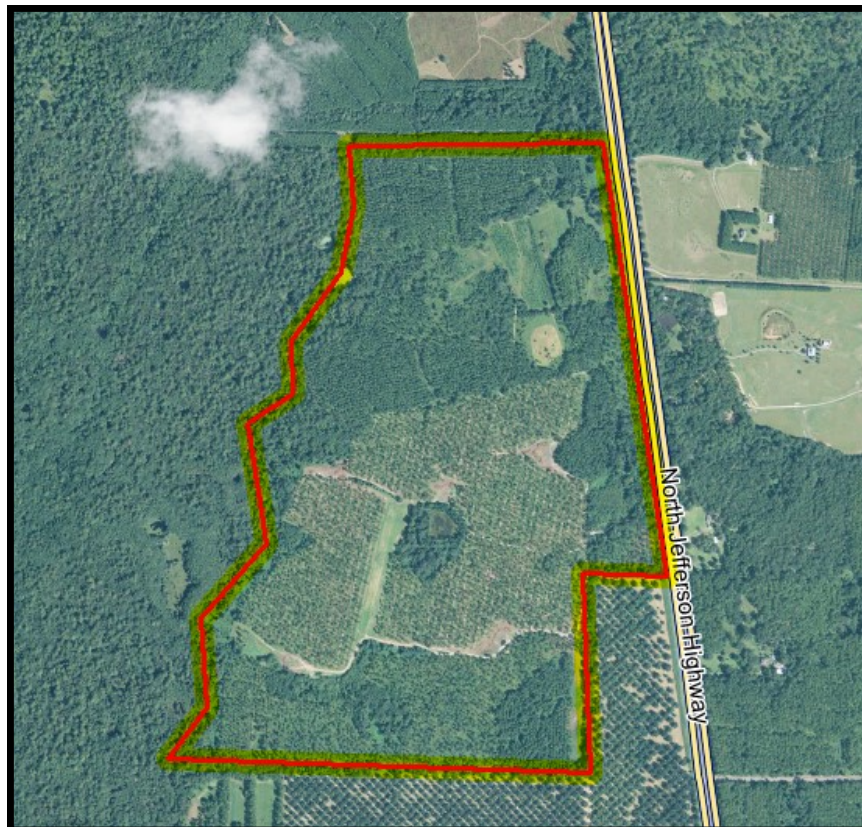




Property Information Packet
FL Licensed Real Estate Broker BK 3018193

337 Acres, U. S. Hwy 19
Jefferson County, FL
Near GA/FL Line
Managed Pine Tract/Former Nursery
Offered at \$2,000,000.00

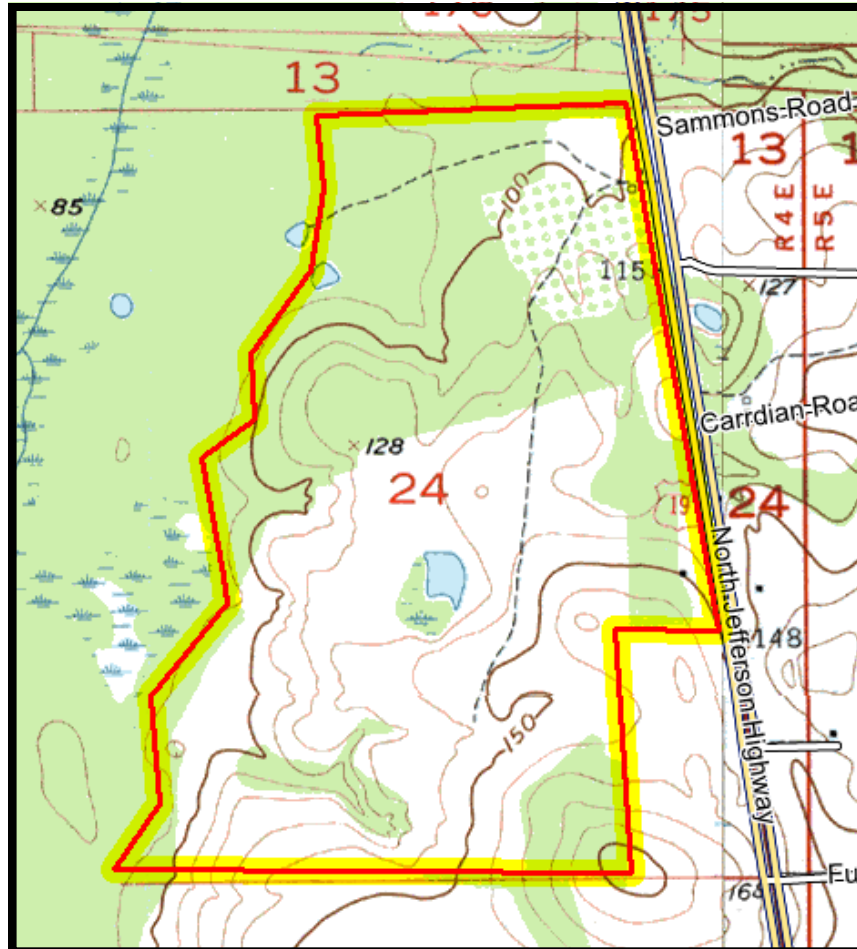
Daniel E. Crocker
Member Thomasville Area Board REALTORS
Mobile: (229) 403-6297
Fax: (229) 226-6532
crocker@rose.net
www.landcroc.com
CROCKER REALTY, INC
1207 E. Jackson St.,
Thomasville, GA 31792



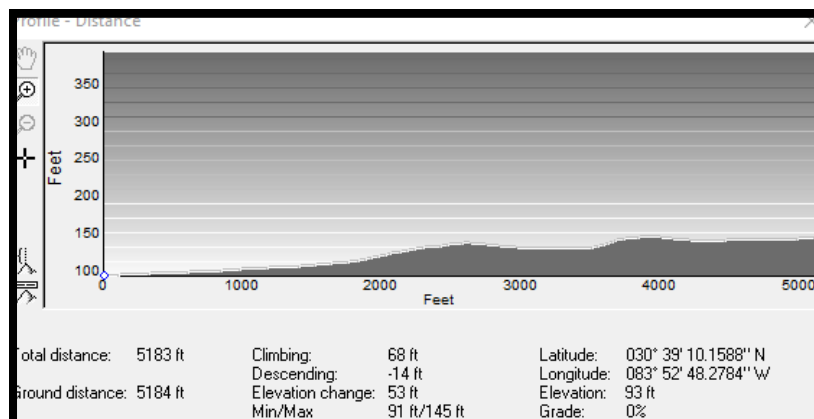
All Property Line Drawings are Approximate and taken from County Property Appr. Website.

Topo Map


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PROFILE NORTH TO SOUTH

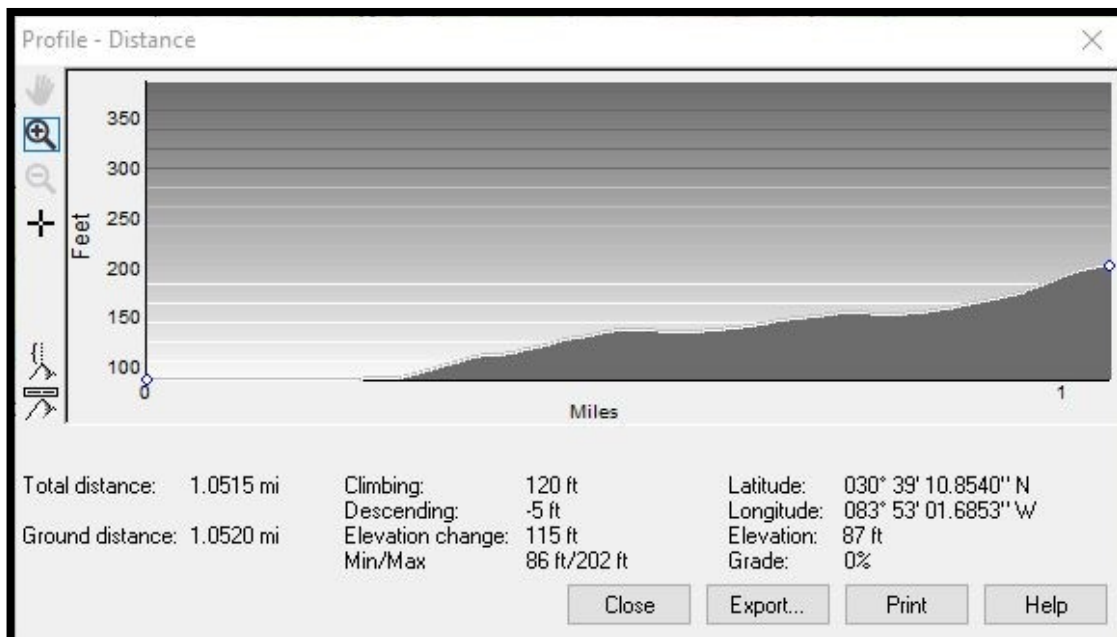


Relief Map

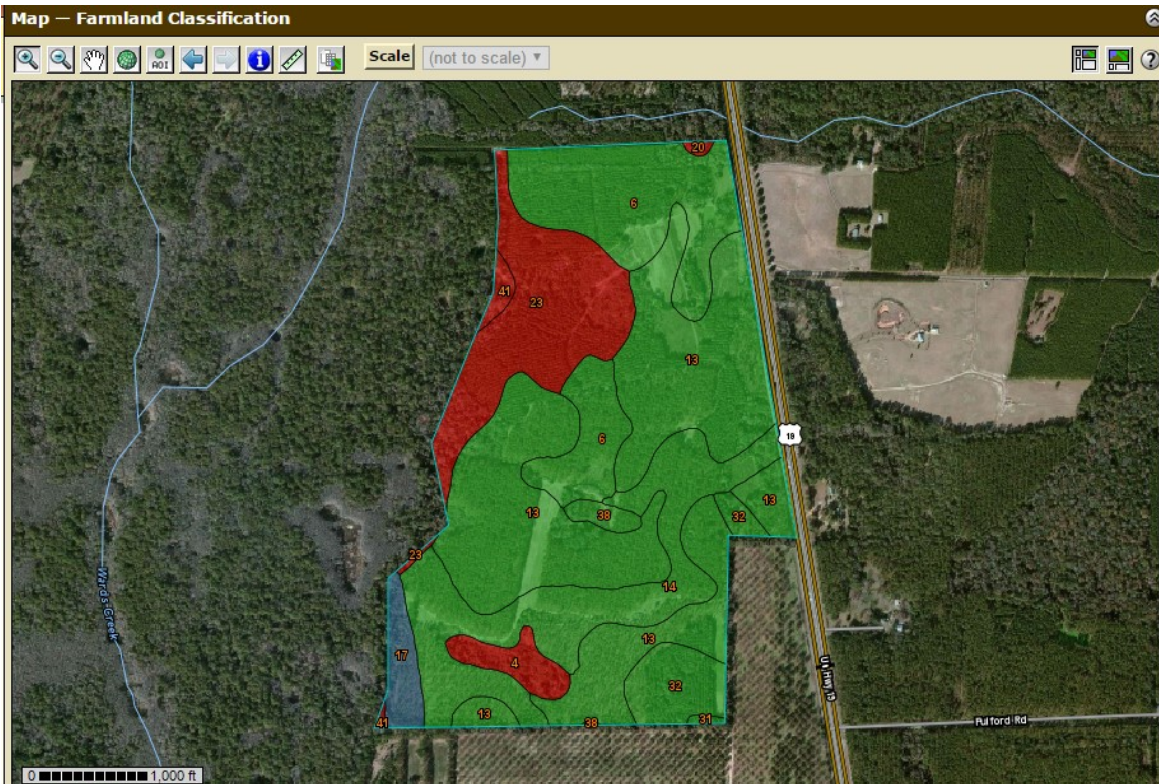
Facing North



Profile NW Corner to SE Corner



Soil Map



Tables — Farmland Classification — Summary By Map Unit

Summary by Map Unit — Jefferson County, Florida (FL065)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
4	Surrency fine sand	Not prime farmland	8.1	2.3%
6	Dothan loamy fine sand, 2 to 5 percent slopes	All areas are prime farmland	62.3	17.8%
13	Orangeburg sandy loam, 2 to 5 percent slopes	All areas are prime farmland	142.7	40.7%
14	Orangeburg sandy loam, 5 to 8 percent slopes, moderately eroded	All areas are prime farmland	58.3	16.6%
17	Troup fine sand, 0 to 5 percent slopes	Farmland of local importance	8.3	2.4%
20	Albany sand	Not prime farmland	0.7	0.2%
23	Pelham fine sand	Not prime farmland	47.7	13.6%
31	Faceville fine sandy loam, 2 to 5 percent slopes	All areas are prime farmland	0.6	0.2%
32	Faceville fine sandy loam, 5 to 8 percent slopes, eroded	All areas are prime farmland	15.8	4.5%
38	Miccosukee fine sandy loam	All areas are prime farmland	3.3	0.9%
41	Byars fine sandy loam, frequently flooded	Not prime farmland	2.7	0.8%
Totals for Area of Interest			350.3	100.0%

Primary Soil:
ORANGBURG AND DOTHAN

Green = All Areas are Prime Farmland

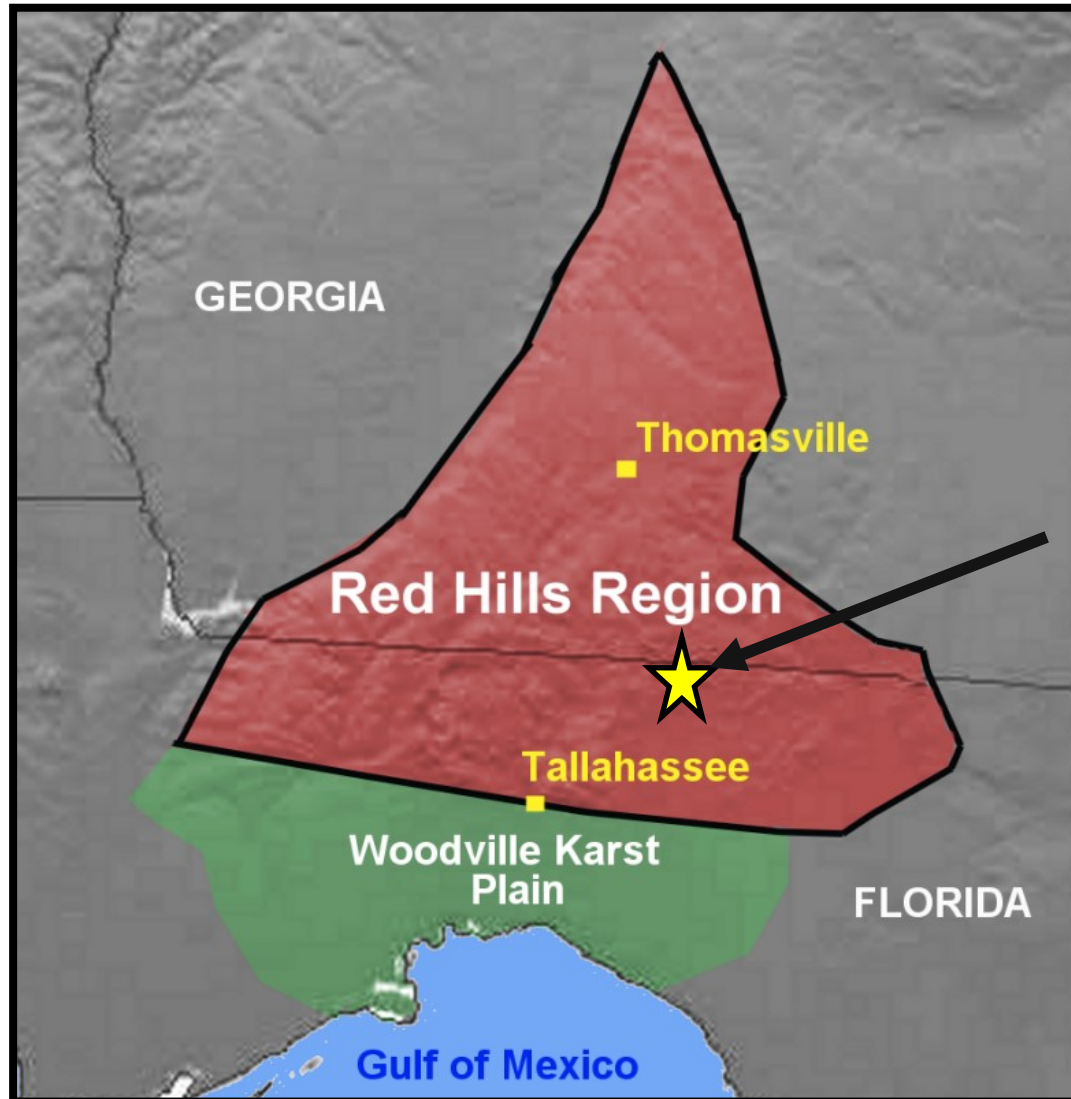
Blue = Farmland of Statewide Importance

Red = Not Prime Farmland

Green is Good.....Red can usually get pretty wet...consult with Soil Scientist.

Red Hills Region Map


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Details



Property has been managed for Wildlife and Timber. Hidden Palm Trees, Ancient Live Oaks in the Shadows, and a Few Botanical Surprises are Waiting to be Released with some Thoughtful Land Planning. Property Topography is a Testament to its Location in the Red Hills Region.

Property once used as a Nursery. Exceptional Soil Map for a Tract this Size. The two-8" wells and the two - 4" Wells were used when the Nursery was in Operation. Water = Value.

Excellent Site and Location for Plant and Flood Duck Pond.

Located 5.6 Mile NE of Lake Miccosukee .

165+/- Acres of 30 Year Old Planted Loblolly. 85+/- Acres of 19 Year Old Planted Loblolly. Well Managed. Prescribed Fire. 6+/- Acres of 9+/- Year Old Longleaf. Strong Timber Value. Mixed Hardwood Drains and Slopes. Pond Sites.

3,300'+ of Road Frontage on US Hwy 19, 3 Median Crossovers, 3 Driveways, Interior Road System and Feed Plot areas .

Tremendous Wildlife Tract - Turkey, Deer, Quail.

3,000+ Acre, State Owned Wards Creek Drain Tract Borders this property on the West Property Line.

Located Less Than 1 Mile From the State Line.

Located 6 Miles North of Monticello, FL and 12 Miles South of Thomasville GA.

Located on Historic Plantation Trace.

Ground Pics


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Ground Pics


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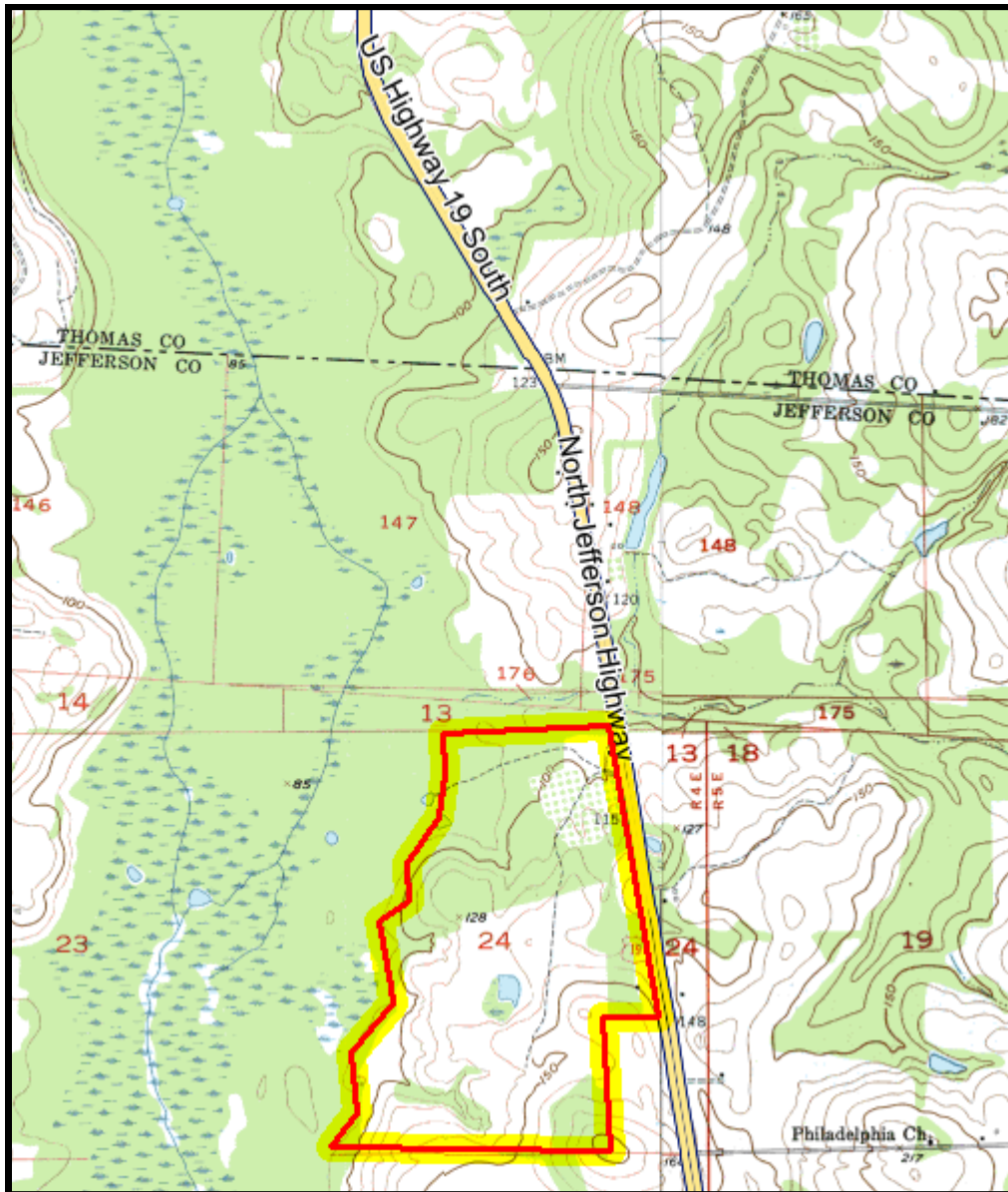


Ground Pics


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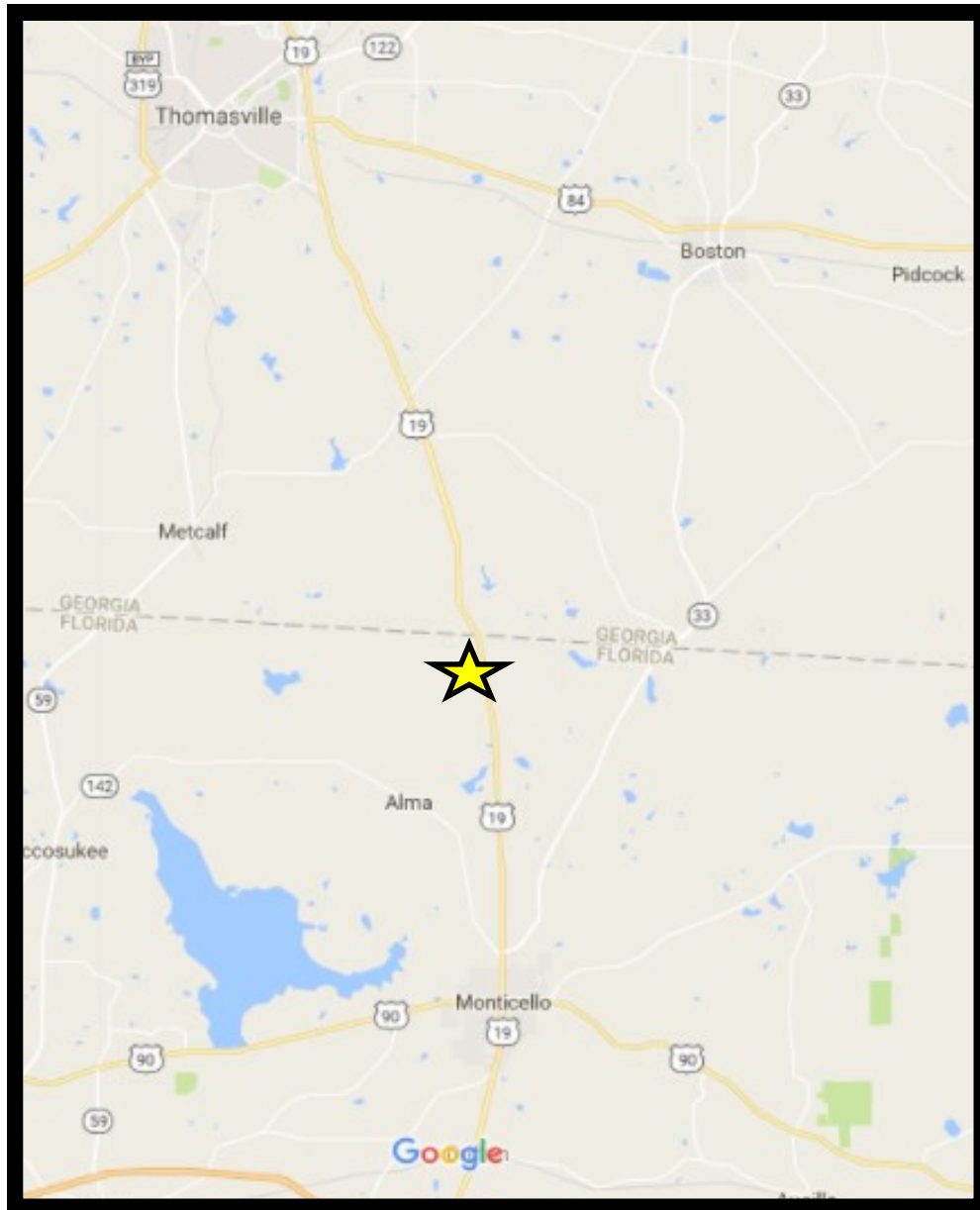
Locator Map



Less than 1 Mile from the GA/ FL State Line.

Locator Map


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6 Miles North of Monticello
12 Miles South of Thomasville